

Date: 2020-03-19

Subject: **OZS-2020-0035**

Secondary Title: INFORMATION REPORT

Application to Amend the Zoning By-law

(To permit the development of a single-storey, multi-unit warehouse building with associated office)

Humphries Planning Group Inc – 1968610 Ontario Limited

Northwest corner of Inspire Boulevard and Dixie Road)

Ward: 9

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Report Number: Planning, Bld & Ec Dev-2021-254

Recommendations:

1. **THAT** the report titled: **Information Report: Application to Amend the Zoning By-law – Humphries Planning Group Inc – Ontario 1968610 – Northwest corner of Inspire Boulevard and Dixie Road – Ward 9 (Planning Building and Economic Development-2021-254 and City File OZS-2020-0035)**, to the Planning and Development Committee Meeting of April 12, 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 a single-storey multi-unit industrial building with accessory office space along the Dixie Road and Inspire Boulevard frontages.**
- **The proposed gross floor area of the building is approximately 15,097 square metres (162,503 square feet).**

- The proposal includes 169 parking spaces (including 8 accessible); 22 loading dock doors; 2 drive-in doors, and 4 loading spaces.
- The property is designated 'Prestige Industrial' in the Official Plan and 'Prestige Industrial' and 'Special Policy Area 5' in the Countryside Villages Secondary plan (SPA 48). Amendment of the Official Plan and Secondary Plan is not required in order to facilitate the development.
- The property is zoned 'Service Commercial – Special Section 2956 (SC-2956)' under 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 statutory public meeting facilitate compliance with the "Well-run City (Good Government)' Term of Council Priority by encouraging public participation by actively engaging the community, and by meeting the legislated requirement as outlined in the *Planning Act*.

Background:

The subject lands are located at the northwest corner of Dixie Road and Inspire Boulevard. A previous development application from 2019 was approved by Council to rezone the lands to permit an automobile sales establishment. The landowner's business arrangement associated with that land use was not finalized, and this application, received on December 11, 2020, proposes to rezone the lands to permit a single-storey warehouse with associated office. Notice of Complete Application was issued on February 4, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

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

- Single-storey multi-unit warehouse development with associated office along Dixie Road and Inspire Boulevard frontages;
- Gross floor area of warehouse approximately 15,097 square metres (162,503 square feet); and
- A total of 169 parking spaces (including 8 accessible); 22 loading dock doors; 2 drive-in doors, and 4 loading spaces.

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

- Does not have an assigned municipal address to date;
- Has a site area of approximately 2.95 hectares (7.29 acres);
- Has frontage of approximately 141.5 metres (464 feet) on Dixie Road and 206.17 metres (676 feet) on Inspire Boulevard; and
- Is currently vacant land.

The surrounding land uses are described as follows:

North: Vacant land currently used for outside storage of cars in association with car dealerships (not a permitted use by the Zoning By-law);

East: Dixie Road, and further east low-rise residential;

South: Inspire Boulevard, vacant land, and stormwater pond beyond; and

West: Vacant lands, beyond which is Ace Drive and lands used for outdoor storage (car storage in association with automobile dealerships).

Technical Considerations

Comments from staff and external agencies are required in order to complete a comprehensive analysis. 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 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 and how to use design to encourage compatibility between the uses; and
- 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;

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 February 24, 2021 and on March 12, 2021, to property owners within 240 metres of the subject lands 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:

No financial implications have been identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Should any financial implications arise through the continued processing of this application, these will be discussed within the future Recommendation Report.

Other Implications:

Any additional 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.

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 include a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

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Submitted by:

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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