

**DETAILED PLANNING ANALYSIS
CITY FILE NUMBER OZS-2020-0035**

The proposal has been reviewed and evaluated in the context of the *Planning Act*, Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan, the Countryside Villages Secondary Plan, and the Zoning By-law 27—2004, as amended.

Planning Act

The proposal has been reviewed for its compliance with matters of provincial interest as identified in Section 2 of the Planning Act. An assessment identified that the sections applicable to this application include, but are not limited to:

- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (r) the promotion of built form that:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The proposal has been evaluated as to whether it is consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). An assessment of the PPS sections applicable to this application include, but are not limited to:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - (a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - (b) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - (e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- (a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- (c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy; and
- (d) maintain at all times where new development is to occur, land with servicing available through lands suitably zoned

Growth Plan for the Greater Golden Horseshoe

The application has been evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. The assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities;

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

Region of Peel Official Plan

The application has been evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. An assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.4 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.
- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.

City of Brampton Official Plan

The subject property is designated as Prestige Industrial in the Official Plan. An amendment to the Official Plan is not required to facilitate development of the site for a single-storey multi-unit industrial warehouse with accessory office. The proposed is generally consistent with the policies and provisions of the Official Plan.

The Countryside Villages Secondary Plan (SPA 48)

The subject property is designated as Prestige Industrial and Special Policy Area 5 in the Countryside Villages Secondary Plan (SPA 48). The Special Policy Area is intended to ensure that the employment uses are compatible with nearby residential neighbourhoods. An amendment to the Secondary Plan is not required in order to facilitate the proposed development.

City of Brampton Zoning By-law

The subject property is zoned Service Commercial – Special Section 2956 (SC-2956) under By-law 270-2004, as amended. This zone does not permit the development of the subject property for a multi-unit warehouse building. An amendment to the Zoning By-law has been submitted in order to allow the requested industrial use of the property for warehouse and accessory office uses.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 13 points, which does not yet meet the City's Bronze threshold. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the development at the time of a formal site plan application.

Documents Submitted in Support of the Application

The applicant has submitted the following studies in support of the application to the satisfaction of the City:

- Planning Justification Report
- Sustainability Score and Sustainability Summary
- Noise Feasibility Study
- Archaeological Assessment
- Traffic Impact Study
- Draft Zoning By-law
- Site Survey
- Concept Plan
- Urban Design Addendum