

Date: 2022-04-22

File: **OZS-2022-0009**

Subject: **Information Report**

Application to Amend the Official Plan and Zoning By-law
(To facilitate a range of business, medical and professional office
uses within an existing Heritage Building)

Weston Consulting – 2757566 Ontario Inc.

10254 Hurontario Street

North of Bovaird Drive and west of Hurontario Street

Ward: 2

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Report Number: Planning, Bld & Ec Dev-2022-322

Recommendations:

1. That the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **Weston Consulting – 2757566 Ontario Inc.**, 10254 Hurontario Street, Ward 2, dated April 22nd, 2022, to the Planning and Development Committee meeting of May 16th, 2022 be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant has submitted an application to amend the Secondary Plan, and Zoning By-law in order to allow a greater range of uses on the subject property, such as business, professional, and medical office, and other complimentary uses.**

- **The property is designated “Industrial” on Schedule A of Brampton’s Official Plan. The “Industrial” designation permits the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, as well as uses such as corporate head offices and high-performance industrial uses. An Amendment to the Official Plan is not required.**
- **The property is located within the Snelgrove-Heart Lake Secondary Plan (Area 1) and is designated “General Employment 1”, which permits uses such as warehousing, processing and manufacturing. An Amendment to the Secondary Plan is required.**
- **The property is zoned “M1-422 (Industrial 1 – Section 422)” as per Zoning By-law 270-20004, as amended, which permits industrial uses such as warehousing and manufacturing and some non-industrial and accessory uses. A Zoning By-law Amendment is required to permit the proposed development.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plan’s “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

Weston Consulting Inc. submitted the subject applications on behalf of 2757566 Ontario Inc. on February 2nd, 2022, which have been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated March 2nd, 2022 was provided to the applicant.

Previously a Minor Variance application was approved for the subject property on August 21st, 2018 (File # A18-127) to permit non-medical office uses on the subject lands in order to utilize the existing heritage farmhouse on a temporary basis. The Minor Variance was approved and permitted the use for a period of two years, subject to several conditions, one of which was the applicant submit an Official Plan and Zoning By-law Amendment to re-designate and re-zone the lands. The property has also went through a Site Plan Approval (SP18-058) application in order to move the existing heritage building to the subject location.

Current Situation:

Proposal:

A proposal to amend the Official Plan and Zoning By-law Amendment has been filed for this 1,941 square metres (0.48 acres) site. This application seeks to add the following permitted uses to the property (refer to Appendix 1):

- Retail Establishment
- Service Shop
- Personal Service Shop
- Bank, Trust Company and Finance Company
- Office
- Medical Office (Physician, Dentist or Drugless Practitioner)
- Takeout Restaurant
- Health and Fitness Centre
- Animal Hospital
- Commercial School

The site is currently occupied by the Armstrong Heritage Farmhouse, which is listed on the City of Brampton's Municipal Heritage Register of Cultural Heritage Resources and is the subject of an approved Heritage Conservation Plan and Heritage Building Protection Plan. This farm house was relocated to this area for the Canadian Tire warehouse to be developed just west to the subject site along Hurontario Street. The relocation and restoration was already approved under site plan file number SP18-058.000.

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

The lands have the following characteristics:

- is municipally known as 10254 Hurontario Street
- has a total site area of approximately 1,941 square metres (0.48 acres)
- has a frontage of approximately 42.9 metres (104 feet) along Hurontario Street and a lot depth of 63 metres (206 feet).

The surrounding land uses are described as follows:

North: Industrial and commercial uses, such as a storage depot, a car wash, a warehouse and distribution centre.

South: Lands are currently under construction for an industrial warehousing facility for Canadian Tire.

East: Hurontario Street and beyond which is a residential neighborhood with mainly single detached dwellings and green space.

West: Employee parking lot for the Canadian Tire warehouse, security building and beyond a number of smaller industrial warehousing facilities at various stages of the site plan approval process.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- Compatibility of the proposed uses with the employment designation and fit for operation within the existing heritage building.

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impacts on the surrounding area.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have also been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

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”.

Conclusion:

Appropriate information and background studies have been received by the Planning, Building and Economic Development Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

Reviewed by:

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Attachments:

- Appendix 1 - Concept Plan
- Appendix 2 - Location Map
- Appendix 3 - Official Plan Designation
- Appendix 4 - Secondary Plan Designation
- Appendix 5 - Zoning Designation
- Appendix 6 - Aerial Existing Land Uses
- Appendix 7 - Heritage Resources
- Appendix 8 - Information Summary
- Appendix 9 - Sustainability Snapshot