

Date: 2022-08-09

Subject: Information Report
Application to Amend the Zoning By-law
(To permit the development of a 79,019 square metre industrial warehouse consisting of two buildings)
Bousfields Inc. – Dream Industrial LP
0, 5200 Countryside Drive
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2022-750

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **Bousfields Inc. – Dream Industrial LP**, 0, 5200 Countryside Drive, Ward 10 (City File OZS-2022-0029 and Planning, Bld & Ec Dev-2022-750) dated August 9, 2022 to the Planning and Development Committee Meeting of September 12, 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 applicant has submitted an application to amend the Zoning By-law to facilitate the development of a 79,019 square metre industrial warehouse development.**
- **The property is designated ‘Industrial’ and ‘Special Study Area’ in *Schedule A: General Land Use Designations* of the Official Plan. The ‘Industrial’ designation permits the development of industrial,**

manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses 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.

- The property is designated 'Prestige Industrial', 'Valleyland', and 'Stormwater Management Facility' in the Highway 427 Industrial Secondary Plan (Area 47). An amendment to the Secondary Plan is not required.
- The property is zoned 'Agricultural (A)' as per Zoning By-law 270-2004, as amended, which permits agricultural uses, a single detached home, animal hospital, cemetery, kennel or home occupation. A Zoning By-law Amendment is required to permit the proposed development.
- This Information Report and associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.

Background:

Bousfields Inc. submitted the subject application on behalf of Dreams Industrial LP on June 16th, 2022, which was reviewed for completeness and found to be complete in accordance with the Planning Act on June 30th, 2022. A formal Notice of Complete Application dated June 30th was provided to the applicant.

Current Situation:

A proposal to amend the Zoning By-law has been filed with the City to develop three parcels with a combined size of 16.32 hectares, located north of Countryside Drive, and east of Clarkway Drive. Rezoning of the subject lands would facilitate the construction of a 79,019 square metre industrial warehouse development in accordance with the policies of the Official Plan and Highway 427 Industrial Secondary Plan.

Proposal:

Details of the proposed industrial development are provided below:

-575 parking spaces with a concrete trailer parking pad centrally located on the subject site between the two buildings;

-Site coverage of approximately 48%;

-Landscaped area of approximately 9%;

-Front yard setback of 47 metres, rear yard setback of 45 metres, and sideyard setbacks of 12-13 metres;

-Two industrial warehouse buildings:

-Building A (located at the front of the site):

- 1-storey industrial warehouse facility;
- 35,826 square metres;
- 62 truck loading spaces along the rear of the building.

-Building B (located to the rear of the site):

- 1-storey industrial warehouse facility;
- 43,194 square metres;
- 112 truck loading spaces.

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

North: Agricultural lands, valleylands and east-west oriented headwater drainage feature;

South: Agricultural lands, future residential lands designated in the Highway 427 Industrial Secondary Plan;

East: Agricultural lands, detached home to the immediate east, planned north-south arterial road to be located approximately 50 metres east;

West: Valleylands associated with the Clarkway Drive Tributary, and agricultural lands.

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:

- Establishment of appropriate buffers along Countryside Drive to screen parking from public view;

- Protection and restoration of the environmental feature located at the northwest corner of the site;
- Development of an appropriate Tertiary Plan to ensure the comprehensive development of the subject lands with neighbouring properties, and access to/from the future arterial road;
- Appropriate management of stormwater to reduce environmental impacts of the proposed development, and in consideration for future residential uses which are in close proximity to the subject lands.
- 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 62, which meets the silver threshold for approval. City staff will verify the sustainability score prior to the Recommendation Report.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have also 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.

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”.

Conclusion:

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

Reviewed by:

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Approved by:

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Attachments:

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| Appendix 1: | Concept Plan |
| Appendix 2: | Location Map |
| Appendix 3: | Official Plan Designation |
| Appendix 4: | Secondary Plan Designation |
| Appendix 5: | Zoning Designation |
| Appendix 6: | Aerial and Existing Land Uses |
| Appendix 7: | Heritage Uses |
| Appendix 8: | Information Summary |
| Appendix 9: | Sustainability Summary |
| Appendix 10: | Elevation Drawings |

