

Date: 2021-09-29

Subject: **OZS-2020-0027 - 10808 Airport Road**

Subject: **Recommendation Report**

Application to Amend the Official Plan and Zoning By-law
(To permit the development of a new multi building commercial development)
KLM Planning Partners Inc. – Lebosco Developments Inc.
10808 Airport Road (N-W Corner of Airport Rd and Yellow Avenues Blvd)
Ward: 10
(OZS-2020-0027)

Contact: Alex Sepe, Development Planner, Development Services
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Report Number: Planning, Bld & Ec Dev-2021-1076

Recommendations:

1. **THAT** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **KLM Planning Partners Inc – Lebosco Developments Inc.** 10808 Airport Road – Ward 10 (OZS-2020-0027 – Planning Building and Economic Development-2021-1076), dated September 29, 2021 to the Planning and Development Committee Meeting of November 1, 2021 be received;
2. **THAT** the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. for Lebosco Developments Inc., Ward 10, File OZS-2020-0027 be approved, on the basis that it 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, and for the reasons set out in this Recommendation Report;
3. **THAT** the revisions to the plan subsequent to the Public Meeting conducted on March 8, 2021 do not represent significant changes and that no further Public Meeting is required;

4. THAT the amendment to the Official Plan and Springdale Secondary Plan Area 2, generally in accordance with the attached Appendix 7, respectively to this report be adopted; and

6. THAT the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Overview:

- This report recommends this application to amend the Official Plan and Zoning By-law be approved. The development application contemplates two (2) commercial buildings consisting of a restaurant with drive-through and a multi-unit commercial building.
- The proposed cumulative GFA is approximately 828 m², “Building A” being approximately 206m² and “Building B” being approximately 622 m². There are 48 proposed parking spaces.
- The property is designated “Residential” in Schedule A of the City of Brampton Official Plan and “Highway Commercial” in Schedule 2 of the Springdale Secondary Plan (SPA 2). The Residential Official Plan designation permits the proposed use. An amendment is proposed to Schedule A2 of the Official Plan and the Springdale Secondary Plan to permit the proposed development.
- The property is zoned “Highway Commercial 2 – Section 1399 (HC2-1399)” by By-law 270-2004, as amended. The draft Zoning By-law attached as Appendix 8 will facilitate permissions for the proposed commercial uses and general building configuration following its enactment.
- A statutory Public Meeting for this application was held on March 8th, 2021. Members of the public provided written comments on the application prior to the Public Meeting, and they were notified that a recommendation report will be considered at the November 1st Planning and Development Committee. Details of the Statutory Public Meeting are included in Appendix 10 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal will provide additional commercial uses to service the surrounding area.
- The proposed Official Plan and 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.

Background:

This application proposes to amend the Official Plan, Secondary Plan and Zoning By-law to permit two commercial buildings at the address municipally known as 10808 Airport Road.

The initial submission was received by City staff on September 29, 2020, the application was deemed incomplete. The applicant subsequently submitted the outstanding studies, consisting of; a Heritage Impact Assessment, Functional Servicing Report and Storm Water Management Report and payment of fees. The formal Notice of Complete Application was provided to the applicant on December 17th, 2020. The Statutory Public Meeting for the application was held at the March 8, 2021 Planning and Development Committee Meeting.

Current Situation:

Proposal (Refer to Appendix 1)

The development proposal contemplates an amendment to the Official Plan, Secondary Plan and Zoning By-law to permit a multi-building commercial development. The proposed development concept was revised at the second submission, the current proposal consists of two (2) commercial buildings; a restaurant with drive-through and a multi-unit commercial building that is proposed to be used as a medical office. The development proposal specifics are as follows:

- Building A: One-storey restaurant with drive-through, approximately 206 square metres in size;
- Building B: One-storey commercial building to be used for medical offices, approximately 622 square metres in size;
- 48 surface parking spaces, including four accessible parking spaces; and
- Vehicular access is to be provided through two entrances on Yellow Avens Boulevard.

The subject property is currently vacant of any structures, there is an existing noise wall abutting the residential properties to the north of the site.

Changes Made to the Application since the Public Meeting

The original proposal contemplated two commercial buildings: a one-storey convenience restaurant and drive-through with an approximate GFA of 223.15m² (Building A) and one-storey day nursery with an approximate GFA of 519.15m²

(Building B) and 46 parking spaces, including 3 accessible parking spaces. The day-nursery use is no longer contemplated at Building B. Rather, the current application proposes a multi-unit medical office at the Building B location. The proposed office use is permitted within the Commercial Zone. In response to some of the written comments received, the revised application now incorporates:

- additional screening between the existing residential area and proposed development;
- a landscape buffer strip to increase greenspace; and
- an approved noise report to minimize acoustical impacts on the adjacent residential uses.

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

The lands have the following characteristics:

- is municipally known as 10808 Airport Road;
- has a total site area of approximately 0.45 hectares;
- has a frontage of approximately 37.42 metres along Airport Road;
- is currently vacant land.

The surrounding land uses are described as follows:

North: Low-Rise residential;

East: Airport Road, and further to the East is low-rise residential;

South: Small convenience retail uses;

West: Low-rise residential and the Valley/open space.

Summary of Recommendations:

This report recommends the approval and enactment of the Official Plan Amendment attached hereto as Appendix 7, and the Zoning By-law Amendment attached hereto as Appendix 8.

Planning Analysis Summary

Staff has reviewed the proposed Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment and found that this application represents good planning, including that they are 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. This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed Rezoning and Official Plan Amendment represents orderly development in a location that is suitable for growth and development. A detailed analysis of these policies can be found in Appendix 9 of this report.

Community Engagement

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Appendix 10 – Results of Public Meeting. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on March 8th, 2021. There were no members of the public who had pre-registered delegations for this meeting however, the City did receive three (3) written submissions. Details of this meeting are included in Appendix 10 of this report. Prior to bringing forward this recommendation report, local residents that expressed interest in the site were notified that a recommendation report regarding the proposed development will be considered at the November 1st, 2021 Planning and Development Committee.

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:

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 redevelopment of lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

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 the Official Plan Amendment and 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 Official Plan Amendment, and Zoning Bylaw Amendment be approved.

Authored by:

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Attachments:

Appendix 1: Concept Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial and Existing Land Use Plan
Appendix 7: Proposed Official Plan Amendment
Appendix 8: Proposed Zoning By-law Amendment

Appendix 9: Detailed Planning Analysis
Appendix 10: Results of Public Meeting
Appendix 11: Results of Application Circulation