

## **CHAPTER 32: THE PARKWAY BELT WEST INDUSTRIAL SECONDARY PLAN AREA**

### **1.0 PURPOSE**

~~The purpose of this chapter, together with Schedule SP32(A) and SP32(B) is to establish detailed land use and policy guidelines for the development of lands outlined on Schedule SP32(A);~~

### **2.0 LOCATION**

The lands subject to this chapter:

- ~~• are comprised of approximately 724 hectares (1,790 acres);~~
- ~~• are generally located south of the planned Highway Number 407 alignment and the Ontario Hydro transmission corridor between Torbram Road and Eighth Line East; and,~~
- ~~• are shown outlined on Schedule SP32(A).~~

### **3.0 SCOPE OF THIS CHAPTER AND ITS RELATIONSHIP TO THE PARKWAY BELT WEST PLAN**

### **4.0 LAND USE**

#### **4.1 PRESTIGE INDUSTRIAL ~~To be designated Prestige Employment~~**

4.1.1 The uses permitted on lands designated PRESTIGE INDUSTRIAL on Schedule SP32(A) shall be:

- (i) Manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing, and storage within wholly enclosed buildings;
- (ii) Intermediate office uses, subject to section 5.7 of this plan;
- (iii) Public and utility uses or structure
- (iv) Research and development facilities;
- (v) recreation faculties or structure;
- (vi) Accessory retail uses which are directly associated with a permitted industrial operation and occupy a small area in terms of floor space or site coverage relative to the size of the associated industrial plant; and,
- (vii) Day nurseries.

## 4.1.7

OP93-298

~~In addition to the Prestige Industrial policies listed above, the following additional policies shall apply to the lands located on the west side of Airport Road approximately 300 metres south of Steeles Avenue East and known as 7900 Airport Road to be implemented through zoning, site plan, and subdivision approvals. To be designated Prestige Employment~~

- ~~(i) Employment generating uses are to be accommodated on this site, and to that end, large floor area minimal employment facilities should be prohibited along the Airport Road frontage of the lands;~~
- ~~(ii) To achieve a consistent and unifying architectural character, various wall design elements should be used, including banding, accents, canopies and piers. Long continuous roof line silhouettes should be visually broken with parapet and roof features such as towers, stepped wall profiles and raised roof features, and long flat wall panels should be divided into subsections that introduce a variety of surface texture and colour tone;~~
- ~~(iii) Where one-storey buildings are proposed along Airport Road, the design treatment should ensure that a two-storey building height is emulated. Appropriate building height and glazing shall be used to achieve this goal;~~
- ~~(iv) High quality building materials shall be used in the construction of buildings along Airport Road. These materials shall include masonry, pre-cast concrete, and glazing;~~
- ~~(v) Appropriate landscape treatment shall be provided for the site, including landscape elements such as pergolas, trellises and other three-dimensional elements that assist in visually defining the street edge;~~
- ~~(vi) The main access to the lands, which may include a local road, shall be located opposite Driver Road on the east side of Airport Road;~~
- ~~(vii) A stormwater management pond shall be provided on the lands and the use of environmentally sustainable technologies, such as on-site cisterns, reclamation of non-potable water for site irrigation, and bio-retention swales, are encouraged; and,~~

~~(viii)~~ (i) Notwithstanding Section 4.1.2, limited outside storage shall be allowed with appropriate screening. Outside storage to be added for this property

## 4.2

**BUSINESS To be replaced by Service Commercial**

## 4.2.1

~~Lands designated for BUSINESS purposes on Schedule SP32(A) shall be used for a wide range of service and retail commercial uses to provide support to the surrounding PRESTIGE INDUSTRIAL community. In this regard, the permitted uses shall include:~~

- (i) Intermediate office uses, subject to the provisions of section 5.7 of this plan;
- (ii) banks, trust companies or financial institutions;
- (iii) retail establishments;
- (iv) Personal service shops;
- (v) Dry cleaning and laundry establishments;
- (vi) Dining room, standard and take-out restaurants;
- (vii) Convenience stores;
- (iii) Community clubs;
- (ix) recreation facilities or structures;
- (x) hotels or motels; and,
- (xi) banquet halls.

