

1968610 ONTARIO LIMITED

PUBLIC MEETING – APRIL 12, 2021



ZONING BY-LAW AMENDMENT: OZS-2020-0035

HUMPHRIES PLANNING GROUP INC.

SUBJECT SITE



Legal Description:

Part Lot 2 & 3 of Plan 43R-39732

Site Area:

2.95 Ha (7.29 acres)

Lot Frontage:

136.75 m (448.65 ft) – Dixie Rd.

191.84 m (629.40 ft) – Inspire Blvd.

Existing Use:

Vacant lot

Existing Transit:

Brampton Transit Route 18 – Dixie Road



FIGURE 1 – Property Map (City of Brampton Interactive Mapping, 2021)

PROPOSED SITE PLAN

Proposed one-storey industrial building:

- **Building Footprint:** 15,097 sqm (162,500 sqft)
- **Building Coverage:** 51.18%
- **Warehouse Gross Floor Area (GFA):** 14,354 sqm
- **Potential Future Office GFA:** 743 sqm

Proposed Parking:

- **Vehicle Parking:** 169 spaces (required: 169 spaces)
- **Accessible Parking:** 6 spaces (required: 6 spaces)
- **Loading Spaces:** 4 spaces (required: 4 spaces)
- **Bicycle Parking:** 16 spaces (required: 6 spaces)

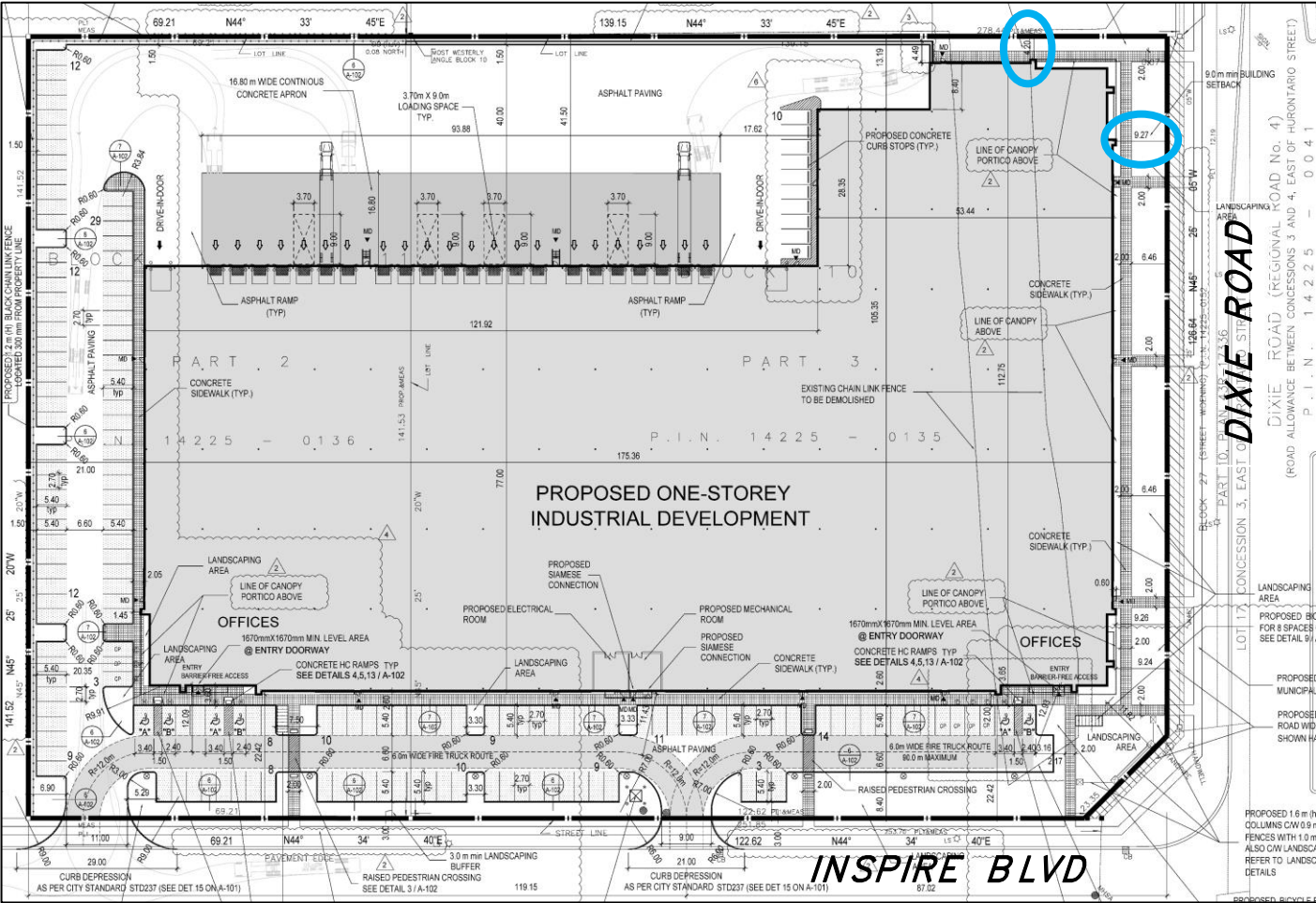
Proposed Site Access:

