

Date: 2021-03-19

Subject: **C04W08.007**

Secondary Title: Recommendation Report

Application to Amend the Official Plan and Zoning By-law
(To permit a commercial development consisting of motor vehicle service station, retail, day care, restaurant, commercial and office uses)

KLM Planning Partners Inc. – Golden Gate Mississauga Road Plaza Ltd.

9567 and 9581 Mississauga Road

Northeast corner of Mississauga Road and Williams Parkway

Ward: 5

Contact: Himanshu Katyal, Development Planner III, Development Services Division, (905) 874-3359, himanshu.katyal@brampton.ca; and, Cynthia Owusu-Gyimah, Acting Manager, Development Services Division, (905) 874-2064, cynthia.owusugyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-279

Recommendations:

1. **THAT** the report titled: **Recommendation Report, Application to amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. – Golden Gate Mississauga Road Plaza Ltd. Ward: 5 (Report No.: Planning, Bld & EcDev-2021-279 And File C04W08.007)** to the Planning and Development Committee Meeting of April 12, 2021, be received; and,
2. **THAT** the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Golden Gate Mississauga Road Plaza Ltd., Ward: 5, File: C04W08.007, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. **THAT** the amendments to the Official Plan, generally in accordance with the attached Appendix 12 to this report be adopted.

4. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to this report be adopted.

Overview:

- This report recommends approval of an Official Plan Amendment and Zoning By-law Amendment application to develop the lands for a commercial development consisting of a motor vehicle service establishment, restaurant, retail, daycare and office uses.
- The subject lands are designated “Residential” on Schedule A of the Official Plan which permits predominantly residential uses, but may also permit complimentary uses, such as commercial uses that serve the adjacent residential area. The draft Official Plan Amendment attached as Appendix 12 will add the “Convenience Commercial” Designation to Schedule A2 – Retail Structure to reflect the addition of the proposed commercial development.
- The subject lands are designated “Low Density 2 Residential” in the Credit Valley Secondary Plan (Area 45). The draft Official Plan Amendment attached as Appendix 12 will designate the lands to a “Convenience Commercial” designation to permit the proposed commercial development.
- The subject lands are designated “Highway Commercial” in the Credit Valley Secondary Plan Block Plan Sub Areas 1 & 3. The draft Official Plan Amendment attached as Appendix 12 will designate the lands to a “Convenience Commercial” designation to permit the proposed commercial development.
- The subject lands are zoned “Agricultural (A)” by By-law 270-2004, as amended. The draft Zoning By-law attached as Appendix 13 will implement the proposed commercial uses following enactment.
- The proposed Official Plan and Zoning By-law Amendments represent good planning, are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region’s Official Plan and the City of Brampton Official Plan.
- A Statutory Public Meeting for this application was held on June 4, 2018. No members of the public were in attendance at the Statutory Public Meeting. Written submission from an adjacent landowner was received.

Details of the Statutory Public Meeting and response to the landowner's concerns are included in Appendix 10 of this report.

- **The proposal is consistent with the “2018-2022 Term of Council Priorities” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth for people.**

Background:

The current development application was submitted by KLM Planning Partners Inc. on behalf of Golden Gate Mississauga Road Plaza Ltd. on January 2, 2018.

The application was deemed to be complete on March 7, 2018 in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*.

Current Situation:

Proposal:

This application to amend the Official Plan and Zoning By-law proposes a commercial development. Further details of the proposal are outlined below (also refer to Appendix 1 for the concept plan):

- Four buildings including a multi-unit commercial building, a restaurant with a drive-through, a service station, and a car wash;
- 88 parking spaces;
- A total commercial gross floor area of approximately 1,450 square metres (15,607 square feet); and,
- Vehicle access onto Williams Parkway and Mississauga Road.

Application to Amend the Official Plan, including Secondary Plan and Block Plan:

Official Plan

The subject lands are designated “Residential” on Schedule A – General Land Use Designations of the Official Plan. This designation permits a broad range of residential uses as well as commercial, institutional and public uses such as local retail and convenience retail uses.

The draft amendment to the Official Plan submitted with the application adds the “Convenience Retail” to Schedule A2 – Retail Structure to reflect the proposed commercial use at this location. The draft amendment is attached as Appendix 12 to this report.

Secondary Plan

The subject lands are designated “Low Density 2 Residential” in the Credit Valley Secondary Plan (Area 45). This designation permits low density residential uses.

The draft amendment to the Official Plan submitted with the application changes the designation from “Low Density 2 Residential” to “Convenience Retail” to permit the proposed commercial development. The draft amendment is attached as Appendix 12 to this report.

Block Plan

The subject lands are designated “Highway Commercial” in the Credit Valley Secondary Plan Block Plan Sub Areas 1 & 3.

The draft amendment to the Official Plan submitted with the application changes the designation from “Highway Commercial” to “Convenience Retail” to permit the proposed development and to apply the same designation as proposed in the secondary plan amendment.