4.2.8

OP93-279

The lands located at the north-east corner of Airport Road and Driver Road having an area of approximately 1.1 hectares (2.6 acres) and designated for "~~Business Service Commercial~~" uses may also be used for "Mixed Commercial/Industrial" uses. The "Mixed Commercial/Industrial" uses are only permitted in conjunction with office uses. A minimum gross floor area of 1,394 square metres (15,000 square feet) shall be devoted to office uses. The entire portion of the building facing Airport Road shall only be used for office uses and shall have a minimum height of two storeys. ~~The site design of this property shall be developed in accordance with the criteria outlined in policy 4.2.4. To be designated Special Site Area 15~~

4.3

**MIXED INDUSTRIAL/COMMERCIAL Mixed Employment Commercial**

4.3.1

Lands designated MIXED INDUSTRIAL/COMMERCIAL on Schedule SP32(A) shall be used for non-obnoxious industrial uses, activities that combine industrial and commercial purposes or specialized or space-extensive commercial purposes.

4.3.2

The uses permitted within the MIXED INDUSTRIAL/COMMERCIAL designation include:

- (i) Manufacturing, processing, assembling, packaging, repairing,

fabricating, warehousing, and storage within wholly enclosed buildings;

- (ii) Retail warehousing, discount merchandising outlets and other retail activities that are space extensive, or which by their function are not accommodated by the retail hierarchy for non-industrial areas specified in section 2.2 of the Official Plan and require exposure to major transportation facilities;
- (iii) Home furnishings and home improvement retail warehouses;
- (iv) Recreation facilities or structures;
- (v) Community clubs;
- (vi) Garden centre sales establishments;
- (vii) Public or utility uses;
- (viii) Service shops; and,
- (ix) Banquet halls.

4.3.9

OP93-147

Within the Mixed Industrial/Commercial designation on the lands located on the east side of Airport Road and generally situated midway between Steeles Avenue East and the CN Rail corridor, limited office, retail and service commercial uses will be permitted in accordance with the preceding policies, but excluding a retail establishment or retail warehouse smaller than 1860 square metres and excluding a supermarket, a grocery store, a convenience store, a variety store or motor vehicles parts retail outlet. To be designated Special Site Area 16

#### 4.4

#### **HIGHWAY COMMERCIAL**

4.4.1

Lands designated for HIGHWAY COMMERCIAL purposes on Schedule SP32(A) shall be used for automobile service stations, gas bars and related activities.

#### 4.5

#### **OFFICE CENTRES**

4.5.1

Schedule SP32(A) symbolically identifies concentrations of OFFICE CENTRES within the PRESTIGE INDUSTRIAL and BUSINESS designations, These OFFICE CENTRES are intended to be designed in a manner that presents a highly visible prestige image. The permitted uses are:

- (i) Business, professional or administrative office buildings;

- (ii) The uses permitted in the underlying BUSINESS or PRESTIGE INDUSTRIAL designation.

4.5.2 In addition to the principal permitted uses set out on policy 4.5.1, the following accessory uses shall be permitted only within an office building, provided that the floor area devoted to these uses does not exceed 15 percent of the total gross floor area of the office building:

- (i) Banks, trust companies and financial institutions;
- (ii) Retail establishments;
- (iii) Personal service shops;
- (iv) Dry cleaning and laundry establishments;
- (v) Dining room restaurants;
- (vi) Convenience stores; and,
- (vii) Recreation facilities or structures.

#### **4.6 OPEN SPACE/HAZARD LANDS *Natural Heritage System***

4.6.1 ~~The lands designated OPEN SPACE/HAZARD LANDS on Schedule SP32(A) are lands which have inherent environment hazards due to flood susceptibility, or are required for linear open space or recreation purposes to meet the objectives of The Parkway Belt West Plan.~~

#### **4.7 ELECTRIC POWER FACILITIES *Utility***

4.7.1 Lands designated as ELECTRIC POWER FACILITIES on Schedule SP32(A) shall be used for transmission lines and related facilities and shall be subject to the policies of the Parkway Best West Plan, 1978.

