

**Date:** 2020-07-28

**File:** **OZS-2020-0005**

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law  
(To permit a commercial and office  
development consisting of 17 buildings)  
Mayfield Commercial Centre Ltd. – Weston Consulting  
East of Airport Road and South of Mayfield Road  
Ward: 10

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**Report Number:** Planning, Bld & Ec Dev-2022-743

**Recommendations:**

1. **THAT** the report titled: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting**, East of Airport Road and South of Mayfield Road, Ward 10 (File OZS-2020-0005), to the Planning and Development Committee Meeting of August 22<sup>nd</sup>, 2022, be received;
2. **THAT** the **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting**, Ward: 10, (File OZS-2020-0005), **as revised be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, 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 the Planning Recommendation Report, dated July 28<sup>th</sup>, 2022;
3. **THAT** the amendments to the Zoning By-law, as generally attached as Appendix 12 to this report be adopted;
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

## **Overview:**

- The application will facilitate commercial and office development of the lands. The proposal comprises a gross floor area of 19,877.10 m<sup>2</sup> over 17 buildings to accommodate a variety of retail uses, professional offices, and medical offices.
- The property is designated as “Business Corridor” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary Plan (Area 49). The Official Plan and Secondary Plan permit the proposed development.
- The site is zoned “Residential Hamlet One (RHm1)” and “Residential Hamlet One – Section 1544 (RHm1-1544)” by By-law 270-2004, as amended. An amendment to the existing zoning is proposed to permit the commercial and office uses.
- A Statutory Public Meeting for this application was held on July 6, 2020. Results of the Statutory Public Meeting are included in Appendix 11 of this report.
- The development proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and City’s Official Plans.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

## **Background:**

The subject lands are located east of Airport Road and South of Mayfield Road. The lands are designated “Business Corridor” on Schedule ‘A’ of the Official Plan and “Employment” on Schedule ‘1’ of the Official Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary plan (Area 49).

This application proposes to amend the Zoning By-law to permit a commercial and office development at the southeast corner of Airport Road and Mayfield Road. The applicant

submitted the application on December 23, 2019. City staff reviewed the application for completeness and deemed it to be complete in accordance with the Planning Act on February 10, 2020. The Statutory Public Meeting for the application was held at the July 6, 2020 Planning and Development Committee Meeting. City staff have worked diligently with the applicant since the submission of the application in December of 2019 to ensure the urban design objectives of the proposal align with the City's design standards as outlined in the Official Plan and Vales of Castlemore North Secondary Plan, with due consideration for elements such as landscaping, and building layout. Please see Appendix 14 for architectural renderings of the proposed development.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed commercial development.

#### *Application to Amend the Zoning By-law:*

The subject property is zoned "Residential Hamlet One (RHm1)" and "Residential Hamlet One – Section 1544 (RHm1-1544) by By-law 270-2004, as amended. This zoning designation does not permit the intended development. The proposed development requires a new zone to be created. Provisions of the draft Zoning By-law amendment and associated setback requirements can be found in the Draft Zoning By-law in Appendix 12 of this Recommendation Report.

#### Details of the proposal are as follows:

- A condominium tenured commercial and office development (a Draft Plan of Condominium application has been submitted);
- Seventeen (17) buildings intended for uses permitted in the Service Commercial (SC) zone, a supermarket, and medical office;
- Gross floor area (GFA) of 19,877 m<sup>2</sup> with a lot coverage of 27.90%; and
- 871 parking spaces.

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

#### The land has the following characteristics:

- Is located south of Mayfield Road and east of Airport Road, but does not include the corner property at the intersection;

- Is largely vacant with an existing residential dwelling fronting onto Mayfield Road that is to be demolished to accommodate the development proposal;
- An irregular site with an area of 7.19 ha (17.77 ac) with a frontage of approximately 330 m along Airport Road and 94 m along Mayfield Road.

The surrounding land uses are described as follows:

- North: Vacant lands currently in agricultural use within the Town of Caledon.
- South: A temporary outdoor storage facility with transport trucks occupying a majority of the site.
- East: Existing residential area consisting of single-detached dwellings.
- West: At the southeast corner of Mayfield Road and Airport Road, existing single-detached dwellings. Across Airport Road a variety of uses including a gas station, convenience retail, residential, agricultural, cultural centre, and cemetery.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 12.