- Two (2) vehicle accesses via Inspire Boulevard
- Five (5) pedestrian accesses via Dixie Road and Three (3) pedestrian accesses via Inspire Boulevard

Proposed Zoning Exceptions – M1 Zone:

- **Rear Yard Setback:** 4.00m
- **Exterior Side-yard Setback:** 9.00m

FIGURE 2 – Proposed Site Plan (Battaglia Architect Inc., March 2021)



○ - Proposed Zoning Exceptions (Rear Yard and Exterior Side-yard Setbacks)

PROPOSED BUILDING ELEVATIONS

EAST ELEVATION – FACING DIXIE RD.



FIGURE 3 – Proposed East Elevation (Battaglia Architect Inc., March 2021)

WEST ELEVATION

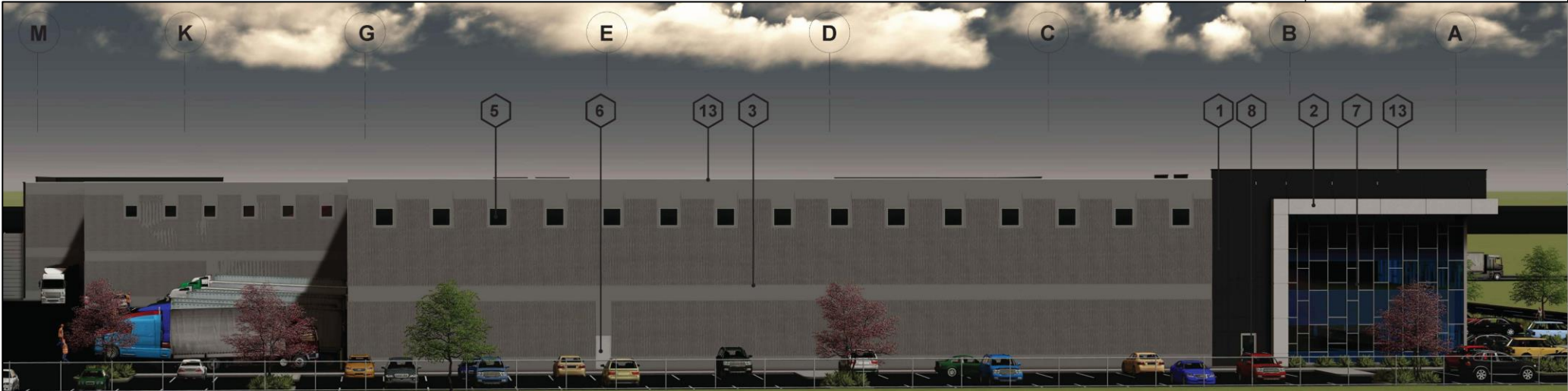


FIGURE 4 – Proposed West Elevation (Battaglia Architect Inc., March 2021)

PROPOSED BUILDING ELEVATIONS

NORTH ELEVATION WITHOUT ACOUSTICAL SOUND BARRIER



FIGURE 5 – Proposed North 1 Elevation (Battaglia Architect Inc., March 2021)

NORTH ELEVATION WITH ACOUSTICAL SOUND BARRIER



FIGURE 6 – Proposed North 1.2 Elevation (Battaglia Architect Inc., March 2021)

SOUTH ELEVATION – FACING INSPIRE BLVD.



