

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing a recommendation 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 Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act* R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- h) The orderly development of safe and healthy communities;
- k) The adequate provisions of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- r) The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS):

The proposal will also be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Section 1.1.1 – Healthy, liveable and safe communities are sustained by:
 - a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

- b. Accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs.
 - c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d. Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - f. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs
- Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.
- Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources;
 - b) Are appropriate for, and efficiently use, the infrastructure and public services and avoid unjustified and/or uneconomical expansion;
 - c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) Prepare for the impacts of a changing climate;
 - e) Support active transportation;
- Section 1.3.1 – Planning authorities shall promote economic development and competitiveness by:
 - a) Providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs;
 - b) Providing opportunities for a 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;
 - c) Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability

- of employment sites, and seeking to address potential barriers to investment;
 - d) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4
- Section 1.6.7.2 – Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.
- Section 1.7.1 – long-term economic prosperity should be supported by:
 - a) Promoting opportunities for economic development and community investment-readiness;
 - c) Optimizing the long-term availability and use of land resources; infrastructure and public service facilities;
 - d) Maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;
 - e) Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- Section 2.6.4 – Planning authorities should consider and promote archaeological management plans and cultural plans in conserving heritage and archaeological resources.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe:

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. The Growth Plan promotes development that contributes to complete communities, creates street configurations that supports walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Urban Growth Centre and within the 'Built-Up Area' within the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- Section 1.2.1 speaks to the guiding principles of the Growth Plan:
 - Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.
 - Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities
- Section 2.2.1.2 – Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) The vast majority of growth will be directed to settlement areas that:
 - i. Have delineated built boundary;
 - ii. Have existing or planned municipal water and wastewater systems; and
 - iii. Can support the achievement of complete communities
 - b) Growth will be limited in settlement areas that:
 - i. Are rural settlements;
 - ii. Are not serviced by existing or planned municipal water and waste water systems or
 - iii. Are in the Greenbelt Area;
 - c) Within settlement areas, growth will be focused in:
 - i. Delineated built-up areas;
 - ii. Strategic growth areas;
 - iii. Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. Areas with existing or planned public service facilities;
 - d) Development will be directed to settlement areas, except where the policies of this Plan permit otherwise
- Section 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:
 - a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- Section 2.2.5.1 – Economic development and competitiveness in the GGH will be promoted by:
 - a) Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
 - b) 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;
 - c) Planning to better connect areas with high employment densities to transit; and
 - d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.
- Section 2.2.5.3 – Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

Region Official Plan, 2016

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The site is

located within the 'Urban System'. 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:

- Section 5.3.1.3 – to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect to the natural environment, resources and the characteristics of existing communities
- Section 5.3.3.1.3 – To achieve Urban Growth Centres that incorporate a range and mix of residential and employment opportunities
- Section 5.3.3.1.4 – To achieve in each urban growth centre a minimum gross density target of 200 residents and jobs combined per hectares by 2031 or earlier.
- Section 5.3.2.8 – Encourage area municipalities to develop employment and industrial uses adjacent to highways, rail corridors, rail yards and major truck terminals.
- Section 5.6.1.1 – To provide sufficient lands in employment areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3.
- Section – 5.6.1.3 – To promote sustainable development of employment areas, in accordance with the Themes of the Plan in Section 1.3.5 of this Plan.
- Section 5.6.1.4 – to attract and retain a range of employment types in Peel.
- Section 5.6.2.2 – Require the area municipalities to include a range of employment designations in their official plans for employment areas within the Urban System and Rural Service Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses.

