

**Date:** 2021-07-02

**Subject:** **OZS-2021-0028 & 21T-21008B**

**Secondary Title: INFORMATION REPORT**

Application to amend the Official Plan and for a Draft Plan of Subdivision  
(to permit an industrial development consisting of 2 warehouse buildings, and remove the planned Collector Road from the Official Plan and propose a new connection to Hurontario Street)

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**Report Number:** Planning, Bld & Ec Dev-2021-752

**Recommendations:**

1. **THAT** the report titled: **Information Report: Application to the Amend the Official Plan, and for a Draft Plan of Subdivision – Weston Consulting – Pure Hurontario Street Holdings ULC & HD Hurontario Inc. – 10534 Hurontario Street – Ward 2 (eScribe Number: Planning, Bld & Ec Dev-2021-752 and City file: OZS-2021-0028)**, to the Planning and Development Committee Meeting of July 26, 2021, be received;
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 application is proposing an industrial development consisting of 2 warehouse buildings with a height of 1-storey and a total gross floor area

of 58, 185.82 square metres; and, removing the planned Collector Road from the Official Plan and proposing a new vehicular connection to Hurontario Street.

- The subject lands are designated “Industrial” and “Open Space” on Schedule A – General Land Use Designations, “Employment” and “Open Space” on Schedule 1 – City Concept. Further, Schedule B – City Road Hierarchy identifies a planned extension of the Collector Road (Whybank Drive) northwards to Sandalwood Parkway.
- The subject lands are designated “General Employment 2” in the Snelgrove-Heartlake Secondary Plan (Area 1). The Secondary Plan also identifies a planned extension of the Collector Road (Whybank Drive) northwards to Sandalwood Parkway. An amendment to the Official Plan and Secondary Plan is required.
- The property is zoned “Industrial 1 (M1)” and “Industrial 2 (M2)” by By-Law 270-2004, as amended. A Zoning by-law amendment is not required.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

### **Background:**

The lands subject to this application are located at 10534 Hurontario Street. This application was received on June 14, 2021. It has been reviewed for completeness and found to be complete in accordance with Section 22 (6.1) and Section 51 (19.1) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on June 23, 2021.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

The application is proposing to amend the Official Plan and a Draft Plan of Subdivision. The proposed Official Plan Amendment is to facilitate the realignment of the planned extension of Whybank Drive to extend to Hurontario Street instead of Sandalwood Parkway. Details of the proposal are as follows:

- 2 warehouse buildings with a height of 1-storey and a total gross floor area of 58,185.82 square metres;

- Building A will have a gross floor area of 15,595.82 square metres and will be divided into 4 units ranging in size from 3,015.02 square metres to 5,667.48 square metres;
- Building B will have a gross floor area of 42,590 square metres and will be divided into 4 units which will be approximately 10,600 square metres each;
- 51 trailer parking spaces and 151 car parking spaces, including 12 accessible parking spaces;
- Extension of Whybank Drive eastwards to Hurontario Street;
- Railside Drive is proposed to be terminated in a permanent cul-de-sac; and,
- Site access from Sandalwood Parkway, Railside Drive and future extension of Whybank Drive (connecting to Hurontario Street).

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

The lands have the following characteristics:

- have a total site area of approximately 12.09 hectares (29.94 acres);
- Are located on the west side of Hurontario Street and south side of Sandalwood Parkway; and,
- Are generally irregular in shape with a frontage of approximately 223 metres along Hurontario Street and 243 metres along Sandalwood Parkway;
- Are currently occupied by a farm complex with a residential dwelling, a barn, two garages and a small shed.

The surrounding land uses are described as follows:

North:	existing gas station and a future commercial plaza; and Sandalwood Parkway, beyond which are existing industrial uses;
South:	existing industrial and commercial uses;
East:	Hurontario Street, beyond which is a mosque and lands further to the east are primarily single detached residential dwellings; and,
West:	Alectra Utilities Operations Centre; and industrial and commercial uses further to the west.

## Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

Staff has noted the following specific considerations that will need to be addressed:

- Confirmation that the proposed extension of Whybank Drive eastwards instead of the originally proposed northwards extension will not have adverse impacts to the surrounding road network;
- Confirmation that the Stage 4 Archaeological Assessment is completed by the applicant, entered into the Ministry's register, and that the recommendations of Stage 4 Archaeological Assessment are implemented to the satisfaction of the City.

The Information Summary contained in Appendix 8 provides detailed information about this application. 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 June 25, 2021, and property owners within a radius of 240 metres of the subject lands on June 23, 2021. The 240 metres notification provided by the City is double the notification requirement prescribed by the *Planning Act*. A notice of public meeting was also posted in 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:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

### Other Implications:

Other technical 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 detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, and for a proposed Draft Plan of Subdivision.

Authored by:

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## **Attachments:**

Appendix 1:	Concept Plan
Appendix 1A:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary