

Date: 2022-01-21

File: C11E15.002

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To zone portions of the site for industrial purposes)
Glen Schnarr & Associates Inc. c/o Prologis Inc

Contact: Rob Nykyforchyn, Development Planner, Development Services,
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Report Number: Planning, Bld & Ec Dev-2022-076

Recommendations:

1. **That** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive and east of Coleraine Drive, Ward 10, File: C11E15.002, dated January 21, 2022 to the Planning and Development Committee Meeting of February 14, 2022, be received;
2. **THAT** the Application to amend the Zoning By-law, submitted by Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward: 10, File: C11E15.002, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 report;
3. **THAT** the amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 8 of this report be adopted;
4. **That** the following shall be satisfied prior to the enactment of the amending zoning by-law:
 - (a) That Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering and the Regional Commissioner of Public Works, or designate.

5. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- Prologis Incorporated and Orlando Corporation submitted a joint development application to amend the Official Plan and Zoning By-law for their land holdings on August 12, 2014. The proposal is to permit the development of an industrial business centre on lands located south of Countryside Drive, on both the east and west sides of Coleraine Drive.
- This report deals only with the “Prologis” portion of the development located on the south-east corner of Countryside Drive and Coleraine Drive because the zoning for the “Orlando” part of the development has previously been approved and there remain outstanding technical issues associated with the “Orlando” plan of subdivision.
- A Public Meeting for the application was first held on February 2, 2015. Since then, the application has been amended twice in order to add two additional properties to the “Prologis” land holdings. As a result of these later land acquisitions, a second Public Meeting was held on June 8, 2020 in order to advise the public of the application changes and to receive public feedback. Two members of the public spoke to the application at the first public meeting, and a total of four pieces of correspondence were received from concerned residents. At the second Public Meeting, correspondence was received from one resident. Details of the Public Meetings and correspondence are included in Appendix 10 of this report.
- Within the Official Plan, the “Prologis” portion of the development is designated “Industrial” and two small portions of these lands at the north-easterly corner of the site are identified as being located within the Official Plan’s “Corridor Protection Area”.
- Within the Highway 427 Industrial Secondary Plan, the “Prologis” lands are designated “Employment Lands: Logistic / Warehouse / Transportation”. These designations came into effect through a decision of the Local Planning Appeals Tribunal (LPAT) made since the submission of the application. Therefore, amendments are no longer required to either the Official Plan or Secondary Plan.
- The Prologis property is zoned “Agricultural (A)” and “Agricultural-Section 1735 (A-1735)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the lands with a site-specific “Prestige Industrial (M4)” zone category in order to allow these lands to be developed for industrial manufacturing and warehouse distribution purposes. Until such time as the Province is able to release the two small parcels of land in

the designated “Corridor Protection Area”, that portion of the subject lands will continue to remain zoned for “Agricultural (A)” purposes and will not be developed.

- **This report recommends that the application to amend the Zoning By-law on the Prologis lands be approved.**
- **The proposed Zoning By-law amendments 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 general intent of the City of Brampton Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete sustainable communities to accommodate growth for people and jobs.**

Background:

Prologis Incorporated and Orlando Corporation submitted a joint development application to amend the Official Plan and Zoning By-law for their land holdings on August 12, 2014. The proposal is to permit the development of an industrial business centre on lands located on both the east and west sides of Coleraine Drive.

The “Prologis” portion of the development is located south of Countryside Drive and east of Coleraine Drive, while the “Orlando” portion(s) of the development consists of two parcels of land which are located on both the east and west side of Coleraine Drive. The first parcel is located on the east side of Coleraine Drive, immediately south of the Prologis lands, and is known as “Orlando” Phase 1, while the second parcel is located west of Coleraine Drive and south of Countryside Drive and is known as “Orlando” Phase 2.

Two subsequent amendments were made to the “Prologis” portion of the development on August 15, 2015 and again on July 31, 2017 to add additional lands. A Draft Plan of Subdivision application was later submitted for the “Orlando” Phase 2 lands, located on the west side of Coleraine Drive, on May 22, 2018, to address the construction of new roads, the delineation of the environmental (valley) lands, and the creation of six employment blocks.