FIGURE 7 – Proposed South Elevation (Battaglia Architect Inc., March 2021)

PROPOSED RENDERINGS

EAST SIDE - FACING DIXIE ROAD



FIGURE 8 – Proposed East side Rendering (Battaglia Architect Inc., March 2021)

SOUTHEAST CORNER - FACING DIXIE ROAD AND INSPIRE BLVD



FIGURE 9 – Proposed Southeast corner Rendering (Battaglia Architect Inc., March 2021)

NORTHEAST CORNER - FACING DIXIE ROAD



FIGURE 10 – Proposed Northeast corner Rendering (Battaglia Architect Inc., March 2021)

SOUTHWEST CORNER- FACING INSPIRE BLVD



FIGURE 11 – Proposed Southwest corner Rendering (Battaglia Architect Inc., March 2021)

PROVINCIAL POLICY FRAMEWORK

Provincial Policy Statement (2020)

- Section 1.3.2.1 of the PPS states that Employment Areas shall be planned, protected and preserved for current and future uses.
- Section 1.3.2.3 of the PPS promotes the protection of Employment Areas in proximity to major goods movement facilitates and corridors for employment uses.
 - The Subject Site is located within an identified Employment Area planned to support a variety of businesses and economic activities such as warehousing, processing and distribution.
 - The Subject Site is in close proximity to Major Arterial Roads (Dixie Road/Mayfield Road) and is located near Highway 410 which is considered a major north-south transportation route.

A Place to Grow – Growth Plan (2020)

- The proposal contributes to the projected demand for the anticipated employment growth within Settlement Areas over the planning horizon.
- The proposal directs industrial development into an appropriate area with available municipal services, transportation infrastructure and community facilitates.



FIGURE 12 – Provincial Policy Documents, PPS 2020 & Growth Plan 2020 (Ontario 2020)

REGIONAL POLICY FRAMEWORK

Region of Peel Official Plan (ROP)

- The Subject Site is designated as “Urban System” according to section Schedule D: Regional Structure of the Region of Peel Official Plan.
- Section 5.3.2.8 of the ROP encourages area municipalities to develop employment and industrial uses along highways, rail corridors, and major truck terminals.
 - The Subject Site proposes an employment industrial use along Dixie Road which is identified as a Major roadway in the ROP and is also in close proximity to Highway 410.
- The proposed industrial development supports the ROP policies as it provides for employment growth in the Region in an area intended for concentrated industrial development.

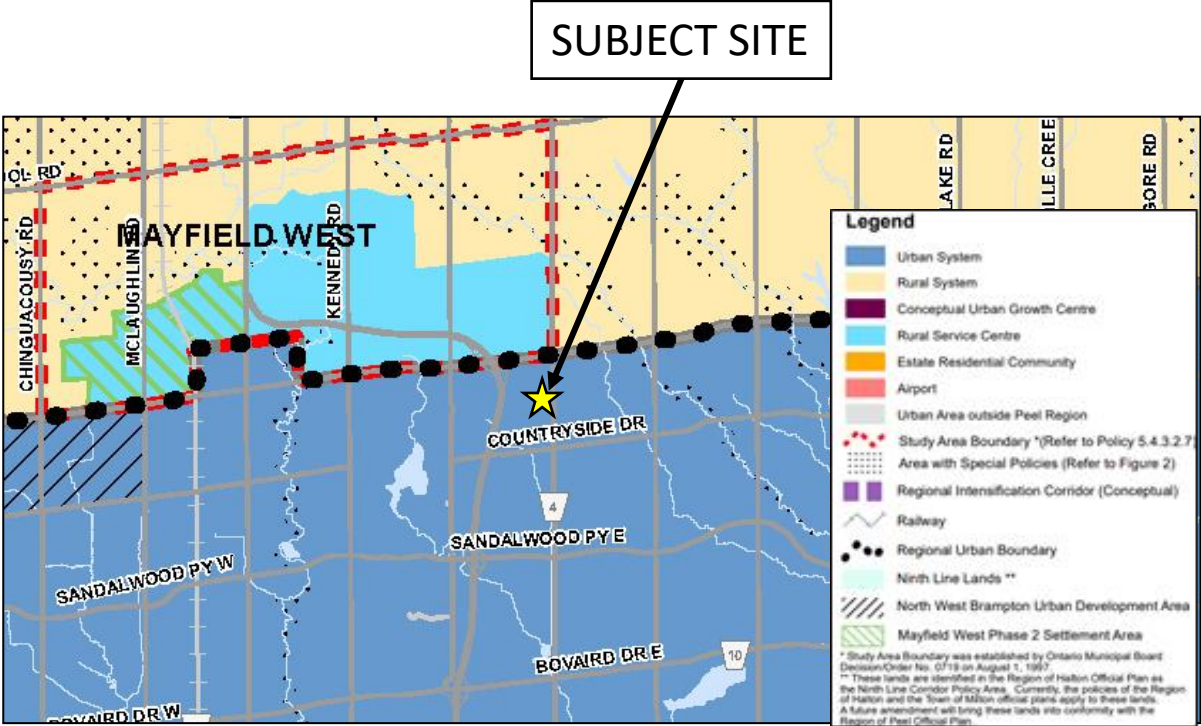


FIGURE 13 – Schedule D: Regional Structure (Regional Municipality of Peel, April 2010)

