

Date: 2021-09-24

Files: C11E11.002

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To permit a truck transport terminal)
East and West Inc. - Glenn Schnarr and Associates Inc.
West side of Regional Road 50 and north of Old Castlemore Road
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2021-935

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to amend the Zoning By-law, **East and West Inc. - Glenn Schnarr and Associates Inc.**, West side of Regional Road 50 and north of Old Castlemore Road, Ward 10 (File: C11E11.002), dated September 24, 2021, to the Planning and Development Committee Meeting of October 18, 2021, be received; and,
2. **THAT** the Zoning By-law Amendment submitted by Glenn Schnarr and Associates Inc., on behalf of **East and West Inc.**, File C11E11.002, 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 10 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 transportation terminal at the subject site be approved.**
- **The lands are designated in the Official Plan as ‘Industrial’ and ‘Special Study Area’ on Schedule A, and ‘Employment’ and ‘Designated Greenfield Area’ on Schedule 1. An Amendment to these documents is not required.**
- **The property is designated ‘Logistic/Warehouse/Transportation’ in the Highway 427 Industrial Secondary Plan. Amendments to the Secondary Plan are not required.**
- **The site is zoned ‘Agricultural (A)’ by Zoning By-law 270-2004, as amended. An Amendment to the Zoning By-law is recommended to rezone the site to ‘Industrial Two (M2)’ with site specific provisions to facilitate the proposed development.**
- **A Statutory Public Meeting for this application was held on February 10, 2020. No members of the public attended the Statutory Public Meeting to speak to the application. Four (4) written submissions were provided. Details of the Statutory Public Meeting are included in Appendix 9 of this report.**
- **The proposed Zoning By-law Amendment 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.**
- **This report is also consistent with the City’s Economic Recovery Strategy and the motion passed by Council on August 11, which directed staff to work with private landowners and the trucking and development industry to find locations that are desirable for parking and/or storage of trucks**

Background:

The application was received on June 6, 2019 and was reviewed for completeness and found to be complete in accordance with the Planning Act. On October 18, 2019, the City's Planning staff issued formal notice that deemed the application complete. The application was heard at a public meeting on February 10, 2020 and there were no members of the public in attendance. One (1) piece of public submission were received prior to the Public Meeting and three (3) comments were received through the public consultation process for the Tertiary Plan. The results of the Public Meeting and correspondence received are attached in Appendix 9.

Current Situation:

Proposal (Refer to Appendix 1):

An application for a proposed Zoning By-law Amendment has been filed in support of the proposed development.

Details of the proposal are as follows:

- A two storey building consisting of 2,787 square metres of warehouse space, 1,780 square metres of office space, and 966 square metres of vehicle repair shop;
- A total of 127 parking spaces including 24 tandem parking spaces;
- A total of 185 trailer parking spaces; and,
- Two restricted accesses via Highway 50: a right-in/right-out/left-in access at the northerly limits of the site and a temporary right-out only access at the southern limits

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

The lands have the following characteristics:

- Is located on the west side of Regional Road 50, north of Old Castlemore Road;
- Has a site area of 4.09 ha (10.11 ac.);
- Has a frontage of approximately 150 m. (493 ft.) off Regional Road 50; and,
- Is vacant.

The surrounding land uses are described as follows:

- North: Vacant lands;
- South: Vacant lands that are subject to a development application that is being processed by the City (File: C11E11.001 by Candevcon Ltd.);
- East: Regional Road 50 and Industrial lands beyond; and,
- West: Agricultural lands with a dwelling.

Application to Amend the Zoning By-law (Refer to Appendix 10)

The site is zoned “Agricultural” by By-law 270-2004, as amended. The Zoning By-law amendment recommended for approval will rezone the site to a site specific “Industrial Two (M2)” zone to facilitate the proposed development.

Tertiary Plan (Refer to Appendix 7)

A Tertiary Plan has been prepared to demonstrate how lands in the surrounding area can be comprehensively developed. The Tertiary Plan Area is bounded by Regional Road 50 to the east, “Old” Castlemore Road to the south, Rainbow Creek Natural Heritage System to the west and existing development (Cadetta Road Industrial Subdivision) to the north. The Tertiary Plan was circulated to the affected landowners for comments. A Community Open House was held on June 21, 2021 to review the proposed Tertiary Plan and facilitate discussion among landowners. Comments received during the Open House are included in Appendix 9.

Summary of Recommendations

This report recommends that Council approve the application to permit a transportation terminal at the subject property and adopt a Zoning By-law to permit the use at this site. 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. A detailed analysis of these policies can be found in Appendix 8 of this report.

Community Engagement:

The proposed Zoning By-law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City’s website. Results of the circulation are attached to Appendix 11.

A Statutory Public Meeting for this application was held on February 10, 2020 and there were no delegations at the meeting. One (1) piece of public submission were received prior to the Public Meeting and three (3) comments were received through the public consultation process for the Tertiary Plan. The results of the Public Meeting and correspondence received are attached in Appendix 9.

Corporate Implications:

Economic Development Implications:

Economic Development supports the subject application given that the lands are designated for the use proposed and it lines up well with the City's Economic Recovery Strategy. The logistics, warehousing and transportation sector continues to be a major employment generator for the City of Brampton and the pandemic has underscored the important role that the trucking industry plays in serving the day-to-day needs of residents and businesses. Brampton's location, access to rail and other transportation infrastructure along with the ability to expedite trade make Brampton an economic gateway for quick and efficient movement of goods and services. Logistics in Brampton contributes to approximately \$2 billion to the national GDP and employs over 25,000.

Furthermore this type of application is consistent with Council's motion passed on August 11, 2021, which directed staff to work with private landowners and the trucking and development industry to find locations that are desirable for parking and/or storage of trucks. The subject property is well positioned for the proposed use and highlights the role that land-use planning plays in accommodating a key sector in Brampton's economy. As part of Council's motion they expressed a desire to ensure that locations for the parking and/or storage of trucks do not conflict with adjacent land uses and are in strategic employment areas designated for transportation and warehousing. This proposal is along Hwy 50, which is a goods movement corridor and across the street from CP Intermodal. Surrounding uses have also been planned to accommodate similar logistics, warehousing and transportation uses.

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 existing infrastructure;
- Contributing to the density target within a Designated Greenfield Area; and,
- Providing opportunity for employment and economic growth.

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:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Zoning By-law Amendment be approved.

Authored by:

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: Perspective Drawing
- 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: Tertiary Plan
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of the Public Meeting and Correspondence Received
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Results of Application Circulation