**Planning Analysis Summary**

This proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The application to amend the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement, the goals and objectives of the City's Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The proposal represents good planning. Please refer to Appendix 10 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

*Planning Act:*

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the *Planning Act*:

- The adequate provision of employment opportunities;
- The appropriate location of growth and development;

- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- The promotion of built form that:
  - Is well designed;
  - Encourages a sense of place; and
  - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

*Provincial Policy Statement (PPS):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities.

Section 1.1.1 – healthy, livable 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;
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- h) promoting development and land use patterns that conserve biodiversity;

According to Section 1.3.2 of the Provincial Policy Statement, planning authorities shall promote economic development and competitiveness in employment areas by:

- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):*

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to economic development and competitiveness, and development in designated greenfield areas. A detailed analysis of these policies can be found in Appendix 10 of this report.

## Municipal Planning Documents:

### *Region of Peel Official Plan:*

The Regional 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 subject lands are located within the “Urban System” designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

### *City of Brampton Official Plan:*

The City’s Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development (employment use).

The lands are designated ‘Business Corridor’ on Schedule A of the Official Plan. The business corridor designation permits a broad range of employment and employment-related uses. The applicant has demonstrated that the proposal meets the requirements of the Business Corridor designation.

### *Vales of Castlemore North Secondary Plan (Area 49):*

The property is designated “Highway and Service Commercial” in the Vales North Secondary Plan (Area 49). The “Highway and Service Commercial” designation permits a range of Highway and Service Commercial uses including retail, supermarket, restaurant, pharmacy, office, and financial institutions. The proposal conforms with the intended vision of the “Highway and Service Commercial” designation by complying with the permitted uses outlined in the Secondary Plan and policies regulating built form and urban design (see Appendix 14).

## Application Evaluation:

A detailed description of the evaluation of this proposal against existing provincial and municipal planning documents and policies can be found in Appendix 10 – Detailed Planning Analysis.

## Results of Application Circulation:

The proposal has been evaluated by the appropriate departments and agencies. Results of the application circulation can be found in Appendix 13 – Results of Application Circulation. The Region of Peel and Toronto and Region Conservation Authority (TRCA) has indicated support for the proposed development. Minor refinements to the Site Plan

will be made at the detail design stage to ensure conformity with Region of Peel and TRCA development standards.

### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. A copy of all department/agency comments and conditions are attached as Appendix 13 to this report. Notice signs were placed on the subject lands on February 21, 2020 to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on July 6, 2020. Three members of the public registered as delegates at the public meeting. An analysis of the results of the public meeting is included in Appendix 11.

As per Section 34(17) of the Planning Act, where there is a change to the proposed zoning by-law after the holding of the public meeting Council shall determine whether any further public notice is to be given in respect of the proposed by-law. Staff note that there was no change to the proposed land uses subsequent to the public meeting. Changes included minor revisions to the layout of buildings, an increase in the number of buildings from 14 to 17, accompanied by a 0.26% reduction in the Gross Floor Area of the proposed development, and a reduction in parking spaces from 1130 to 871 parking spaces. Due to these minor changes to the proposed development, staff do not recommend further notification.

### **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.

#### Other Implications:

There are no other corporate implications associated with this application.

### **Term of Council Priorities:**

This application to amend the Official Plan and the Zoning By-law is consistent with the "A City of Opportunities" theme. The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric.

## Conclusion:

Staff recommends approval of the Zoning By-law Amendment (attached as Appendix 11) as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Region of Peel Official Plan;
- The application conforms with the principles and overall policy direction of the City of Brampton's Official Plan; and
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighbourhood;
- The Tertiary Plan will facilitate the comprehensive development of the subject lands and neighbouring properties.

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

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**Attachments:**

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial and Existing Land Uses
- Appendix 7: Heritage Resources
- Appendix 8: Tertiary Plan
- Appendix 9: Sustainability Assessment
- Appendix 10: Detailed Planning Analysis
- Appendix 11: Results of the Public Meeting
- Appendix 12: Draft Zoning By-law Amendment
- Appendix 13: Results of Application Circulation