

**Information Summary**

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

**Planning Act R.S.O 1990 and Provincial Policy Statement, 2020**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The protection of ecological systems, including natural areas, features and functions (2 a);
- The orderly development of safe and healthy communities (2 h);
- The adequate provision of employment opportunities (2 k);
- The co-ordination of planning activities of public bodies (2 m); and
- the appropriate location of growth and development (2 p).

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1 a);
- Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (1.1.1 b);
- Planning authorities shall promote economic development and competitiveness by (section 1.3.1 a & b):
  - Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
  - Providing opportunities for diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary

uses, and take into account the needs of existing and future businesses;

- Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (1.3.2.3).

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

The subject lands are within the “Designated Greenfield Area – Conceptual” on Schedule 2 – A Place to Grow Concept of the Growth Plan for the Greater Golden Horseshoe (2020). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- Applying the policies of this Plan will support the achievement of complete communities that (2.2.1.4 a):
  - Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- Economic development and competitiveness in the GGH will be promoted by (section 2.2.5.1 a to d):
  - Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
  - Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
  - Planning to better connect areas with high employment densities to transit; and
  - Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment;
- Municipalities will plan for all employment areas within Settlement areas by (section 2.2.5.7 c)
  - Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: (section 2.2.7.1 a to c):
  - supports the achievement of complete communities;
  - supports active transportation; and
  - encourages the integration and sustained viability of transit services.
- The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows (2.2.7.2 a):
  - The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

## **Regional Official Plan**

The subject application is within the “Urban System” designation on Schedule D, and “Designated Greenfield Area” on Schedule D4 as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- To conserve the environmental and resource attributes of the Region (section 5.3.1.1)
- Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans (section 5.3.2.2);
- Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that (section 5.3.2.6 a to d)
  - Support the Urban System objectives and policies in this Plan;
  - Support pedestrian-friendly and transit-supportive urban development;
  - Provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
  - Support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.
- To manage growth based on the growth forecasts and intensification targets and greenfield density targets of this Plan (section 5.5.1.3)

- To achieve the intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan (section 5.5.1.4).
- To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs (section 5.5.1.6).
- To plan and designate greenfields to contribute to complete communities (section 5.5.4.1.1).
- To optimize the use of designated greenfield area (section 5.5.4.1.4).
- To enhance the natural environment and resources (section 5.5.4.1.5).
- Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan (section 5.5.4.2.1).
- Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities: City of Brampton: 51 residents and jobs combined per hectare (section 5.5.4.2.2).
- Protect and support employment areas for employment uses, as defined and designated in area municipal official plans. For the purposes of this policy, employment areas are those that contain land designated (section 5.6.2.6):
  - In Brampton: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan.

### **Official Plan:**

The property is designated "Employment" and "Designated Greenfield" on Schedule 1 – City Concept; "Industrial" and "Special Study Area" on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The 'Special Study Area' designation of the Official Plan will not apply to the subject land. This designation as illustrated in 'Schedule A – General Land Use Designations' of the Official Plan is intended to be removed as part of a future housekeeping amendment to the Official Plan.

The "Employment" designation is a wide designation that includes various employment generating land uses such as industrial, retail, business and office

uses. The “Industrial” designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.

The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- Brampton’s Designated Greenfield Area forms part of the Region of Peel’s Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density (3.2.2.2).
- It is the objective of the Employment Area policies to (4.4 a, b, c, d & i):
  - Retain and enhance business, industry and employment opportunities within Brampton;
  - Designate high quality employment areas close to major transportation and transit facilities that support the principles of complete communities by providing convenient access to jobs and that are compatible with adjacent natural areas and land uses;
  - Encourage a City-wide average live-work ratio of 2:1 by 2031 that will contribute to sustainability and enhance the quality of life of the community;
  - Protect the supply of designated employment areas within the City for purposes including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary services; and
  - Provide for a land use pattern to ensure that industries and sensitive land uses are appropriately designed, buffered and/or separated from each other.
- The “Industrial” designation identified on Schedule “A” of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/ commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan (section 4.4.2.1);
- The City will accommodate employment growth to 2031 in the order of 70,000 to 90,000 employment land employment jobs, which may include limited amounts of service, retail, office and institutional uses. This growth will occur on new lands designated primarily as employment land and

existing vacant employment lands. Some of the employment growth may be accommodated through the intensification of existing employment areas provided that the City-wide forecasts as outlined in (section 4.4.2.2);

