

Date: 2021-05-28

Subject: **OZS-2020-0035**

Secondary Title: RECOMMENDATION 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-2021-605

Recommendations:

1. **THAT** the report titled: **Recommendation Report: Application to Amend the Zoning By-law – Humphries Planning Group Inc – Ontario 1968610 Limited – Northwest corner of Inspire Boulevard and Dixie Road – Ward 9 (Planning Building and Economic Development-2021-605 and City File OZS-2020-0035)**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and
2. **THAT** the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of 1968610 Ontario Limited, File: OZS-2020-0035, 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, the Region of Peel Official Plan and the City of Brampton Official Plan, for the reasons set out in this Recommendation Report; and
3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to this report be adopted; and
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

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Overview:

- **This report recommends approval of a Zoning By-law Amendment application 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 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 industrial/office proposal.**
- **A Statutory Public Meeting for this application was held on April 12, 2021. No members of the public were in attendance at the Statutory Public Meeting. Written submission from two members of the public were received. Results of the Statutory Public Meeting are included in Appendix – Results of the Public Meeting as well as written correspondence in Appendix 10 – Correspondence Received.**
- **The Zoning By-law application is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the ‘2019-2022 Term of Priorities: A Compass for Our Community’ and supports the ‘City of Opportunities’ theme. The proposal is consistent with the direction of building complete communities by efficiently using land to accommodate industrial and office development and provide employment opportunities.**

Background:

The subject lands are located at the northwest corner of Dixie Road and Inspire Boulevard. A previous development application for the lands from 2019 was approved by Council to rezone the lands to permit an automobile sales establishment. The landowner’s business arrangement associated with that application was not finalized.

This current 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. A Statutory Public Meeting for the rezoning application was held on April 12, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed development. Details of the proposal are as follows:

- One 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 6 accessible); 22 loading dock doors; 2 drive-in doors, and 4 loading spaces.

Application to Amend the Zoning By-law:

The subject property is zoned 'Service Commercial – Section 2956 (SC-2956)' under By-law 270-2004, as amended. Uses permitted in the zone include; motor vehicle sales, leasing and rental; motor vehicle repair and body shop; associated outside storage of vehicles and drive-through facilities. This zoning designation does not permit the proposed industrial and office uses.

The proposed Zoning By-law Amendment rezones the property to 'Industrial One – Section 3557 (M1-3557)'. The By-law will permit the proposed warehouse and office uses and will include associated performance and development standards consistent with the proposed development.

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

- Located at northwest corner of Dixie Road and Inspire Boulevard;
- 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 vehicle 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 land, beyond which is Ace Drive and lands used for outdoor storage (car storage in association with automobile dealerships).

Summary of Recommendations:

This report recommends that Council approve the proposal for an industrial warehouse and offices uses and enact the Zoning By-law attached to this report as Appendix 12. 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 of Brampton Official Plan.

Planning Analysis Summary (Refer to Appendix 8 for Detailed Planning Analysis)

The proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan and the City of Brampton Official Plan. Appendix 8 provides a detailed analysis of the application's conformity with the applicable policy framework.

Matters of Provincial Interest:

Planning Act:

The development proposal has regard for matters of provincial interest as set out on Section 2 of the *Planning Act*.

The proposed single-storey industrial warehouse and office uses are appropriate for the providing lands for employment and the promotion of well-designed built form.

Provincial Policy Statement (PPS) (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 helps to achieve complete communities, with an emphasis on providing employment opportunities in appropriate locations and using design to enhance land use compatibility.

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for growth and development that supports economic prosperity and contributes to a high quality of life. The proposed development is located within an area planned for prestige employment uses.

Region of Peel Official Plan (Office Consolidation, December 2018):

The Region of Peel Official Plan provides a long-term policy planning framework that protects the natural environment, manages resources, and forecasts growth. The subject site is located within the 'Urban System' in the Region of Peel Official Plan. The proposed development conforms to the Regional Official Plan in directing development where infrastructure and servicing are in place and supporting economic growth.

City of Brampton Official Plan (September 2020, Office Consolidation):

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject lands are designated 'Prestige Industrial' in the Official Plan. The proposed development is consistent with the Official Plan, meeting the general intent for the planned prestige employment uses.

Countryside Villages Secondary Plan (Area 48)

The subject lands are designated 'Prestige Industrial' and 'Special Policy Area 5'. The proposed employment uses are permitted within this designation. The proposal conforms to the policies of the Countryside Villages Secondary Plan.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on March 12, 2021. Notice signs were placed on the property to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A notice of the application was published in the Brampton Guardian newspaper.

A Statutory Public Meeting for this application was held on April 12, 2021. Notice of the public meeting was also published in the Brampton Guardian newspaper. No members of the public were in attendance at the Statutory Public Meeting. Written correspondence from two members of the public were received. Please refer to Appendix 9 – Results of the Public Meeting and Appendix 10 – Correspondence Received for further details.

Corporate Implications:

Financial Implications:

There are no financial implications identified with the application. Revenue collected through 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:

The application is consistent with the 'A City of Opportunities' theme. It will support the building of complete communities, including providing employment opportunities and encouraging well-designed built form.

Living the Mosaic – 2040 Vision:

This proposed development aligns with the vision that Brampton will be a mosaic of complete neighbourhoods with balanced and responsible planning. This report concludes that the proposal is in keeping with the overall vision that the people of Brampton will 'Live the Mosaic.'

Conclusion:

Staff are satisfied that the proposed Zoning By-law amendment represents good planning, as 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 is in keeping with the general intent of the City of Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment (Appendix 12) as the following criteria have been satisfied:

- The proposed Zoning By-law Amendment provides site-specific zoning to implement the proposed industrial and office use for the site.
- The proposed development is consistent with the 'Prestige Industrial' designation of both the general Official Plan and the Countryside Villages Secondary Plan.
- The proposed development of industrial and office uses at this site will optimize the use of existing transit and infrastructure services.

- The proposed development advances the goal of achieving complete communities including generating employment opportunities.

In summary, the proposed development is appropriate for the orderly development of the lands and represents good planning.

Authored by:

Reviewed by:

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Approved by:

Submitted by:

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Commissioner, Planning, Building and
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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 and Existing Land Uses
Appendix 7: Heritage Resources
Appendix 8: Detailed Planning Analysis
Appendix 9: Results of the Public Meeting
Appendix 10: Correspondence Received
Appendix 11: Results of Application Circulation
Appendix 12: Draft Zoning By-law Amendment