

Date: 2022-07-07

File: C11E15.002

Subject: Recommendation Report
Application for a Draft Plan of Subdivision
(To create industrial blocks, roads and open space blocks)
Glen Schnarr & Associates Inc. c/o Orlando Corporation
Part of Lot 15, Concession 12, Northern Division
South of Countryside Drive, and West of Colerain Drive
Ward: 10

Contact: Kelly Henderson, Development Planner, Development Services,
Kely.Henderson@Brampton.ca, and David VanderBerg, Manager,
Development Services, David.Vanderberg@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-740

Recommendations:

1. **That** the report titled: **RECOMMENDATION REPORT**, Application for a draft plan of subdivision, by Glen Schnarr Associates Inc., c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, Ward 10, File: C11E15.002, dated July 7th, 2022 to the Planning and Development Committee Meeting of July 25th, 2022, be received;
2. **That** the application for a draft plan of subdivision, submitted by Glen Schnarr Associates Inc., c/o Orlando Corporation, 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, has regard to Section 51(24) of the Planning Act, conforms to the Growth 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** no further notice or public meeting be required for the attached conditions of draft plan approval pursuant to Section 51(22.2) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Overview:

- **Orlando Corporation and Prologis Incorporated submitted a joint development application to amend the Official Plan and Zoning By-law for their combined land holdings on August 12, 2014. That application was to permit the development of an industrial business centre on lands located south of Countryside Drive, on both sides of Coleraine Drive. Public Meetings for the Official Plan and Zoning By-law Amendments application were held on February 2, 2015 and on June 8, 2020. The Local Planning Appeals Tribunal approved the Zoning By-law Amendment for the Orlando lands on September 1st, 2021. The Zoning By-law Amendment for the Prologis lands is scheduled to go to Council for enactment on July 6, 2022.**
- **An application for a draft plan of subdivision (the subject application) was filed on May 22, 2018 for the portion of the Orlando lands located on the west side of Coleraine Drive. This Recommendation Report deals with the approval of this subdivision application and brings forward the recommended conditions of draft plan approval.**
- **A Public Meeting for this subdivision application was held on November 4, 2019, at which two members of the public spoke to it. In addition, one piece of correspondence was received from a lawyer representing a land owner located on the east side of Coleraine Drive. Details of the Public Meetings and correspondence are included in Appendix 10 of this report.**
- **Within the Official Plan, the lands are designated “Industrial”. Within the Highway 427 Industrial Secondary Plan, the lands are designated “Employment Lands: Prestige Industrial”. These designations came into effect through a decision of the Local Planning Appeals Tribunal (LPAT) that were made since the submission of the aforementioned development application and subdivision application, thereby eliminating the need for an amendment to either the Official Plan or Secondary Plan.**
- **Through the processing of the rezoning application the property has been zoned M4(H)-3553 and M4(H)-3554 to permit prestige industrial purposes and the valleyland portion is zoned Floodplain (F) by By-law 270-2004, as amended. A small portion of land located at the south-west corner of the site remains in an Agricultural (A) zone and will be developed in conjunction with the adjacent lands to the west.**
- **The draft plan of subdivision reflects the new road pattern illustrated in the area secondary plan and the environmental limits that were staked in conjunction with the local conservation authority. The recommended conditions of draft approval are contained within Appendix 9 of this**

report. The Commissioner of Planning, Building and Economic Development, and designate, is authorized to issue the notice of decision to draft approve the plan once all 'prior to' conditions have been addressed.

- **This application represent good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, 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:

Orlando Corporation and Prologis Incorporated submitted a joint development application to amend the Official Plan and Zoning By-law for their land holdings on August 12, 2014. That application was 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 this 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 of the Orlando lands 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.

A Draft Plan of Subdivision application was submitted on May 22, 2018 for the “Orlando” Phase 2 lands for the purpose of subdividing the lands for new roads, the delineation of the environmental (valley) lands, and the creation of six employment blocks. A separate Public Meeting was held for the “Orlando” Subdivision Application on November 4, 2019. Details of the Public Meetings and correspondence are included in Appendix 10 of this report. This planning report evaluates the merits of this subdivision application and brings forwards the recommended conditions of draft plan approval.

Current Situation:

Proposal (Refer to Appendix 1):

The subdivision application is to permit the development of the site for an industrial business centre, which includes office and warehouse distribution uses. 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 1A).

The details of the proposed draft plan of subdivision, dated June 17th, 2022 (illustrated in Appendix 1B) are as follows:

- 40.62 hectares (100.37 acres) of employment land at the north-west corner of the subdivision (Block 1).
- 2.67 hectares (6.60 acres) of employment land fronting onto the west side of Coleraine Drive (Block 2).
- 17.37 hectares (42.92 acres) of employment land fronting onto the west side of Coleraine Drive (Block 3).
- 0.07 hectares (0.17 acres) of employment land at the south-east corner of the subdivision (Block 4).
- 0.06 hectares (0.15 acres) of employment land at the south-west corner of the subdivision (Block 5).
- Stormwater management pond (Blocks 7).
- 13.61 hectares (33.63 acres) of natural heritage system lands comprising a portion of Rainbow Creek (Block 9) and a 10 metre (33 feet) wide natural heritage system buffer (Blocks 10 and 11).
- Block 12, road widening along the south side of Countryside Drive, and Blocks 13 and 14, road widenings along the west side of Coleraine Drive.
- Block 16, potential arterial road A2 along the westerly boundary of the subdivision and Block 15, a potential arterial road coinciding with the Coleraine Drive realignment.
- 0.3 metre wide access control Blocks 17 to 24.

