

Date: 2022-07-07

File: **OZS-2022-0009**

Subject: **Recommendation Report**
Application to Amend the Official Plan, Zoning By-law
(To facilitate a range of business, medical and professional office
uses within an existing Heritage Building).
Weston Consulting – 2757566 Ontario Inc.
10254 Hurontario Street
North of Bovaird Drive and West of Hurontario Street
Ward: 2

Contact: Kelly Henderson, Development Planner, Development Services,
905-874-2619, Kelly.Henderson@brampton.ca; and,
David VanderBerg, Manager, Development Services, 905-874-
2325, David.Vanderberg@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-737

Recommendations:

1. **That** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, **Weston Consulting – 2757566 Ontario Inc.**, 10254 Hurontario Street, Ward 2, July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. **That** the Zoning By-law Amendment application submitted by Weston Consulting on behalf of 2757566 Ontario Inc. (File OZS-2022-0009), 10254 Hurontario Street 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 7th, 2022;
3. **That** the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;

4. **That** the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 to this report be adopted, and;
5. **That** no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1 and Section 34(10.4) of the *Planning Act*, R.S.O. c. P. 13, as amended.

Overview:

- This report recommends approval of an application to amend the Official Plan and the Zoning By-law to facilitate a range of business, medical and professional office uses within an existing Heritage Building
- The property is designated “Industrial” on Schedule A of Brampton’s Official Plan. The “Industrial” designation permits the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, as well as uses such as corporate head offices and high-performance industrial uses. An Amendment to the Official Plan is required.
- The property is located within the Snelgrove-Heart Lake Secondary Plan (Area 1) and is designated “General Employment 1”, which permits uses such as warehousing, processing and manufacturing. An Amendment to the Secondary Plan is required.
- The property is zoned ‘M1-422 (Industrial 1) as per Zoning By-law 270-20004, as amended, which permits industrial uses such as warehousing and manufacturing and some non-industrial and accessory uses. A Zoning By-law Amendment is required to permit the proposed development.
- A Statutory Public Meeting for this application was held on May 16th, 2022. There were no public comments received or public delegations. Details of the Public meeting are included in Appendix 10 of this report.
- The 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.

Background:

Weston Consulting Inc. submitted the subject applications on behalf of 2757566 Ontario Inc. on February 2nd, 2022, which has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated March 2nd, 2022 was provided to the applicant, with the Public meeting taking place on May 16th, 2022.

Previously a Minor Variance application was approved for the subject property on August 21st, 2018 (File # A18-127) to permit non-medical office uses on the subject lands in order to allow the use of the existing heritage farmhouse on a temporary basis. The Minor Variance was approved and permitted the use for a period of two years, on several conditions, one of which was the applicant submit an Official Plan and Zoning By-law Amendment to re-designate and re-zone the lands.

A Consent application, B18-019 was submitted to sever approximately 0.22 hectares (0.60 acres) from a parcel of land currently having a total area of approximately 23.30 hectares (57.57 acres), together with servicing and access easements. The effect of the application was to provide a separate lot to facilitate the relocation of the Armstrong Heritage Farm House, from the larger industrial parcel, being the Canadian Tire Distribution warehouse.

The property has also undergone Site Plan approval (SP18-058) in order to move the existing heritage building to the subject location.

Current Situation:**Proposal:**

A proposal to amend the Official Plan and Zoning By-law Amendment has been filed with the City to develop the approximately 1,941 square metres (20892.7501 square feet) site. This application seeks to add the following permitted uses to the property (refer to Appendix 1):

- Retail Establishment
- Service Shop
- Personal Service Shop
- Bank, Trust Company and Finance Company
- Office
- Medical Office (Physician, Dentist or Drugless Practitioner)
- Takeout Restaurant
- Health and Fitness Centre
- Animal Hospital
- Commercial School

The site is currently occupied by the Armstrong Heritage Farmhouse, which is listed on the City of Brampton's Municipal Heritage Register of Cultural Heritage Resources and is the subject of an approved Heritage Conservation Plan and Heritage Building Protection Plan. This farm house was relocated to this area for the Canadian Tire warehouse to be developed. The relocation was already approved and underwent some modifications under site plan file number SP18-058.000.

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

The lands have the following characteristics:

- is municipally known as 10254 Hurontario Street
- has a total site area of approximately 1,941 square metres (0.1941 hectares)
- has a frontage of approximately 42.9 metres (104 feet) along Hurontario Street and a lot depth of 63 metres (206 feet).

The surrounding land uses are described as follows:

North:	Industrial and commercial uses, such as a storage depot, a car wash, a warehouse and distribution centre.
South:	Lands are currently under construction for an industrial warehousing facility for Canadian Tire.
East:	Hurontario Street and beyond is a residential neighbourhood with mainly single detached dwellings and green space.
West:	Employee parking lot for the Canadian Tire warehouse, security building and beyond a number of smaller industrial warehousing facilities at various stages of the site plan approval process.

Summary of Recommendations:

This report recommends that Council enact the Official Plan and Zoning By-law attached here to as Appendix 12 and Appendix 14.

Planning Analysis:

This application proposes compatible uses within an existing heritage building in an industrial area, which will help in preserving the heritage building for the future as well as supporting a complete community by adding additional uses into the area. Furthermore, the building's relocation helped facilitate a larger industrial development of the site.

With respect to urban and community design, the proposed building is an existing heritage building that has already undergone site plan approval which determined the appropriate siting and open space features of the property.