City of Brampton Official Plan, 2006

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated as 'Employment' on Schedule 1 City Concept and 'Industrial' on Schedule A Land Use Designation of the Official Plan. The property is also located along a 'Primary

Intensification Corridor' on Schedule 1 City Concept. The Official Plan policies that are applicable to this application include but are not limited to:

Section 2.4.3 – Protecting Our Environment, Enhancing Our Neighbourhoods

- Brampton is committed to conserving and protecting the natural heritage system for the citizens of Brampton to enjoy and building a community that preserves Brampton's cultural heritage and achieves a high standard of civic design for the whole City.
 - a) Preserve the City's diverse natural and cultural heritage for generations to come by ensuring development is sensitively located, integrated and compatible with the natural environment and existing cultural landscapes
- Section 3.1 – Sustainable Planning Framework
 - Integrate economic development with the existing and planned infrastructure and transportation facilities to achieve economy of scale and sustainable goods and peoples movement
 - Promote retention, integration and adaptive reuse of heritage resources through proactive designation of significant resources in accordance with the Ontario Heritage Act and the use of all available financial incentives.

Section 3.2.1 – General Policies:

- Development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas. These areas shall:
 - I. Accommodate a significant portion of population and employment growth;
 - II. Provide a diverse and compatible mix of land uses, including residential and employment uses
 - III. Provide high quality public open spaces;
 - IV. Support transit, walking and cycling for everyday activities;
 - V. Develop in a compact form that will efficiently use land and resources;
 - VI. Optimize the use of existing and new infrastructure and services;
 - VII. Contribute to minimizing potential impacts on air quality and promoting energy efficiency; and,
 - VIII. Achieve an appropriate transition of built form to adjacent areas.
- Section 3.2.6 – Intensification corridors will accommodate a mix of residential, office, institutional, employment and commercial development which support the transit focus of these areas. The nature of and detailed uses permitted within each intensification corridor will vary depending upon the underlying land use designation. The detailed permitted land uses are further defined within the land use designations in this plan. To accomplish the intended vision for the City's intensification corridors, higher order uses which enhance the use of transit and encourage walkability shall be promoted. Uses such as highway commercial, auto repair, warehousing/distribution and those uses involving open storage are discouraged. Superior urban design is also required to achieve the intended

vision for the City's corridors, including the gateways or "windows" of the City, especially at major entry points. Contextual planning and design will be a priority where infill/intensification and mixed-uses are involved. Particular attention should also be given to streetscape improvement to create a pedestrian-friendly environment.

- Section 3.2.6.1 – Primary Intensification Corridors are those which are primarily identified as higher order transit corridors linking major destinations within and beyond the City. These include Queen Street, Main Street/Hurontario Street; Steeles Avenue; Bovaird Drive; Mississauga Road, Bramalea Road and Airport Road. Primary Intensification Corridors shall be planned to accommodate intense mixed-use development at higher densities supported by the City's highest level of transit service.
- Section 3.2.6.2 – Development within Primary Intensification Corridors shall generally be designed to achieve a floor space index of 1.5 over the entire Intensification Corridor, within buildings 2-10 storeys in height. More detailed massing and density guidelines will be established in the comprehensive master plan set out in Policy 3.2.6.6
- Section 4.4. Employment
 - a) Retain and enhance business, industry and employment opportunities within Brampton
 - b) 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
 - d) 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
- Section 4.4.2 – Industrial
 - Section 4.4.2.1 – 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 used 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 4.4.2.5 – 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.
- Section 4.4.2.9 – The City may establish a number of more-detailed business, commercial and industrial designations in Secondary Plans for areas designated Business Corridor and Industrial on Schedule 'A' of this Plan, based upon the following:
 - i. The varying requirements of commercial and industrial uses for road and rail access
 - ii. The inter-relationship of different commercial and industrial firms
 - iii. The need to minimize potential conflicts between different classes of land uses; and
 - iv. The demands for regional and municipal services.
- Section 4.4.2.18 – An Official Plan Amendment to permit a non-employment use on lands designated Industrial shall only be considered based on a municipal comprehensive review which shall demonstrate that:
 - i. There is a need for the conversion
 - ii. The City will meet the employment forecasts as set out in Section 2 of this Plan
 - iii. The conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets and other policies of this Plan
 - iv. There is existing or planned infrastructure to accommodate the proposed conversion
 - v. The lands are not required over the long term for the employment purposes for which they are designated; and
 - vi. Cross-jurisdictional issues have been considered

For the purposes of this policy, residential, retail in excess of 1,000 square metres (individual store or cluster of stores) and non-ancillary uses are considered non-employment uses.