- It is intended that, through Secondary Planning, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows (4.4.2.5 ii):
  - Sub-Designations in Secondary Plans Permitting Industrial/Business or Similar Uses:
    - Office Uses: Ancillary office uses, corporate office uses in association with an industrial function, industrial serving business uses within industrial malls, and free-standing office uses subject to a City review on the basis of criteria including, but not necessarily limited to the following:
      - consideration of the estimated economic/ employment need for the area;
      - the proposed scale and density of the proposal, relative to the scale and density of the surrounding area, with a permitted maximum density of 0.5 FSI;
      - location of site within the Industrial area, with a preference given for sites in the proximity of major roads which are, or have the potential to be, serviced by public transit; and,
      - issues related to site design, including parking, outdoor storage and service areas, and landscaping.
    - Retail and Service Uses: Ancillary and limited retail and service uses, public and institutional uses, if provided for in a specific subdesignation in a Secondary Plan based on the following criteria:
      - consideration of the estimated economic/ employment need for the area;
      - the proposed scale and density of the proposal, relative to the scale and density of the surrounding area, with a maximum GLA or FSI to be set in the Secondary Plan;
      - location of site within the Industrial area, with a preference given for sites in the proximity of major roads; and,
      - issues related to site design, including parking, outdoor storage and service areas, and landscaping. Notwithstanding the above noted criteria, the retail and service uses shall be limited to those which are not engaged in the selling of food and which by their

function are not accommodated within the retail hierarchy for non-industrial areas as set out in Section 4.3.2 of this Plan

- Restaurant Uses: Restaurant uses may be permitted on lands designated Industrial/ Business subject to the following criteria:
  - one restaurant per industrial mall with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning By-law;
  - free-standing restaurants to be permitted in Industrial/Business or similar designations in Secondary Plans subject to locational and maximum Gross Leasable Area restrictions; and,
  - restaurant campuses (3 or more restaurants developed on the same site and/ or planned as a unit) may be permitted where specifically designated in Secondary Plans, subject to an evaluation of the potential impact on the Central Area, where appropriate.
- The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities (section 4.4.2.7).

The proposal is consistent with the policies of the City of Brampton Official Plan. An amendment to this plan is not required.

### **Secondary Plan:**

The property is designated “Business Park” in the Highway 427 Industrial Secondary Plan (Area 47). The Highway 427 Industrial Secondary Plan policies that are applicable to this application include but are not limited to:

- The lands designated Business Park on Schedule SP47(a), shall permit the range of uses and shall be developed in accordance with Part 1, Section 4.4, Subsection 4.4.2 and other relevant policies of the Official Plan. Permitted uses shall include: all permitted uses within the Prestige Industrial designation listed in Section 5.3.7 of this Plan, and shall permit limited outdoor storage of goods and materials subject to the location and screening criteria contained within the implementing zoning by-law. In addition, open space uses such as stormwater management facilities shall also be permitted. Warehousing as a primary use will be permitted provided that the Office component will generally be in the order of 5% of the gross floor area of the buildings. (section 5.2.8.1);