Application to Amend the Zoning By-law:

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. Uses permitted in this zone include:

- agricultural uses,
- a single detached dwelling,
- a group home type 1 or a type 2,
- a cemetery,
- an animal hospital,
- a kennel,
- a home occupation,
- a sawmill,
- a community club, and
- purposes accessory to other permitted uses.

This Zoning By-law amendment rezones the property to ‘Commercial 3 – Section 3014 (C3-3014)’ to permit the proposed commercial uses. Other development standards are also included in the proposed by-law as shown in Appendix 13.

Property Description and Surrounding Land Use (refer to Appendix 6):

The lands have the following characteristics:

- are municipally known as 9567 and 9581 Mississauga Road;
- have a combined site area of approximately 0.3 hectares (0.74 acres);
- have a frontage of approximately 100 metres along Mississauga Road and a frontage of approximately 70 metres along Williams Parkway; and,
- are currently vacant.

The surrounding land uses are described as follows:

North: Huttonville Cemetery, a designated heritage resource;

East: Vacant land that is currently dual-zoned for a Place of Worship or single detached dwellings;

South: Williams Parkway, beyond which is commercial development; and,

West: Mississauga Road, beyond which is vacant land.

Summary of Recommendations:

This report recommends that Council approve the proposal for commercial development and adopt the amendment to the Official Plan and Zoning By-law attached to this report generally in accordance with Appendices 12 and 13, respectively. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development ensures the orderly development of safe and healthy communities by providing retail commercial uses to serve the surrounding area planned for residential development as well as providing opportunities for employment. The "Residential" designation of the Official Plan permits commercial uses as complementary uses to support the residential uses. Further, the proposed development will provide direct access to transit and a pedestrian-friendly site design that will encourage active transportation. This intersection provides an ideal location for the proposed development as it is well-served by transit and provides an opportunity to create a gateway to the surrounding neighbourhood.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 9 – Detailed Planning Analysis.

Matters of Provincial Interest:

Planning Act:

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development ensures the orderly development of safe and healthy communities by providing retail commercial uses to serve the surrounding area planned for residential development as well as providing opportunities for employment. The proposed commercial use is permitted under the “Residential” designation as a complementary use to support the residential uses and this location is considered appropriate for such use. The proposed use will provide direct access to transit and encourage walkability through a pedestrian-friendly site design. In this regard, the application proposes to locate the commercial building along the property boundary, and the gas bar and car-wash at the rear of the property. The parking spaces will also be located at the internal to the site, away from the public realm. These elements will encourage a sense of place while providing for a high quality, safe, accessible and attractive streetscape along the intersection of Mississauga Road and Williams Parkway.

Provincial Policy Statement (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The proposed development optimizes the use of land and takes advantage of existing transit and servicing infrastructure within the settlement area, while creating opportunities for employment. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) supports the achievement of complete communities through a compact built form in designated greenfield areas and access to transit. The proposed development adds to the diverse

mix of land uses, will utilize existing transit and servicing infrastructure and will provide for a compact built-form that will be oriented towards the street. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” and “Designated Greenfield Area”.

The proposed development conforms to the “Urban System” designation with respect to directing urban development on lands within the 2031 Regional Urban Boundary and planning for complete communities that provide access to transit. Further, the development conforms to the “Designated Greenfield Area” designation as it utilizes the existing servicing and transit infrastructure, provides a compact built form, direct access to transit, and incorporates a site design that is respectful of the adjacent designated heritage cemetery.

Community Engagement

The statutory public meeting for this application was advertised in the Brampton Guardian, and notice was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in May 2018, exceeding the Planning Act requirements of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 11 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Official Plan and Zoning By-law has been filed with the City.

A statutory public meeting for this application was held on June 4, 2018. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from the planning consultant of an adjacent landowner was received. Please refer to Appendix 10 – Results of Public Meeting for details of the statutory public meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities 2018-2022:

This recommendation report facilitate compliance with the following Term of Council Priorities 2018-2022:

- “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community at the time of public meeting and providing a response to public concerns in this report; and,
- “A Healthy and Safe City (Streets for People)” priority, with respect to incorporating a pedestrian-friendly design and an attractive streetscape.

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:

This report recommends that Council enact the Official Plan, Zoning By-law Amendment attached hereto as Appendix 12, and 13, as the following matters have been satisfied:

- The proposed development represents the efficient and orderly development of the lands for commercial purposes, resulting in a compact built form, access to transit and a pedestrian-friendly design;
- The proposed development will contribute towards the creation of complete communities by providing commercial uses to serve the surrounding area planned for future residential uses;
- The application is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan; and,
- As confirmed through the circulation of the application, all financial and technical requirements have been addressed.

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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 & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Block Plan Designations
Appendix 9: Detailed Planning Analysis
Appendix 10: Results of the Public Meeting
Appendix 11: Results of the Application Circulation
Appendix 12: Official Plan Amendment
Appendix 13: Zoning By-law Amendment