A Public Meeting was held for the overall “Prologis” and “Orlando” development application on February 2, 2015. At this Public Meeting, two members of the public spoke to the application and a total of three pieces of correspondence were received from concerned residents, and one from the City of Vaughan requesting to be kept informed of any decisions. Since then, a separate Public Meeting was held for the “Orlando” Subdivision Application on October 24, 2019, and a second Public Meeting was held for the amended “Prologis” lands on June 8, 2020 to address the two newly acquired properties. At the June 8, 2020 Public Meeting, one item of correspondence was received. Details of the Public Meetings and correspondence are included in Appendix 10 of this report.

Since the time of the application submission, there have been changes to the Secondary Plan to designate the lands for employment uses and the originally requested Official Plan Amendment is no longer required.

Current Situation:

Proposal (Refer to Appendix 1):

The rezoning application is to permit the development of the site for an industrial business centre, which includes office and warehouse distribution uses. The intent is that Orlando Corporation and Prologis Incorporated will develop separately from each other on their own respective lands. The conceptual location of the proposed buildings and associated parking and access locations have been illustrated on the applicant's Concept Tertiary Plan (Refer to Appendix 1).

Since the application was originally filed in 2014, "Prologis" has acquired two additional properties, and the overall development proposal now consists of the following:

- The development of 3 warehouse buildings, totalling approximately 133,780 square metres (1,440,000 sq. ft.);
- Car and truck accesses to Countryside Drive and Coleraine Drive, which may be shared with the adjacent land owners; and,
- Two ponds to address storm water collection and management for the development on the "Prologis" lands.

Property Description and Surrounding Land Use (Refer to Appendix 6):

The "Prologis" lands have the following characteristics:

- Are located south of Countryside Drive, span between Coleraine Drive and Highway 50, and have an overall development area of about 138 hectares (341 ac);
- The property has frontages of 593.7 metres (1,946.5 feet) along the east side of Coleraine Drive, 572.8 metres (1,879.2 feet) along the south side of Countryside Drive, and 303.7 metres (996.3 feet) along the west side of Regional Road 50;
- There is an existing residential dwelling with frontage onto the east side of Coleraine Drive located about 370 metres (1214 feet) south of Countryside Drive that is proposed to be demolished; and,
- Aside from the residential dwelling, the lands are being used for agricultural purposes.

The lands surrounding the "Prologis" parcel are described as follows:

- North: Countryside Drive, beyond which are three residential properties and the rest is predominantly agricultural uses. One of the three residential properties is a listed heritage dwelling at 5556 Countryside Drive. In addition, this latter property is the subject of a three year Temporary Use Zoning By-law Amendment Application (File: OZS-2021-0059) to permit outside storage, oversized vehicle parking, and vehicle parking, which went to a Public meeting on January 17, 2022.
- South: The “Orlando” Phase 1 lands, which are currently being developed for industrial purposes, and beyond which are existing industrial and agricultural uses.
- East: Northerly Portion – There are two properties located between the Prologis lands and Highway 50 which appear to operate as businesses, and one of which is a Listed Heritage Dwelling (10980 Highway 50).
- Southerly Portion: Highway 50, beyond which are agricultural, industrial and outside storage uses in the City of Vaughan.
- West: Coleraine Drive, and beyond are the “Orlando” Phase 2 lands that form part of this development application and which are being used for agricultural uses. There are also three residential dwellings with frontage on the west side of Coleraine Drive, the southerly most property is subject to a Rezoning Application (File: OZS-2021-0051) to permit a one storey warehouse building and surface parking lot. The “Orlando” Phase 2 lands contains a heritage dwelling (10916 Coleraine Drive) in which the designation is in process.

Summary of Recommendations

This report recommends that Council approve and enact the Zoning By-law amendment attached hereto as Appendix 8.

Analysis

The proposed Zoning Amendment was evaluated with regard to the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan. It was found that the application represents good planning and conforms to the policies within the noted documents. It also appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act.

The subject property is designated as “*Industrial*,” “*Special Study Area*” and “*Corridor Protection Area*” on Schedule A – General Land Use Designations in the City of Brampton’s Official Plan. The Industrial section of this Plan provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution as well as ancillary uses. The proposal is consistent with the Industrial policies outlined in Section 4.4.2 of the City’s Official Plan.

