

**Detailed Planning Analysis**

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan and the City of Brampton's Official Plan and other applicable City of Brampton guidelines and priorities.

**Planning Act**

As set out in Section 2 of the Planning Act, this proposal has regard for the following matters of Provincial interest:

*(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

A Heritage Impact Assessment was completed, which confirmed that the proposal will not have a significant impact on the cultural heritage value of the adjacent designated heritag property, subject to the recommendations of the study. The study recommended that a landscape plan incorporates a buffer between the proposed development and the adjacent property to ensure an appropriate relationship between the heritage building and the proposed development. This will be completed through a site plan application.

*(f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

The proposed development is appropriate from a servicing standpoint, as it is located within a built up area.

*(h) The orderly development of safe and healthy communities;*

The Amendment proposes to expand the list of permitted uses on the subject property. The proposal does not conflict with the orderly development of the community in a safe and healthy manner.

*(k) The adequate provision of employment opportunities;*

The proposed hotel complements and supports the industrial uses in the area. It provides additional employment opportunities increasing the potential to generate employment within the limits of the designated employment area.

*(p) The appropriate location of growth and development;*

The subject site is located within a Designated Built-Up Area and is within an area intended to be developed for commercial and industrial purposes.

*(q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

The subject site is accessible by the Provincial Highway system, the local road network and is also accessible by public transit that operates along Steeles Avenue. In order to make the site more accessible to pedestrians, during the site plan stage pedestrian connections should be explored.

*(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;*

Hotels typically represent a specific brand and are designed to meet that brand's requirements. The subject application, if approved, will be required to go through Site Plan Control, which can ensure that is well designed, attractive and encourages a sense of place.

The proposed development is in an appropriate location with respect to growth and development. In this respect, the proposed development has a design form that can be integrated into the surrounding community, it comprises an appropriate urban density within the City's built boundary and there are no impediments to servicing the property with respect to water, storm water and sanitary sewer connections.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. The subject application is consistent with matters of provincial interest as identified in the Provincial Policy Statement in terms of:

*Section 1.1.1.b) – Accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space, and other uses to meet long-term needs;*

The proposed development is compatible and supports with the surrounding industrial uses, and provides employment opportunities to meet long-term needs of the community.

*Section 1.1.3.1 – Settlement Areas shall be the focus of growth and development;*

The subject lands are within the settlement area and are appropriate for the proposed development.

*Section 1.3.2.1 – Planning for, protecting and preserving employment areas for current and future uses and ensuring that the necessary infrastructure is provided to support current and projected needs; and*

*Section 1.3.2.6 – Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*

The subject proposal meets the intent of the above noted policies as the proposal will assist in the economic prosperity of the City by permitting a range and mix of appropriate employment uses to meet the long-term needs of the City.

*Section 2.6.1 – significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*Section 2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

A Heritage Impact Assessment was completed, which confirmed that the proposal will not have a significant impact on the cultural heritage value of the property, subject to the recommendations of the study. The study recommended that a landscape plan incorporates a buffer between the proposed development and the adjacent property to ensure an appropriate relationship between the heritage building and the proposed development. The recommendation will be implemented through a future site plan application, if the proposed zoning by-law amendment is approved.

The subject application is consistent with matters of provincial interest as identified in the Provincial Policy Statement, as noted above.

### **Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe provides a framework for building stronger, prosperous communities by managing growth over the long-term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification.

The subject lands are within the 'Built Up Area' as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services, and creates high quality public open spaces. The proposed development demonstrates conformity to the following sections of the Growth Plan:

- *Section 2.2.5.1 (a) – to create economic development and competitiveness through the development of the underutilized employment lands and promoting increased employment densities.*

The subject proposal will contribute toward achieving the desired urban structure for the employment area and help in achieving the employment targets as set out in Schedule 3 of the Growth Plan. At the present time the subject site is vacant and underutilized, the subject proposal will expand the list of permitted uses making them more consistent with the Official Plan and Secondary Plan and also make more efficient use of the existing property.

The subject application included a Heritage Impact Assessment that studied the proposed development and the potential impact of the proposal on the adjacent cultural heritage resource, being 1300 Steeles Ave. East. The findings of this study would be implemented through a future site plan application.

### **Region of Peel Official Plan**

The Region of Peel Official Plan (ROP) provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The subject site is within the 'Urban System' as established in the Regional Official Plan. The proposal aims to achieve conformity with the policies of this Plan, specifically in terms of:

Chapter 4 of the ROP deals with population and employment forecasts. The forecasts are meant to provide a framework for future planning to accommodate growth.

Section 4.2.1.2 speaks to the objectives of the ROP, and on being able to accommodate employment growth.

Section 5.1.2 speaks to providing diverse employment opportunities which contribute to healthy communities.

The Region Official Plan promotes healthy urban communities that contain living, working and recreational opportunities, which respect the resources, environment and existing characteristics of the neighbourhood. The proposed development meets the intent of the Region of Peel Official Plan since it is providing for employment opportunities within a designated employment area. Furthermore, the proposal will be subject to site plan control, which will ensure that it will fit within the existing characteristics of the area, as well as have regard for the adjacent cultural heritage building.

Through the site plan process, the proposal will be assessed against the applicable Regional policies in regards to road widening, conveyances, access, site servicing and waste management.

