

Date: 2022-04-28

Subject: Information Report
Application for a Temporary (3 years) Use Zoning By-law
Amendment
(to permit temporary outdoor storage of trucks and trailers)
2458171 Ontario Inc. – Blackthorn Development Corp
3420 Queen Street East
Ward: 8

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Report Number: Planning, Bld & Ec Dev-2022-405

Recommendations:

1. THAT the report titled: Information Report, Application for a Temporary Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp., 3420 Queen Street East, Ward 8 (City File OZS-2022-0022 and Planning, Bld & Ec Dev 2022- 405), dated April 28, 2022 to the Planning and Development Committee Meeting of June 6, 2022, be received; and
2. THAT 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 completion of circulating the application and a comprehensive evaluation of the proposal.

Overview:

- The applicant proposes to permit the outdoor storage of 249 trucks and trailers on the property. This is a proposed temporary use for a period up to 3 years.
- The application will facilitate outdoor storage of trucks and trailers by permitting 63 truck parking bays measured at 14 metres by 3.5 metres and 186 trailer parking bays measured at 20 metres by 4.5 metres.

- The property is designated as “Business Corridor”, “Lester B. Pearson International Airport Operating Area” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Highway & Service Commercial” in the Airport Intermodal Secondary Plan. Neither an amendment to the Official Plan nor the Secondary Plan is required, as policies regarding land use designation compliance of the Official Plan and Secondary Plan can be suspended for the purpose of a temporary use by-law.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community, and by meeting the legislated requirements as outlined in the Planning Act.

Background:

Prior to the submission of this application the proposed development underwent a Pre-Application Consultation. Staff and the Applicant met on March 2, 2022. Following the meeting a Pre Development Application Consultation Checklist was provided to the Applicant outlining the reports and studies requested with the submission of this application.

This application was received on April 7th, 2022 and was reviewed for completeness as per the Planning Act and found to be complete. On April 13th, 2022, staff found that a Traffic Impact Study would be required for the application, and followed up with the applicant to request this study. The Traffic Impact Study was submitted on April 29th, 2022, and was approved by Traffic Services on May 10th, 2022. Further, background studies/plans will be required to be received in association with a future Site Plan application.

Current Situation:

Proposal (Refer to Appendix 1):

An application for Temporary Use Zoning By-law Amendment has been filed in support of the proposed development.

Details of the proposal are as follows:

- 63 truck parking bays;
- 186 trailer parking bays;
- Access will be from Sun Pac Boulevard.

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

The property has the following characteristics:

- Is municipally known as 3420 Queen Street East;

- Has a site area of 42, 649 square metres (4.2 hectares);
- The property is currently vacant, with existing access by means of a private driveway from Queen Street East; and
- Square shaped parcel with frontage of approximately 156 metres along Queen Street East and 222 metres along Sun Pac Boulevard.

The surrounding land uses are described as follows:

- North: Commercial and employment uses are located north of the subject lands. Further north, beyond Cottrelle Boulevard residential uses exist.
- South: Existing employment uses make up the uses south of the subject lands including the CN Brampton Yard and Canadian Tire AJ Biles Distribution Centre.
- East: Open space lands are located immediately to the east of the subject lands. Further east of McVean Drive and toward Highway 50 there are existing commercial and residential lands uses.
- West: Commercial and employment uses exist west of the subject lands. Further west, beyond Torbram Road are existing residential uses.

Technical Considerations

Comments from staff and external commenting agencies are required to complete a comprehensive analysis of this application. All comments received will be considered in a future Recommendation Report to the Planning & Development Committee. Given this site is along the Queen Street Corridor, staff will be working with the applicant to examine opportunities to mitigate the visual impact of the truck and trailer storage. In addition, staff look forward to receipt of detailed studies such as the Tree Evaluation Report and Stormwater Management Brief at the Site Plan stage with the view of improving the sustainability score (currently a score of 15). Further details on this application can be found in the Information Summary contained in Appendix 8.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the 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.

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'. The proposal specifically meets the intent of Vision 2: In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

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.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Approved by:

Jason Schmidt-Shoukri, MPA OAA RPP
MCIP, Commissioner, Planning, Building
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Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designation
Appendix 4: Secondary Plan Designations

Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land use
Appendix 7: Heritage Resources
Appendix 8: Information Summary
Appendix 9: Sustainability Matrix