Staff are recommending that a bank, trust company and financial institution, an office, including medical, dental and drugless practitioner as well as accessory uses to a maximum of 25% gross floor area be considered. The accessory uses can be retail, personal service shop or restaurant (up to 40% of the gross floor area).

The refined permitted uses are being recommended in order to be further in line with the Industrial designation, while also recognizing the importance of the conservation and use of the heritage building. Since this is an employment area it is important to ensure that offices or employment generator uses are the primary uses, but also striking a balance in ensuring the protection and usefulness of the heritage building, which is why some accessory uses are permitted.

The proposed applications are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans. The proposal appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act (please see Appendix 9 for a detailed analysis).

Planning Act:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development is in an appropriate location (Section 2(h)). It is designed to be sustainable, to support public transit (Section 2(q)). The development is well designed, encourages a sense of place and provides for high quality public spaces (Section 2(r)).

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 PPS includes a number of policies encouraging intensification within appropriate areas (Sections 1.1.1, 1.1.3.1, 1.1.3.6, 1.6.7.2, 1.7.1, and 2.6.4). The applicant proposes to utilize an existing heritage house for a variety of uses within an industrial area. The subject application promotes economic development, while ensuring the protection of a heritage resource within an industrial area.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe:

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) 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 throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conforms to the Growth Plan by supporting complete communities by providing an employment use within an existing built up area and promoting the preservation of a heritage home.

The development proposal conforms to the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Region of Peel 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' and 'Built Up Area' designation in the Region of Peel Official Plan. The subject application conforms to the related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation, and preserves the existing heritage building.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated as 'Employment' on Schedule 1 City Concept and 'Industrial' on Schedule A Land Use Designation of the Official Plan. The property is also located along a 'Primary Intensification Corridor' on Schedule 1 City Concept.

The "Industrial" designation permits the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, as well as uses such as corporate head offices and high-performance industrial uses. The heritage building within the property was moved to the existing location in order to facilitate a larger industrial development, being the Canadian Tire Warehouse site.

Although the proposed uses are not strictly industrial, the proposed uses are more compatible with the heritage building, than what is permitted within the Industrial designation. Furthermore, by permitting the requested uses, the City is able to preserve a heritage building and ensure it is being used appropriately, as well as ensure it is compatible with the surrounding area.

Section 4.4.2.19 and 4.4.2.20 of the Official Plan speaks to permitting local office uses and ancillary uses within lands designated Industrial, subject to several requirements. Staff has reviewed these policies and is satisfied that the requirements are being met, except for the height requirement of three storeys and ancillary uses being limited to 20%. However, given that the building in question is a heritage building staff is satisfied with the reduction in height in order to conserve the heritage building. Staff do not see any negative implications in adding 5% in gross floor area given the context of this proposal and the limited floor space.

Staff is satisfied that the objectives of the Official Plan have been met and recommend approval of the proposed Official Plan Amendment.

Snelgrove-Heart Lake Secondary Plan (SPA Area 1):

The subject property is within the Snelgrove-Heart Lake Secondary Plan (SPA Area 1) and is designated as 'General Employment 1', which permits uses such as warehousing, processing and manufacturing. As mentioned above staff is in support of the proposed amendment as the proposed uses are more in line for what is functional within a heritage house and still compatible with the surrounding land uses, as well as the building was moved in order to permit the development of a larger industrial development.

Staff is satisfied with the proposed Official Plan Amendment.

Zoning By-law Amendment:

The property is zoned 'M1-422 (Industrial 1)' as per Zoning By-law 270-20004, as amended, which permits industrial uses such as warehousing and manufacturing and some non-industrial and accessory uses. The application proposes to re-zone the subject property to permit a variety of uses. City staff has narrowed down the list of uses to include; a bank, trust company and finance company, an office including medical, dental and drugless practitioner as well as retail, restaurant and personal service shop provided they are accessory to the above mentioned uses. This is to ensure that the permitted uses are still in line with the employment and industrial designation, but still have regard for the heritage building and its preservation.

Staff is satisfied with the proposed Zoning provisions for the development of the lands.

Community Engagement:

The application was circulated to City Departments and External Agencies for comment and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications. Notice was also issued in the Brampton Guardian. Notice signs were also placed on the subject lands to advise members of the public that an application of the proposed applications

were filed with the City. The correspondence received from commenting agencies are included as Appendix 11 – Results of Application Circulation.

A Statutory Public Meeting for this application was held on May 16th, 2022. There were no residents that spoke at the public meeting and no correspondence letters were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 10 of this report.

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.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere.

Term of Council Priorities:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and preserves a heritage building.

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:

The proposal provides an opportunity to preserve a heritage building and provides an employment opportunity.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment. This report recommends that Council enact the Official Plan Amendment and the Zoning By-law Amendment attached hereto as Appendix 12 and 14.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

Kelly Henderson, MCIP, RPP
Development Planner, Development
Services

Allan Parsons, MCIP, RPP.
Director, Development Services

Approved by:

Jason Schmidt-Shoukri, MPA OAA
RPP MCIP
Commissioner I Planning, Building
and Economic Development
City of Brampton

Attachments:

Appendix 1 – Concept
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 Resources
Appendix 8 – Sustainability Snapshot
Appendix 9 – Detailed Planning Analysis
Appendix 10 – Results of Public Meeting
Appendix 11 – Results of Application Circulation
Appendix 12 – Draft Official Plan Amendment
Appendix 13 – Draft Official Plan Amendment Schedule
Appendix 14 – Draft Zoning By-law Amendment
Appendix 15 – Draft Zoning By-law Amendment Schedule