The subject site is located within the approved portion of the Highway 427 Industrial Secondary Plan (Area 47) and is designated “*Employment Lands: Logistic/ Warehouse/ Transportation*”. This designation permits a range of uses and shall be developed in accordance with Part 1, Section 4.4, Subsection 4.42 and other relevant policies of the Official Plan. Permitted uses shall include Prestige Industrial and those listed in Section 5.3.7 of this Plan. Outdoor storage of goods and materials will be permitted subject to the location and screening criteria contained within the implementing zoning by-law. The proposed industrial warehouse and distribution uses are consistent with those permitted in the Secondary Plan.

The lands are zoned “Agricultural (A)” and “Agricultural – 1735 (A-1735)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the lands with a site specific “Prestige Industrial (M4)” zone category in order to allow these lands to be developed for industrial manufacturing and warehouse distribution purposes.

The detailed analysis can be found in Appendix 9.

Servicing Matters:

The applicant has submitted a Functional Servicing Report to address servicing for the site. City Engineering and Region of Peel staff are still finalizing their review of it. While no significant issues are expected, it is recommended that the Zoning By-law for this application only be forwarded to Council for adoption upon the final approval of the Functional Servicing Report.

Community Engagement:

The application was circulated to City Departments and external agencies for review and comment. The public was first notified of this application by way of the public information signage that was erected on the property which contained information on the proposed designation/zone changes being requested. Notice of the application to members of the public was also provided by way of the Notice of Complete application that was posted in the newspaper.

Notices of the formal Statutory Public Meetings for this development application held on February 2, 2015 and on June 8, 2020 were provided to property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements.

At the February 2, 2015 statutory public meeting, two members of the public spoke to the application, and three written submissions were received. At the June 8, 2020 statutory public meeting, no members of the Committee or the public spoke to the application, however, one written submission was received. Details of this meeting are included in Appendix 10 of this report.

A copy of all departmental/agency comments is attached as Appendix 11 to this report. This report along with the complete application requirements, including studies have been posted to the City’s website.

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.

Economic Development Implications:

Economic Development supports the application from Prologis. Northeastern Brampton represents Brampton's newest greenfield employment development area with servicing imminently available and proposed prestige industrial uses in the pipeline. As one of the largest industrial real estate companies in the world, Prologis is well versed in providing innovative spaces and unique land opportunities, especially in the warehousing and logistics sector. The zoning by-law will permit a full range of industrial uses including, logistics, office and research & development facilities that Economic and Development can promote through various initiatives in Foreign Direct Investment and Retention and Expansion. The lands are well positioned given their proximity to CP Intermodal, CN Intermodal, the Pearson Airport and future extension of Hwy 427.

The demand for industrial space has never been higher. Vacancy rates are at an all-time low, standing at lower than 1% in Brampton. As noted in the City's Economic Recover Strategy the industrial sector (warehousing & logistics) continues to show resilience through the pandemic despite the challenges faced by other sectors. The growth of e-commerce continues to drive the demand for industrial space across the GTA. The shift to e-commerce has caused a boom in many support industries as well, including personal deliveries and packaging supply, which has also driven the demand for more warehousing and logistics space.

This 1,440,000 sq. ft. of industrial build will create between 400-800 direct jobs. Once fully built out and occupied, the applicant anticipates that this project will generate over \$2.5 million annually in taxes. Upon the issuance of a building permit the developer is anticipated to pay over \$30 million in Development Charges.

Other Implications:

City Planning Staff is generally satisfied that the proposed development is consistent with the uses and permissions that are set out in the Official Plan and Secondary Plan. Comments from the Region will be required for on-site site servicing and access from Coleraine Drive which is a Regional Road.

Term of Council Priorities:

This application is also consistent with the “City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The redevelopment of lands makes more efficient use of land and resources and takes advantage of existing infrastructure.

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:

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Zoning By-law Amendment application is appropriate for the site. The amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the City’s Official Plan. Staff therefore recommend that the Zoning By-law Amendment be approved.

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Attachments:

Appendix 1: Concept Tertiary Plan

Appendix 2: Location Map

Appendix 3: Official Plan (Schedule “A” General Land Use Designations) Extract

Appendix 4: Highway 427 Industrial Secondary Plan (Land Use Schedule), Extract

Appendix 5: Zoning Extract

Appendix 6: Aerial Plan / Existing Land Uses

Appendix 7: Heritage Resources

Appendix 8: Zoning By-law Amendment

Appendix 9: Detailed Planning Analysis

Appendix 10: Public Meeting

Appendix 11: Results of Application Circulation