CITY OF BRAMPTON ZONING BY-LAW 270-2004

ZONING BY-LAW 270-2004

- The Subject Site is zoned as “Service Commercial” Zone and subject to site-specific regulation SC-2956 according to Zoning By-law 270-2004.
- The current site-specific regulation SC-2956 permits the following uses on the Subject Site which include:
 - Motor vehicle sales, leasing and rental establishment, Motor vehicle repair, Outside storage only for the display of motor vehicles, Drive-through facilities (dining, take-out, and bank), and purposes accessory to other permitted purposes.
 - Range of commercial uses as described in site-specific regulation 2959
- Site-specific regulation 2956 also provides additional development provisions for minimum building height.

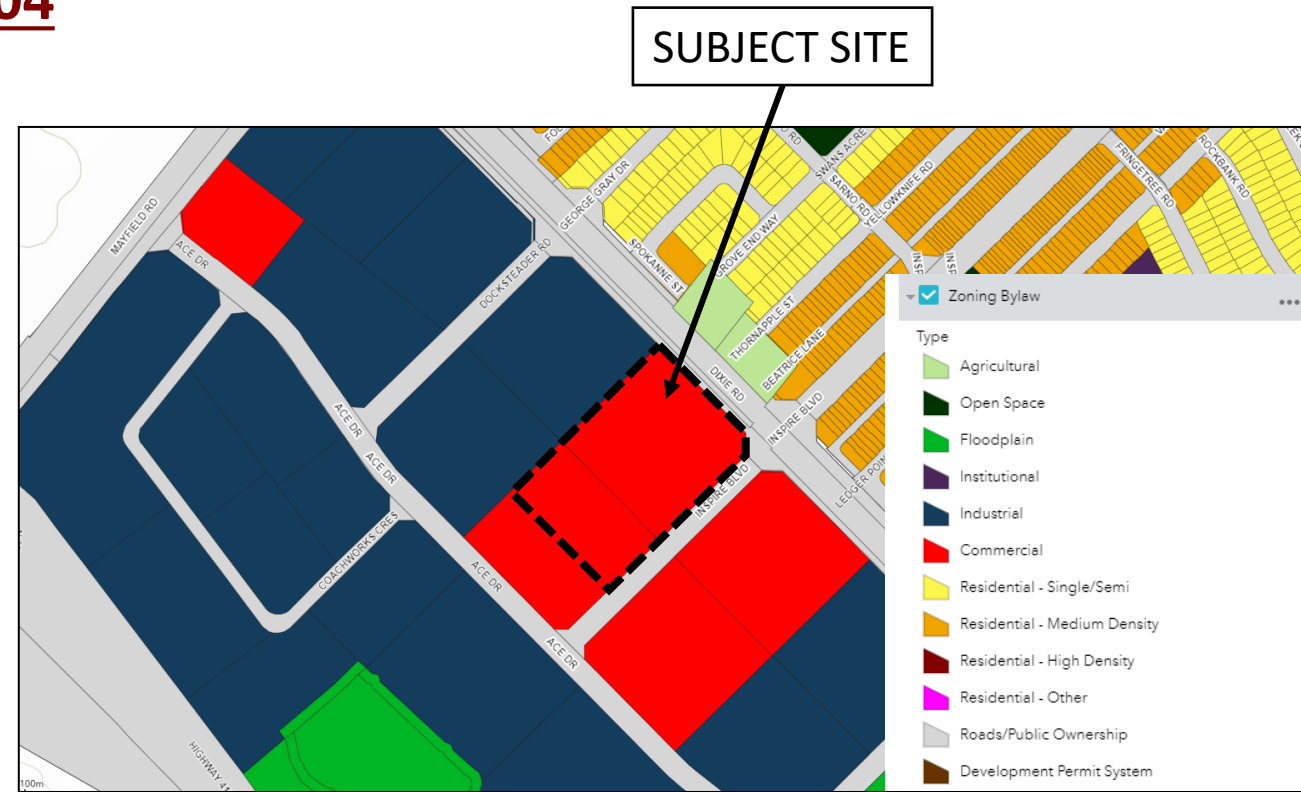


FIGURE 14 – Zoning Map: City of Brampton Zoning By-law 270-2004 (City of Brampton, April 2004)

PROPOSED ZONING BY-LAW AMENDMENT

- The proposed Zoning By-law Amendment seeks to rezone the lands from the current “Service Commercial (SC-2956)” Zone to the proposed “Industrial One (M1-2###)” Zone.
- The proposed M1-2### Zone will permit the following uses:
 - Manufacturing, packaging, processing, repairing, or assembly of goods with an enclosed building including a motor vehicle repair shop.
 - Printing establishment, warehouse, and parking lot
 - Non-industrial and accessory uses are also permitted.
- The proposed zoning by-law amendment seeks to rezone the Subject Site to the previous M1 zoning with zoning exceptions to facilitate the proposed development.