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

The subject property has the following characteristics:

- is located at the south-west corner of Countryside Drive and Coleraine Drive;
- has a site area of approximately 82 hectares (204 acres) with frontages on the south side of Countryside Drive and the west side of Coleraine Drive;
- contains a heritage dwelling (10916 Coleraine Drive) for which designation is in process; and,
- consists of vacant agricultural land along with a portion of the Rainbow Creek Natural Heritage System lands and a wooded area.

The surrounding land uses are described as follows:

North: Countryside Drive, beyond which are agriculture lands and single-detached residential dwellings. On the north-east corner of Countryside Drive and Coleraine Drive is a listed heritage dwelling at 5556 Countryside Drive, for which a Temporary Use Zoning By-law Amendment Application (File: OZS-2021-0059) to permit outside storage, oversized vehicle parking, and vehicle parking has been approved.

South and West: is primarily being used for agricultural purposes. There are also three residential dwellings with frontage on the west side of Coleraine Drive, and 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.

East: Coleraine Drive, beyond which are vacant industrial zoned lands owned by Prologis which have just been graded and expect to commence construction shortly, and industrial zoned lands owned by Orlando which are under construction.

Summary of Recommendations:

This report recommends that Council endorse the conditions of draft plan approval, generally in accordance with the document attached as Appendix 11 of this report, and determine that no further notice or public meeting be required for this subdivision application pursuant to Section 51(22.2) of the Planning Act, R.S.O. c.P. 13, as amended. Staff has delegated authority when it comes to Draft Plan of Subdivisions and therefore, once all 'prior to' draft approval comments have been addressed, the Commissioner of Planning Building and Economic Development will have the authority to issue draft approval.

Planning Analysis Summary:

The proposed land use was previously evaluated and approved by the Ontario Land Tribunal (OLT) under File C11E15.002. That review found that the proposed industrial development, and the protection of the environmental features represents good planning and that it is consistent with the Provincial Policy Statement, conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City's Official Plan.

This subdivision application does not propose any changes to the approved industrial and floodplain land use permissions for the site. It will create industrial blocks, will delineate the floodplain lands and will establish the road and road widenings that are to be conveyed to the appropriate public authority. Further design details will be established through the site plan review process for the industrial lands.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized in Appendix 8), and advise that the proposed application satisfies these criteria. It is considered to represent proper and orderly planning and can be supported from a land use perspective.

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 Meeting for the draft plan of subdivision application held on November 4, 2019 were provided to property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements of 120 metres for such applications.

Two members of the public spoke to the application and correspondence was received from a lawyer representing a land owner located on the east side of Coleraine Drive. Details of these meetings are included in Appendix 9 of this report.

A copy of all departmental/agency comments is attached as Appendix 10 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 Orlando. North-eastern 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, Orlando is well versed in providing innovative spaces and unique land opportunities for employment and some of Canada's largest corporations. This development will provide economic development opportunities to attract a range of industrial, office, research & development and warehouse facilities that Economic and Development can promote through 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. Industrial vacancy rates remain around 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.

These employment lands will provide a viable home in the City for businesses requiring separation from residential and other uses that are sensitive to noise, activity or odour. These employment lands will provide a predictable supply of land that are flexible and adaptive inventory that can effectively meet potential future demands. These lands will also bring more balance to the City residents traditionally leave the City of Brampton to reach their place of employment.

Brampton has clearly seen a rise in the demand for logistics & e-commerce, to the point where some developers are seeking investment opportunities in proximity to mature neighbourhoods where residential and other sensitive land-uses are more prominent. Adding another 150 acres of employment lands can relieve some of the pressure from these mature neighbourhoods and primary intensification corridors.

According to the preliminary plans, this development could yield over 3 million sq.ft. of industrial space and create between 1000-2000 direct jobs, depending on the company. Upon the issuance of a building permit the developer is anticipated to pay over \$20 million in City Development Charges.

Other Implications:

There are no other corporate implications associated with this application.

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:

Staff has undertaken a thorough a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized in Appendix 8) as applicable to the review of this application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective. Staff therefore recommend that the proposed draft plan of subdivision be endorsed and that the notice of decision of draft plan approval be issued once the prior to conditions have been addressed.

Authored by:

Reviewed by:

Kelly Henderson, MCIP, RPP
Development Planner
Planning, Building & Economic
Development

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building & Economic
Development

Approved by:

Jason Schmidt-Shoukri, MPA, OAA,
RPP
Commissioner,
Planning, Building & Economic
Development

Attachments:

- Appendix 1: Concept Tertiary Plan
- Appendix 1B: Draft Plan of Subdivision
- 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: Detailed Planning Analysis
- Appendix 9: Draft Conditions of Draft Approval
- Appendix 10: Results of Public Meeting & Correspondence Received
- Appendix 11: Results of Application Circulation