

Date: 2021-07-02

File: C03E01.006

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To permit a 6-storey, 110 room Hotel)
Waheguru Investments Inc. / Gagnon Walker Domes Ltd.
0 Steeles Avenue East
Part of Block A Registered Plan 676, Part of East Half of Lot 1,
Concession 3, E.H.S, Geographic Township of Chinguacousy
North Side of Steeles Avenue East, East of West Drive.
Ward: 3

Contact: Kelly Henderson, Development Planner, Development Services,
905-874-2619, Kelly.Henderson@Brampton.ca; and David
VanderBerg, Manager, Development Services, 905-874-2325,
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Report Number: Planning, Bld & Ec Dev-2021-748

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to amend the Zoning By-law, **Waheguru Investments Inc. / Gagnon Walker Domes Ltd**, 0 Steeles Avenue East, Ward 3 (File: C03E01.006), dated July 2, 2021, to the Planning and Development Committee Meeting of July 26 2021, be received; and,
2. **THAT** the Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Waheguru Investments Inc., File C03E01.006, be approved, on the basis that the application 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's Official Plan for the reasons set out in this Planning Recommendation Report;
3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 11 of this report be adopted; and,

4. **THAT** no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Overview:

- This report recommends that the application to amend the Zoning By-law to permit a hotel at the subject site be approved.
- The lands are designated in the Official Plan as ‘Business Corridor’ on Schedule A and as ‘Employment Area’ on Schedule 1. They are also along a Primary Intensification Corridor. An Amendment to these documents is not required.
- The property is designated ‘Prestige Employment’ in the Highway 410 and Steeles Secondary Plan (Area 5). An Amendment to the Secondary Plan is not required.
- The site is zoned ‘Service Commercial Special Section (SC-666)’ by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to permit the proposed development.
- A Statutory Public Meeting for this application was held on October 7th, 2019. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were provided. Details of the Statutory Public Meeting are included in Appendix 10 of this report.
- The proposed Zoning By-law represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

Background:

The application was received on May 16th, 2019 and was reviewed for completeness and found to be complete in accordance with the Planning Act. On August 6th, 2019, the City’s Planning staff issued formal notice that the application was deemed to be a complete application. The application was heard at a public meeting on October 7th,

2019. There were no members of the public in attendance and to date no public submissions have been received.

Current Situation:

Proposal (Refer to Appendix 1)

An application to amend the Zoning By-law has been filed in support of the proposed development of a hotel.

Details of the proposal are as follows (refer to Appendix 1):

- A 6 storey, 110 room hotel;
- a Floor Space Index (FSI), being the ratio of building area to site area, of 0.96 and a lot coverage of 16.26%;
- 100 vehicle parking spaces (including 5 accessible spaces) and 1 loading space;
- A ground floor common/commercial area of 486 square metres (5231 square feet);
- The site is to be accessed via the existing West Drive entrance with a full move vehicular access and a new restricted right in/right out access from Steeles Avenue; and,

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

The lands have the following characteristics:

- is located on the north side of Steeles Avenue East, east of West Drive;
- is currently vacant; and,
- has a site area of approximately 0.72 hectares (1.78 acres), a frontage of approximately 84 metres (275.6 feet) along Steeles Avenue East and a frontage of approximately 9 metres (29.5 feet) along West Drive, and a lot depth of approximately 138 metres (452.8 feet).

The surrounding land uses are described as follows:

North: Industrial uses

South: Steeles Avenue East, beyond which are industrial uses

East: Industrial uses

West: A 2-storey commercial building which is designated under the Ontario Heritage Act and a telecommunication tower, beyond which are mainly industrial uses and some small commercial/retail uses

Application to Amend the Zoning By-law

An amendment to the Zoning By-law is required as the existing 'Service Commercial' zone does not permit the proposed use. The proposal recommends re-zoning the subject lands to a site-specific employment zone that is in conformity with the Prestige Employment designation in the Secondary Plan and includes permissions for the proposed hotel. The proposed By-law also permits other appropriate uses for the site such as manufacturing, warehouse and offices.

The Prestige Employment designation permits ancillary commercial and retail uses intended to serve the employment area. In order to ensure commercial and retail uses on the subject lands remain ancillary, the proposed amendment to the Zoning By-law recommends restricting non-employment uses, such as convenience retail, personal service shops, bank/financial institutions, and restaurants to only be allowed in conjunction with to an office or hotel/motel with a limit on the size of the non-employment use. Further, the proposed banquet facility and conference facility shall only be permitted in conjunction with the office or hotel/motel without a restriction on the gross floor area.