#### **4.8 UTILITY CORRIDOR *Utility***

4.8.1 Lands designated as UTILITY CORRIDOR on Schedule SP32(A) shall be used for utility uses in accordance with the Parkway Belt West Plan, 1978.

#### **4.9 PARKWAY BELT WEST PLAN POLICY AREA**

4.9.1 The lands designated as PARKWAY BELT WEST POLICY AREA on Schedule SP32(A) shall be subject to section 5.5.1 of the Parkway Belt West Plan, 1978.

#### **4.10 SPECIAL POLICY AREAS**

In certain site specific circumstances, special policies are required beyond, or notwithstanding the provisions set out for each land use designation established

by this chapter.

#### 4.10.1

~~Lands designated for PRESTIGE INDUSTRIAL purposes, located within "Special Policy Area Number 1" shown on Schedule SP32(A) shall be developed in accordance with section 4.1 of this chapter and the following: To be designated Prestige Employment~~

- ~~(i) notwithstanding the provisions of section 4.1 with respect to PRESTIGE INDUSTRIAL development, and the provisions of section 5.7 related to OFFICE uses, office development shall be permitted within "Special Policy Area Number 1" to a maximum gross floor index of 0.85;~~
- ~~(ii) a maximum building height of 7 storeys shall be permitted for office development subject to section 5.6 (Airport Height Limitations) of the chapter; and,~~
- ~~(iii) further to section 4.1.1, a banquet hall shall be permitted on lands designated as "Special Policy Area Number 1."~~

#### 4.10.2

OP93-122

~~Lands designated PRESTIGE INDUSTRIAL and located within "Special Policy Area Number 2" shown on Schedule SP32(A) shall be developed in accordance with the provisions of section 4.1 of this chapter. In addition to the uses permitted within the PRESTIGE INDUSTRIAL designation, as specified in section 4.1.1, an automobile service station shall also be permitted within "Special Policy Area Number 2." However, prior to development approval for the automobile service station, a tertiary plan shall be prepared to the satisfaction of the City, for the entire Special Policy Area. The tertiary plan shall demonstrate: Parcel where gas station is located to be designated Highway Commercial, remaining area to be designated Prestige Employment~~

- ~~(i) the location and site area dedicated to the automobile service station;~~
- ~~(ii) the spatial relationship between the automobile service station, and other permitted land uses on the site;~~
- ~~(iii) the proposed road access to the automobile service station and other developments permitted on the site; and,~~
- ~~(iv) landscaping and other site design treatments which will project the intended prestige image for the site.~~

#### 4.10.3

"Special Policy Area Number 3" applies to lands situated north of Steeles Avenue between Goreway Drive and Gorewood Drive, and south of the Highway 407 right-of-way. Schedule SP32(A) designates these lands for a blend of MIXED INDUSTRIAL/COMMERCIAL, PRESTIGE INDUSTRIAL and OFFICE purposes. due to the potential traffic impact arising from the development of this site on the surrounding road network, the actual

boundaries, and amount of permissible floor space allocated to these designated land uses shall be determined by comprehensive traffic studies.

In this regard, the designations shown on Schedule SP32(A) are intended to be interpreted flexibly, and may be modified without amendment to this plan, in accordance with the findings of the comprehensive traffic studies, as approved by the road authorities having jurisdiction.

In addition to the site design policies set out in section 4.3.3 for MIXED INDUSTRIAL/COMMERCIAL uses, developments within "Special Policy Area Number 3" shall not have separate access from Steeles Avenue.

A condition of planning approval for this area shall be the development of a frontage service road parallel to Steeles Avenue, or an internal industrial road, in an alignment satisfactory to the City and the Regional Municipality of Peel.

To provide for comprehensive development, the alignment of the frontage service road, or internal industrial road, shall be designed to ensure access to the smaller land holdings situated at the most easterly section of the Special Policy Area. In this regard, the amalgamation of these properties shall be encouraged with the larger land holdings within the Special Policy Area.

Development approval shall be conditional on the submission of a tertiary plan to the satisfaction of the City, demonstrating how the development of all lands within "Special Policy Area Number 3" can be achieved in accordance with this chapter.

#### 4.10.4

~~"Special Policy Area Number 4" applies to those lands designated OPEN SPACE/HAZARD LANDS on Schedule SP32(A) which are situated west of Goreway Drive, north and east of the existing Canadian National Railway tracks and south of Steeles Avenue. The limits of this OPEN SPACE/HAZARD LANDS designation represents the regional storm flood plain of the Mimico Creek, as delimited by the Metropolitan Toronto and Regional Conservation Authority. However, it is recognized that this section of the Mimico Creek may be subject to channelization, which, if approved, would result in a reduction of the existing regional flood plain. In this regard, the limits of the OPEN SPACE/HAZARD LANDS designation outlined on Schedule SP32(A) are intended to be interpreted flexibly, and may be modified without amendment to this plan, provided that the channelization of the Mimico Creek receives the approval of the City, Metropolitan Toronto and Region Conservation Authority and the Ministry of Natural Resources. Lands taken out of the OPEN SPACE/HAZARD LANDS designation would assume the abutting designation of PRESTIGE INDUSTRIAL. To be designated NHS~~

#### 4.10.5

MOD 4

~~"Special Policy Area Number 5" applies to those lands designated PRESTIGE INDUSTRIAL and OFFICE CENTRE Schedule SP32(A) which are situated at the south-west corner of Steeles and Finch Avenue. It is the intent of this plan to~~



~~develop these lands predominantly for PRESTIGE INDUSTRIAL and OFFICE CENTRE purposes. However, these lands may also be used for BUSINESS purposes in accordance with section 4.2 of this plan provided that the following conditions are satisfied: To be designated Prestige Employment and Office Centre. Uses already implemented in the zoning by-law~~

- ~~(i) Notwithstanding any other policy in this plan, the maximum gross floor area devoted to BUSINESS purposes shall not exceed 25 percent of the total gross floor area designated on the lands identified as "Special Policy Area Number 5";~~
- ~~(ii) The designation of lands devoted for BUSINESS purposes in the implementing zoning by-law shall only be approved in conjunction with the designation of the remaining lands within "Specialty Policy Area Number 5" in the zoning by-law for OFFICE CENTRE and PRESTIGE INDUSTRIAL purposes;~~
- ~~(iii) Development approval for this BUSINESS purposes permitted by this section, shall be subject to the submission of a tertiary plan in a manner acceptable to the City, in accordance with the site development criteria set out in section 4.2 of this plan; and~~
- ~~(iv) Development approval for the BUSINESS purposes permitted in this section for "Special Policy Area Number 5", shall be conditional on the submission of a traffic impact study which demonstrates that the additional traffic generated from the proposed development can be accommodated within the capacities of the surrounding road network. Such traffic studies shall be approved by the road authorities having jurisdiction."~~

## 4.10.6

MOD 5

"Special Policy Area Number 6" applies to those lands designated MIXED INDUSTRIAL/COMMERCIAL on Schedule SP32(A), which are located on the vicinity of the north-east corner of Steeles Avenue and Parkhurst Square. The subject lands are more particularly described as Block 4, Registered Plan 43M-891. Notwithstanding the uses permitted within the MIXED INDUSTRIAL/COMMERCIAL category by section 4.3.2 of this chapter, a fast food restaurant with a drive through facility shall be permitted on lands designated as "Special Policy Area Number 6." To be added as Special Site Area 17

## 4.10.7

OP93-56

Special Policy Area Number 7 applies to those lands designated BUSINESS on Schedule SP32(A), which are situated on the west side of Finch Avenue, south of Kenview Boulevard, and more particularly described as Blocks 1, 2 and 3 of Plan 43M-987. Notwithstanding the BUSINESS designation of these lands, industrial uses are permitted but shall not exist concurrently on any one property with uses permitted by the BUSINESS designation of the lands. To be added as Special Site Area 18



