

**Date:** 2021-02-12

**Subject:** **OZS-2020-0027, 10808 Airport Road**

**Secondary Title: INFORMATION REPORT**

Application to Amend the Official Plan and Zoning By-law  
*(To permit the development of a new multi building commercial development)*

KLM Planning Partners Inc – Lebosco Developments Inc.  
10808 Airport Road (N-W Corner of Airport Rd and Yellow Avens Blvd)

Ward: 10

**Contact:** Daniel Watchorn, Development Planner, Development Services, [Daniel.watchorn@brampton.ca](mailto:Daniel.watchorn@brampton.ca) 905-874-2953, and Steve Ganesh, Manager, Development Services, [steve.ganesh@brampton.ca](mailto:steve.ganesh@brampton.ca) 905-874-2089

**Report Number:** Planning, Bld & Ec Dev-2021-109

**Recommendations:**

1. **THAT** the report titled: **Information Report: Application to Amend the Official Plan and Zoning By-law – KLM Planning Partners Inc. – Lebosco Developments Inc. - 10808 Airport Road (N-W Corner of Airport Rd and Yellow Avens Blvd) – Ward 4 (Planning Building and Economic Development-2021-109 and City File OZS-2020-0027)**, to the Planning and Development Committee Meeting of March 8, 2021, be received; and
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- **The applicant proposes to develop the lands with two (2) low rise commercial buildings.**
- **The proposed combined GFA is 742.30 m<sup>2</sup>, with one building being 519.15m<sup>2</sup> and the other being 223.15m<sup>2</sup>. 46 parking spaces are proposed.**

- **The property is designated “Residential” in the Official Plan and “Highway Commercial” in the Springdale Secondary Plan (SPA 2). An Amendment to the Official Plan and Secondary Plan is required in order to permit Convenience Commercial uses.**
- **The property is zoned “Highway Commercial 2 – Section 1399 (HC2-1399)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.**
- **This Information Report and the associated public meeting facilitate compliance with the “A Well-run City (Good Government)” Term of Council Priority with respect to encouraging public participation by actively engaging the community, and by meeting the legislated requirements as outlined in the *Planning Act*.**

### **Background:**

The lands subject to this application are located at 10808 Airport Road, the North West corner of the intersection of Airport Road and Yellow Avens Boulevard. This application was received on September 29, 2020. It has been reviewed for completeness and was found to be complete in accordance with Section 22(6.1) and Section 34(10.4) of the *Planning Act* on December 17, 2020.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

The application proposes an amendment to the Official Plan and Zoning By-law. Details of the proposal are as follows:

- Two (2) low-rise commercial buildings;
- Combined GFA is 742.30 m<sup>2</sup>, with one building being 519.15m<sup>2</sup> and the other being 223.15m<sup>2</sup>;
- 46 parking spaces; and
- Proposed uses include a day nursery and convenience restaurant with a drive through.

#### Property Description and Surrounding Land Use (Refer to Appendix 2):

- is municipally known as 10808 Airport Road;
- has a total site area of approximately 0.45 hectares;

- has a frontage of approximately 37.42 metres along Airport Road;
- is currently vacant land.

The surrounding land uses are described as follows:

North: Low-Rise residential;

East: Airport Road, and further to the East is low-rise residential;

South: Small convenience retail uses;

West: Low-rise residential and the Odlum Valley

### Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff have noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- Impact of the proposed land use on the neighbouring residential uses;
- How best to integrate the development with the existing transportation network and ensure that all transportation modes (walking, cycling, driving, public transit) can conveniently and safely access the site;
- All environmental matters to be addressed to ensure the lands are developed safely; and
- Desirability of adding a drive through to the site.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

### Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on December 18, 2020 and January 11, 2021, and property owners within 240 metres of the subject lands on February 11, 2021 as per *Planning Act* requirements. A notice of public meeting was also posted in the Brampton Guardian Newspaper. This report, along with the complete application requirements, including studies, has been posted to the City's website.

**Corporate Implications:**

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

**Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

**Living the Mosaic – 2040 Vision**

This Report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic.”

**Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Richard Forward, MBA, M.Sc., P.Eng  
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Chief Administrative Officer

**Attachments:**

Appendix 1: Concept Plan

Appendix 2: Location Map

Appendix 3: Official Plan Designations

Appendix 4: Secondary Plan Designations

Appendix 5: Zoning Designations

Appendix 6: Aerial and Existing Land Uses

Appendix 7: Heritage Resources

Appendix 8: Information Summary