Summary of Recommendations

This report recommends that Council approve the application to permit a hotel at the subject property and adopt a Zoning By-law to permit that use and other appropriate uses for the site, generally in accordance with the by-law attached to this report as Appendix 11. 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's Official Plan.

Planning Analysis and Summary

The proposal has regard for the matters of provincial interest that are set out in the Planning Act. The proposed development is consistent with the planned land use function of the site, which is generally an industrial/employment area. The proposed development adequately provides and efficiently uses existing infrastructure and resources. The subject property is also located on an existing transit line. The proposed development will offer pedestrian-friendly design with a high quality architectural treatment.

Adjacent to the subject property at 1300 Steeles is a designated heritage resource. This building originally served as the offices for Bramalea Ltd. and then was used as the

Canadian Air Line Pilots Association (CALPA) headquarters after that. The building did undergo some alterations which enclosed the first storey of the building to allow for additional commercial space. Through the planning process the appropriate integration of the adjacent heritage resource has been considered and addressed, which included an evaluation of the siting and architectural design of the proposed hotel as well as the setback distances and buffer treatments between the heritage resource and the proposed hotel. This will be implemented through the site plan process.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as circulated to public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan. The proposal appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act. Staff are recommending that the impending By-law Amendment contain appropriate requirements and restrictions regarding the use, building height, setbacks and landscaping.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following matters of Provincial Interest as set out in Section 2 of the Planning Act:

- The orderly development of safe and healthy communities (Section 2. (h));
- The appropriate location of growth and development (Section 2. (p)); and,
- The adequate provision of employment opportunities (Section 2. (k))

Provincial Policy Statement (PPS)

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 is consistent with the planned function for the subject lands, which is to be an employment (industrial area). The subject application, proposes to add to the employment opportunities in the area. The proposal takes advantage of existing transit and servicing infrastructure within a settlement area, as well as the proximity to Highway 410. Staff is satisfied that the proposed development is consistent with the applicant sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" and "Built-Up Area" designation in the Regional Official Plan. The proposal conforms to the related policies with respect to healthy communities achieving an intensified mix of land uses in appropriate areas that efficiently use resources, and utilizes existing servicing and transit infrastructure.

City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. While the Official Plan encourages hotels to be located within the Central Area, it also permits hotels within the "Business Corridor" designation, provided the hotel is located within proximity to a 400-series highway intersection and subject to an appropriate designation in the Secondary Plan. The proposed hotel is located within the 'Business Corridor' designation and is in close proximity to the Highway 410 and Steeles Avenue interchange. Therefore, the intent of the Official Plan's 'Business Corridor' designation is maintained.

The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development, the environmental policies are met, the design of the development is consistent with its policies, and all of the technical matters have been resolved. Staff is satisfied that the objectives of the Official Plan have been met.

Highway 410 and Steeles Secondary Plan

The property is designated as 'Prestige Employment' in the Highway 410 and Steeles Secondary Plan (Area 5). Prestige Employment permits warehousing, manufacturing, processing, assembling, packaging, repairing, and fabricating, provided that such uses operate within wholly enclosed buildings; offices; hotels; banquet halls and conference centres; restaurants; public uses; research and development facilities; recreation facilities; product showroom and display facilities; day nurseries; and ancillary commercial and retail uses intended to serve the employment area.

The proposed hotel, banquet centre, and conference centre are permitted in the Prestige Employment designation.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in May 2019, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 11 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City.

A statutory public meeting for this application was held October 7th, 2019. Interested members of the public attended the Statutory Public Meeting to speak to the application and written submissions were also provided. Details of the Statutory Public meeting are included in Appendix 9 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the 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:

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Efficiently using land and resources;
- Directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- Providing opportunity for efficient growth within an existing community.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhood, as the application, proposes to increase employment opportunities within the City. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11, as the following criteria has been met:

- The proposed development represents the efficient and orderly development of the lands;
- The proposed development has regard for the adjacent heritage resource and proposed an appropriately located and architectural sensitive development;
- The application is consistent with the Provincial Policy Statement conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region of Peel's Official Plan; and,
- As confirmed through the circulation of the application, all financial and technical requirements have been addressed.

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

Authored by:

Reviewed by:

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Development Services

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Approved by:

Submitted by:

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Commissioner, Planning, Building and
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City of Brampton

Attachments:

Appendix 1:	Concept Site Plan
Appendix 1A:	Concept Site Plan Rendering
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:	Heritage Resources

Appendix 8:	Detailed Planning Analysis
Appendix 9:	Results of the Public Meeting and Correspondence Received
Appendix 10:	Comments from Application Review
Appendix 11:	Draft Zoning By-law