- 4.10.8  
OP93-100  
Special Policy Area Number 8” applies to those lands designated BUSINESS on Schedule SP 32 (A), which are situated on the north side of Steeles Avenue East, east of Airport Road. Notwithstanding the BUSINESS designation of these lands, PRESTIGE INDUSTRIAL uses are permitted with the uses permitted by the BUSINESS designation of the lands.” To be designated Special Site Area 19
- 4.10.9  
OP93-179  
‘Special Policy Area Number 9’ applies to those lands designated ELECTRIC POWER FACILITIES on Schedule SP32(A), which are situated at the northwest corner of the intersection of the extensions of Intermodal Drive and Deerhurst Drive. It is intended that the use of these lands for transmission lines and related facilities be maintained in accordance with section 4.7.1 of this chapter. However, these lands may also be used for parking accessory to an abutting commercial-type use, subject to the policies of Parkway Belt West Plan, 1978. To be designated Special Site Area 20
- 4.10.10  
OP93-179  
~~‘Special Policy Area Number 10’ applies to those lands designated PRESTIGE INDUSTRIAL on Schedule SP32(A) which are situated abutting the northerly limit of the easterly extension of Intermodal Drive, midway between Goreway Drive and Gorewood Drive.~~ Outside storage shall be permitted on these lands, notwithstanding the prohibition on outside storage noted in sections 4.1.1, 4.1.2 and 4.1.3 of this chapter. ~~However, it is the intent of this plan to ensure that the image of any prestige industrial use(s) having outside storage is compatible with surrounding prestige industrial, and to this end, any such outside storage shall be adequately screened to achieve all the other objectives of this chapter.~~ Outside storage added for the two properties municipally known as 750 and 850 Intermodal Drive.
- ~~Development of these lands shall be subject to appropriate requirements and restrictions to be implemented by the zoning by-law, in addition to the general development standards and guidelines notes in section 5.3.1 and 5.3.2 of this chapter. These shall include, but not necessarily be limited to, the following:~~
- ~~• controls such as the location, orientation and/or design of loading/overhead doors, docking bays, waste disposal facilities, and outside storage areas; and,~~
  - ~~• landscaping and/or design treatments dealing with the exposure of industrial development to Intermodal Drive and abutting open space areas.~~

## 4.10.11

OP93-179

~~'Special Policy Area Number 11' applies to those lands designated PRESTIGE INDUSTRIAL on Schedule SP 32(A) which are situated abutting the easterly extension of Intermodal Drive between Goreway Drive and Gorewood Drive, adjacent to and/or abutting Highway Number 407, Goreway Drive, and Gorewood Drive. These lands shall be developed in accordance with section 4.1 of this chapter; however, notwithstanding section 5.3.1 of this chapter, a maximum building height of 8 storeys shall be permitted for an office building, subject to section 5.6 (Airport Height Limitations) of this chapter, in that part of the PRESTIGE INDUSTRIAL designation located east of Goreway Drive, south of Intermodal Drive, and west of the OPEN SPACE/HAZARD LAND designation traversing the special policy area.~~

~~In addition to the general development standards and guidelines noted in sections 5.3.1 and 5.3.2 of this chapter, development of these lands shall be subject to appropriate requirements and restrictions to be implemented by the zoning by-law. These shall include, but not necessarily be limited to, the following:~~

- ~~• controls such as the location, orientation and/or design of loading/overhead doors, docking bays and waste disposal facilities;~~
- ~~• landscaping, buffering and/or design treatments dealing with the exposure of industrial development to Intermodal Drive, Goreway Drive, Highway Number 407 and abutting open space areas;~~
- ~~• landscaping, buffering and/or design treatments, including minimum distance separation requirements, to ensure land use compatibility where prestige industrial uses abut residential areas; and,~~
- ~~• controls on types of prestige industrial land uses where such uses will be in proximity to existing residential areas.~~

~~In addition, it is the intent of this plan to ensure that the facades of buildings and structures having exposure to Highway Number 407 incorporate a high level of architectural treatment in terms of façade design and appearance, such that the showcase prestige industrial/office image intended for this designation is reinforced.~~