- Section 4.4.2.19 – Notwithstanding Policies 4.4.2.5 and 4.4.2.18, an amendment to a Secondary Plan to permit local office uses and ancillary uses on lands designated Industrial on Schedule A of the Official Plan shall only be considered subject to satisfying all of the following requirements:
 - i. The property shall not exceed a site area of 0.8 hectares (2 acres)
 - ii. The proposed development provides local office uses, at a minimum height of three storeys
 - iii. Retail and service commercial uses shall only be permitted where they are ancillary to the principle local office use, located within the

same building, and shall not exceed 20% of the total gross floor area

- iv. Residential and other sensitive land uses are not permitted
- v. The lands are located on the edge of an Employment Area abutting a Residential designation as set out on Schedule A; and
- vi. The lands have direct frontage on an Intensification Corridor as set out on Schedule 1.

- In addition to satisfying the requirements of Policy 4.4.2.19, the following shall be demonstrated to the City's satisfaction:
 - i. The change of use will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets, and any other policies of this Plan, the Region of Peel Official Plan, and the Provincial Growth Plan;
 - ii. The lands are not required over the long term for the employment uses for which they are designated
 - iii. The development will have a beneficial impact on the surrounding use and the broader community by addressing a public need
 - iv. The change of use will not adversely affect the ability of lands abutting or in proximity of the proposed development to be used or continue to be used for employment purposes over the long term
 - v. A greater employment yield can be achieved with the proposed local office uses than from the employment uses for which they are designated.

- 4.10 – Cultural Heritage:
 - a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
 - b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including Significant public views; and,
 - c) Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.
- Section 4.10.1.8 - Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- Section 4.10.9.1 – Heritage planning is the responsibility of the Provincial Government and the municipality. A citizen advisory committee, known as the Brampton Heritage Board has been established to provide advise to the City Council on all matters pertaining to heritage.

An Amendment to the Official Plan is not required.

Secondary Plan:

The subject property is within the Snelgrove-Heart Lake Secondary Plan (SPA Area 1) and is designated as 'General Employment 1' In order to permit the proposed development an Amendment to the Secondary Plan is required. The following policies are applicable to the subject application:

- Section 3.1 General Employment 1
 - 3.1.1 – Uses permitted on lands designated General Employment 1 on Schedule 1 shall include:
 - a) A broad range of industrial uses including but not limited to:
 - i. Warehousing and storage of goods
 - ii. Manufacturing
 - iii. Processing
 - iv. Repairing and servicing operations, but excluding motor vehicle body shops; and
 - v. Outdoor storage areas, only as accessory to an industrial use
 - b) Ancillary uses that serve the principle industrial use
 - c) A residential unit, only for use of a caretaker or person employed in the maintenance of land, buildings or equipment.

An Amendment to the Secondary Plan is required to permit the proposed use.

City of Brampton Zoning By-law:

The subject property is zoned 'Industrial 1 – Section 422' (M1-422), 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.

Sustainability Score and Summary:

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 proposed application has a Sustainability Score of 41, which achieves the City's Bronze threshold. A snapshot of the Sustainability Score and Summary is included as Appendix 9. This snapshot is provided by the applicant to staff and City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of this Amended Application:

- Application Form
- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Draft Public Notice Sign
- Site Plan
- Heritage House Site Plan
- Elevations
- Heritage Impact Assessment
- Heritage Building Protection Plan
- Heritage Conservation Plan
- Site Grading Plan
- Site Servicing Plan
- Stormwater Management Plan
- Landscape Plans and Details
- Environmental Site Assessment Phase 1
- Environmental Site Assessment Phase 2
- Archaeological Assessment (Stage 4)
- Archaeological Registration
- Survey (R Plan)
- Parcel Abstract
- RSC – Letter of Acknowledgement

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.