- Lands within the Business Park designation may be further divided into classes of industrial zones in the zoning by-law on the basis of the following (section 5.2.8.2):
  - The requirements of industry for road access;
  - The type and extent of outside storage; and
  - The need to minimize potential conflicts between different classes of land uses.
- The development of lands within the Business Park designation will be subject to development standards, including landscaping and buffering, to ensure that the potential impact of industrial operations on adjoining uses and uses in close proximity to the industrial use area will be minimized. From a streetscape perspective, large lots/blocks are encouraged along arterial roads. The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged (section 5.2.8.3).
- Outside storage areas including truck trailer parking shall not directly abut arterial roads, shall be limited in size and be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law (section 5.2.8.4).
- The City may require the submission of a detailed development concept or Tertiary Plan, as part of a planning application, to demonstrate how lands within the Business Park designation can be comprehensively developed to the satisfaction of the City and the Region of Peel (section 5.2.8.5).

The proposal is consistent with the policies of the Highway 427 Industrial Secondary Plan. An amendment to this plan is not required.

### **Zoning By-law:**

The property is currently zoned as “Residential Rural Estate Two” (RE2) by By-Law 270-2004, as amended. The RE2 zone permits a single detached dwelling, supportive housing residence type 1 and purposes accessory to the other permitted uses. In order to accommodate the proposed use, the Zoning By-law must be amended.

The applicant has proposed to amend the Zoning to a site specific Industrial Four (M4-XXXX) zone. The proposed M4 zone permits the following:

- XXXX.1 Shall only be used for the purposes permitted in the M4 – Section XXXX Zone:
  - 1. Industrial:
    - (a) a warehouse;



- (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.
  - (c) a printing establishment.
2. Non-Industrial:
- (a) an office;
  - (b) a convenience restaurant;
  - (c) dining room restaurant;
  - (d) takeout restaurant;
  - (e) only in conjunction with the industrial uses permitted in sections XXXX.1 (1) (a), (b), (c) to a maximum of 15 per cent of the floor area of the principle use, the following uses are permitted:
    - i. a bank, trust company or financial institution;
    - ii. a retail establishment;
    - iii. a convenience store;
    - iv. a dry cleaning and laundry establishment;
    - v. a service shop;
    - vi. a personal service shop, but excluding a massage or body rub parlour;
    - vii. a commercial school;
    - viii. a community club;
    - ix. a health centre; and,
    - x. a day nursery;
  - (f) In accordance with non-industrial uses permitted in section XXXX.1 (2) only in conjunction with the uses permitted in sections XXXX.1 (2) (b), (c), (d) one restaurant is permitted within an industrial mall, subject to a maximum Gross Leasable Area of 300 square metres.

XXXX.2 Shall be subject to the following requirements and restrictions:

1. minimum Landscaped Open Space, except at approved driveway locations:
  - a. a width of 3.0 metres strip is required along a lot line that abuts Coleraine Drive;
  - b. a width of 3.0 metres wide strip is required along a lot line that abuts a Residential Zone;
  - c. no landscaped open space is required along a lot line that abuts an industrial zone;
2. the outdoor garbage and refuse storage shall be enclosed and screened from the front lot line and located only in the rear yard;

3. no loading spaces are required.

## **Sustainability Score and Summary**

### *1. Bronze Threshold Score NOT Achieved*

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 28 points, which does not achieve the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

## **Documents Submitted in Support of the Application**

- Cover Letter;
- Zoning By-law Amendment application form;
- Draft Zoning By-law Amendment;
- Comment Response Matrix;
- Draft Public Notice Signage;
- Comprehensive Development Plan;
- Sustainability Score and Summary;
- Urban Design Brief;
- Planning Justification Report;
- Parcel Abstract;
- Concept Plans;
- Topographical Plan of Survey;
- Tree Evaluation Report/Tree Inventory Report;
- Phase One Environmental Site Assessment;
- Archaeological Report;
- Noise Impact Feasibility Report;
- Environmental Impact Study;
- Functional Servicing & Stormwater Management Report;
- Transportation Review Letter;
- Site Servicing, Grading, Drainage Plans, Removals, Erosion & Sediment Control Plan.