

Date: 2022-08-03

Subject: OZS-2022-0027

Secondary Title: Information Report

Application to Temporarily Amend the Zoning By-law
(A Temporary Use Zoning By-law Amendment to permit the outdoor storage of motor vehicles on the southern portion of the lands for a period of three (3) years)

SGL Planning and Design Inc. – Adesa Auctions Canada Corporation

'0' Queen Street East (No municipal address)
North side of Queen Street, west of Sun Pac Boulevard
Ward: 8

Contact: Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, 905-874-3485;
Steve Ganesh, Manager, Planning, Building and Economic Development, 647-624-8533

Report Number: Planning, Bld & Ec Dev-2022-764

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Temporarily Amend the Zoning By-law, **SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bld & Economic Development-2022-764)**, dated August 3, 2022 to the Planning and Development Committee Meeting of August 22, 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 the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The application is proposing to temporarily permit the outdoor storage of motor vehicles on the southern portion of the lot zoned Agricultural-2969.
- The proposed Temporary Use By-law would permit the outdoor storage of motor vehicles on the southern portion of the lot for a period of three (3) years.
- The property is designated “Business Corridor” and “Industrial” in the Official Plan and “Highway & Service Commercial” and “Prestige Employment” in the Airport Intermodal Secondary Plan (Area 4). An amendment to the Official Plan and Secondary Plan is not required.
- The property is zoned as “Agricultural-1499 (A-1499)” and “Agricultural-2969 (A-2969)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed temporary use.
- 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.

Background:

This application was submitted by SGL Planning & Design Inc. on May 17th, 2022. This submission was reviewed for completeness and found to be complete on June 1st, 2022 in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on June 21st, 2022.

The property is currently used for the outdoor storage of motor vehicles. This use was permitted on the southern portion of the land on a temporary basis of three (3) years as a result of the Temporary Zoning By-law Amendment application C07E06.038 approved in December of 2019. The approval was subject to the restriction that there shall be no outside storage other than motor vehicles (meaning no heavy equipment, oversized motor vehicles, trucks, trailers, cargo containers, etc.) and the outdoor storage of motor vehicles shall only be permitted until November 4, 2022.

The property is zoned Agricultural-1499 (A1499) & Agricultural-2969 (A-2969) and is currently designated “Business Corridor” and “Industrial in the Official Plan, and “Highway & Service Commercial” and “Prestige Employment” in the Airport Intermodal Secondary Plan (SPA 4). The subject property is also located within the draft Goreway ‘Planned’ Major Transit Station Area (MTSA) boundary along the Queen Street BRT.

Current Situation:

Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- Has no municipal address at this time, and is located on the north side of Queen Street, west of Sun Pac Boulevard, directly east of the CN Rail line;
- has a total site area of approximately 11.8 hectares, of which, approximately 2.68 hectares is proposed for the Temporary Use Zoning By-law Amendment;
- has a frontage of approximately 20.2 metres along Sun Pac Boulevard;
- is currently used for outdoor storage of vehicles permitted on a temporary basis of three (3) years, as a result of application C07E06.038, which expires in November 2022.

The surrounding land uses are described as follows:

North	Several one to two-storey industrial buildings with outdoor storage at the rear of the properties along Progress Court. Northeast property along Sun Pac Blvd is paved with outdoor storage;
East	Temporary outdoor storage abuts the parcel to the east. Beyond Sun Pac Blvd is vacant land;
South	Beyond Queen Street are lands occupied by ADESA Auctions Canada Corporation's auction house and outdoor storage, and a banquet hall;
West	Canadian National Railway (CNR) rail track abuts the land to the west. Beyond the railway is a warehouse with outdoor storage at the north-east corner of Queen Street and Maritime Ontario Blvd.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

At this time, staff has noted the following specific considerations that will need to be addressed:

- Potential to accommodate landscape elements to provide screening of the outdoor vehicle storage from the public realm;

- A better understanding of the long term intention for the subject land and potential for future development.

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 technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

This application has been circulated to all relevant City departments and external agencies for comment and a sign informing the public of the submission of a development application for the property is erected on the site.

Notice of the statutory public meeting has been provided by mail to all property owners within 240 metres of the subject lands, and also through the Brampton Guardian, which exceeds the requirements of the Planning Act. The notices were provided at least 20 days in advance of the public meeting as per Planning Act requirements.

This report, along with the complete application requirements including studies, has 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.

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 temporarily amend the Zoning By-law.

Authored by:

Reviewed by:

Andrew Ramsammy
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
MCIP
Commissioner Planning, Building and
Economic Development
City of Brampton

Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Propane Facilities
Appendix 8: Information Summary