## 4.10.12

OP93-188

OP93-193

~~'Special Policy Area Number 12'~~ (To be added as Special Site Area 25) applies to those lands designated PRESTIGE INDUSTRIAL with an overlying OFFICE CENTRE designation on Schedule SP 32(A), which are situated within the northwest quadrant of Steeles Avenue intersection of Airport Road, approximately 170 metres west of the intersection of Airport Road and Steeles Avenue East. In addition to the principal OFFICE CENTRE uses set out in policy 4.5.1 and the PRESTIGE INDUSTRIAL uses set out in policy 4.1.1((i) to (vi), inclusive), community clubs, hotels or motels, and banquet halls are also permitted as principal uses on the lands. However, a banquet hall may initially be developed only up to a maximum gross floor area of 6,968 square metres

(75, 000 square feet), after which it may be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the size of the banquet hall. Sensitive land uses, including a day nursery, shall not be permitted, given that the lands are situated with the Lester B. Pearson International Airport Operating Area.

The accessory uses set out in policy 4.5.2 shall be permitted within a hotel or motel as well as an office building, in accordance with the floor area restrictions set out in policy 4.5.2. However, notwithstanding policy 4.5.2, the following specific commercial uses are also permitted as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres (10,000 square feet):

- (a) a bank, trust company or financial institution;
- (b) a personal service shop;
- (c) a convenience restaurant or a take-out restaurant;
- (d) a dry cleaning and laundry distribution establishment; and,
- (e) a convenience store.

It is intended that the lands be developed in a manner that presents a highly visible prestige image. In this regard, the lands shall be developed in accordance with established site specific urban design guidelines approved by the City. Development of the lands shall also be subject to appropriate requirements and restrictions to be implemented by the zoning by-law, in addition to the general development standards and guidelines noted in sections 5.3.1 and 5.3.2 of this chapter. However, notwithstanding sections 5.3.1 and 5.3.2 of this chapter, the following development standards shall apply:

- a maximum building height of 17.0 metres shall be permitted for prestige industrial development;
- a minimum 9.0 metre wide landscape strip shall be required abutting Steeles Avenue East; and
- a minimum building setback of 24.0 metres from Steeles Avenue East shall be required.

Access to the lands will include, at a minimum, one full moves access from Steeles Avenue East which shall be designed to the satisfaction of the Region of Peel. Ultimately, it is intended that this access be shared by the future planned transitway station located on abutting lands to the east, at the northwest corner of Airport Road and Steeles Avenue East.

In addition, it is the intent of this plan to ensure that the facades of buildings and structures having exposure to Highway Number 407, Steeles Avenue East and the abutting transitway stations site incorporate a high level of architectural treatment in terms of façade design and appearance, such that the showcase

prestige industrial/office centre image intended for this designation is reinforced.

## **5.0 OTHER SPECIAL POLICIES**

### **5.1 AMALGAMATION OF SMALL HOLDINGS**

### **5.2 PARKING REQUIREMENTS FOR BUSINESS AND MIXED INDUSTRIAL/COMMERCIAL USES**

## **5.3 GENERAL DEVELOPMENT STANDARDS AND GUIDELINES**

### **5.5 AIRCRAFT NOISE**

5.5.1 Aircraft noise may affect certain industrial, hotel, retail and office uses which shall be subject to the aircraft noise policies of section 1.8.1 of the Brampton Official Plan. In this regard, noise analysis reports may be required to support applications for development approval.

5.5.2 As part of the development approval process certification shall be provided by a qualified noise consultant to demonstrate that the noise sensitive portions of proposed developments meet provincial noise guidelines.

MOD 6

### **5.6 AIRPORT HEIGHT LIMITATIONS**

5.6.1 Height restrictions pertaining to the Lester B. Pearson International Airport Zoning Regulations from Transport Canada shall apply to development within the secondary planning area.

## **6.0 THE TRANSPORTATION NETWORK**

### **6.1 THE ROAD NETWORK**

### **6.2 RAILWAYS**

6.2.1 Schedule SP32(B) recognizes the alignment of the Canadian National Railway. In this regard, fencing and setback requirements may be required as a condition of development approval for abutting lands.

## **7.0 ENGINEERING SERVICES**

7.1 **STORM WATER MANAGEMENT**

7.2 **SANITARY SEWAGE AND WATER SUPPLY**

8.0 **IMPLEMENTATION AND INTERPRETATION**