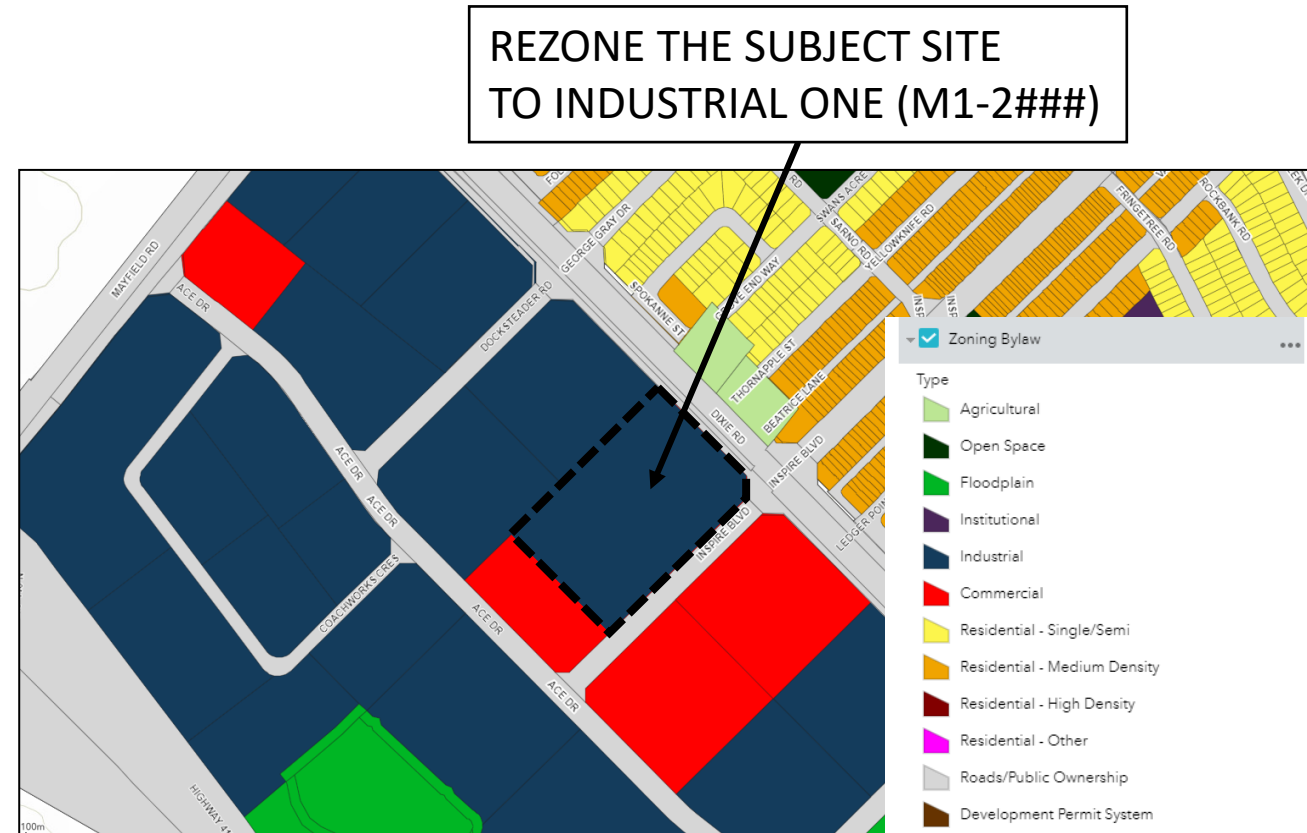


FIGURE 15 – Zoning Map: City of Brampton Zoning By-law 270-2004 (City of Brampton, April 2004)

Studies Completed:

- Archaeological Assessment, prepared by This Land Archaeology Inc., dated December 13, 2016;
- Traffic Impact Brief, prepared by WSP Canada Group Limited, dated December 18, 2020;
- Urban Design Addendum, prepared by Humphries Planning Group Inc.,
- Planning Justification Report, prepared by Humphries Planning Group Inc., dated October 2020; and
- Noise Feasibility Study, prepared by HGC Engineering, dated December 11, 2020;

THANK YOU