### **City of Brampton Official Plan**

The City of Brampton Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the Plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the Provincial Policy Statement, the Growth Plan and the Regional Official Plan.

The property is designated as 'Business Corridor' on Schedule A of the Official Plan. The property is designated as 'Employment Area' along a Primary Intensification Corridor on Schedule 1 of the Official Plan. The following policies apply to the subject application:

*Section 4.4.1.2(v) - Permits a broad range of employment-related uses, including hotels and motels within proximity of a 400-series highway or through Secondary Plan policies. Ancillary uses that are intended to serve the employment area and will not impact the viability of employment lands are permitted.*

While, the Official Plan encourages hotels to be located within the Central Area, it also permits them 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 proposed development is generally in conformity to the Official Plan.

Section 4.10 speaks to cultural heritage resources and it is the objective of these policies to:

- a. Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;*
- b. Preserve, restore and rehabilitate structures, buildings, or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and*
- c. Promote public awareness of Brampton's heritage and involve the public in heritage resource discussions affecting the municipality.*

The subject application included a Heritage Impact Assessment that studied the proposed development and the potential impact of the proposal on the adjacent cultural heritage resource, being 1300 Steeles Ave. East. The HIA concluded that the proposed development will not have any significant impacts on the heritage building since the development is approximately 20 metres (66 feet) away. However, it was recommended

that a landscape plan be included in order to ensure the appropriate buffer between the proposed building and the heritage site. This will be implemented through the site plan application.

### **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.

### **Zoning By-law**

The subject site is zoned 'Service Commercial – Section 666 (SC-666)' by Zoning By-law 270-2004, as amended. 'SC-666' permits the following uses:

- a) An office;
- b) Only in conjunction with an office, and wholly enclosed within an office building, the following:
  - 1. A retail establishment, having no outside storage or goods and materials;
  - 2. A service shop;
  - 3. A bank, trust company, or financial institution;
  - 4. A dining room restaurant, a convenience restaurant, and a take-out restaurant, but excluding a restaurant with drive through facilities;
  - 5. A health centre;
- c) Those purposes permitted in an M4-zone; and,
- d) Purposes accessory to the other permitted purposes.

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 to the Prestige Employment designation in the Secondary Plan and includes permissions for the proposed uses.

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 only in conjunction with or within the same office or hotel/motel building provided that the total gross floor area

combined is no more than 15% of the total gross floor area of the office or hotel/motel building. 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.

## **Technical Requirements**

### **Land Use:**

The proposed Zoning By-law Amendment would allow for employment uses, and non-employment uses with restrictions, that are in conformity with the Prestige Employment designation. The proposed development maintains the employment permissions on the site from an Official Plan and Zoning By-law perspective.

### **Urban Design**

An Urban Design Brief was completed by Gagnon Walker Domes Ltd. This document provided details on how to ensure that the proposed development could be integrated into the existing community. It provides urban design principles related to building design/materials, landscaping/open space and other elements of the site design to ensure that a high quality of development is achieved.

### **Transportation**

Traffic Study was prepared by Trans-Plan Transportation Inc., which reviewed and assessed on-site parking/loading and access to the site. The Study findings indicated that the proposal is acceptable from a traffic standpoint.

### **Servicing**

A Functional Services Report and Stormwater Management Report were completed by WSP, which demonstrated that the Hotel can be adequately serviced by stormwater, sanitary and water infrastructure.

### **Environmental Site Assessment**

OHE Consultants prepared a phase one Environmental Site Assessment (ESA), based on this review and the site inspection it is recommended that on-site fill materials located at the northern and eastern limits of the property be sampled and submitted for laboratory analysis to verify the environmental state of the material. In the event that a Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) is required the ESA along with the recommended soil sampling program can be submitted in support of the RSC.

## **Geotechnical Investigation**

A Geotechnical investigation was prepared by OHE Consultants, which noted that the site is generally suitable for the construction of the 6-storey Hotel structure without a basement.

## **Heritage**

Archaeological Services Inc. prepared a Heritage Impact Assessment in order to assess the impact of the proposal on the adjacent cultural heritage resource, being 1300 Steeles Ave. East. The HIA concluded that the proposed development will not have any significant impacts on the heritage building since the development is approximately 20 metres (66 feet) away. However, it did recommend that a landscape plan be included in order to ensure the appropriate buffer between the proposed building and the heritage site. This will be implemented through the site plan application.

The Archaeologists Inc. prepared a stage 1 and 2 Archaeological Assessment which did not result in the discovery of any archaeological resources.

## **Noise Feasibility Study**

A Noise Feasibility Study was completed by J.E. Coulter Associates Limited in order to determine any potential noise impacts from the proposal. This study determined that the roadway noise generated by Highway 410, Steeles Avenue East, and West Drive are the major transportation sources potentially impacting the proposal. As a result, it is recommended that all hotel suites incorporate fixed and sealed double glazing (non-operable) windows, using 6 mm double glazing with a 13 mm air gap between panels and rated at STC 34 (minimum). All suites are to be provided with a central air conditioning unit. The use of a fixed and sealed window for a noise sensitive commercial purpose will remove the need to consider the window as a point of reception.

## **Sustainability Score and Summary**

A Sustainability Score and Summary was submitted as part of the application. The proposal has achieved an overall sustainability score of 41, which meets the City's requirement for a "Bronze Threshold". A review of sustainability details will be conducted during the future Site Plan Approval process.