

**Date:** 2022-10-25

**Subject:** **Information Report**  
Application to Amend the Zoning By-law  
(To permit a 36,159 sq. metre industrial warehousing development)  
**Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting c/o Michael Vani**  
8386, 8412 Highway 50  
Ward: 8

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**Report Number:** Planning, Bld & Growth Mgt-2022-915

**Recommendations:**

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting c/o Michael Vani**, 8386, 8412 Highway 50, Ward 8 (City File OZS-2022-0036 and Planning, Bld & Growth Mgt-2022-915) dated October 25<sup>th</sup>, 2022 to the Planning and Development Committee Meeting of November 28<sup>th</sup>, 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 36,159 sq. metre industrial warehousing development.**

- The property is designated ‘Business Corridor and ‘Parkway Belt West’ in *Schedule A: General Land Use Designations* of the Official Plan. The ‘Business Corridor’ designation permits a broad range of employment and employment-related uses, such as Prestige Industrial, Office, Mixed Commercial/Industrial, Highway Commercial, Service Commercial, Highway and Service Commercial and Business uses. An amendment to the Official Plan is not required to permit the proposal.
- The property is located within the limits of the Parkway Belt West Plan (PBWP). The applicant has submitted an application to the Ministry of Municipal Affairs and Housing to release the lands from the PBWP, after which the land use designations in the Bram East Secondary Plan will apply.
- The property is designated ‘Mixed Commercial / Industrial’, and ‘Special Policy Area 12 (Office Node & Mixed Commercial / Industrial)’ in the Bram East Secondary Plan (Area 41). An amendment to the Secondary Plan is not required.
- As per Zoning By-law 270-20004, as amended, the northernmost parcel is zoned ‘Industrial Four- Section 1580 (M4-1580)’ which permits manufacturing and warehouse uses, provided that those uses do not require water for cooling, processing or equipment washing. The remaining parcels are zoned ‘Commercial Agriculture – (CA)’ which permits garden centre sales establishment; a farm produce stand; and an animal hospital. 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:**

Weston Consulting submitted a Pre-Application Consultation on February 16<sup>th</sup>, 2022. A Pre-Application Consultation meeting was held with the applicant on Wednesday, March 9<sup>th</sup>, 2022.

Weston Consulting submitted the subject application on behalf of Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. on September 1<sup>st</sup>, 2022, which was reviewed for completeness and found to be complete in accordance with the Planning Act

on September 13<sup>th</sup>, 2022. A formal Notice of Complete Application dated September 14<sup>th</sup> was provided to the applicant.

The subject property is designated Electric Power Facility' within the 'Public Use Area' of the Parkway Belt West Plan, 1978 ("PBWP"). A concurrent application has been submitted to the Ministry of Municipal Affairs and Housing to remove the lands from the PBWP.

### **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 9.43 hectares (23.3 acres), located at the southwest corner of the intersection of Highway 50 and The Gore Road. Rezoning of the subject lands would facilitate the construction of a 36,159 square metre industrial warehouse development in accordance with the policies of the Official Plan and Bram East Secondary Plan.

### **Proposal:**

Details of the proposed industrial development are provided below:

- Industrial warehouse with total gross floor area of 36,159 square metres;
- Two potential future offices at the north and south ends of the buildings along Highway 50 (future tenants to implement internal renovations required to facilitate the office uses);
- A building height of 12.19 metres (40 feet), providing equivalent height of three stories for the office components;
- A total 68 dock doors located at the rear of the building to accommodate truck loading;
- A total of 38 trailer parking stalls, and 330 vehicular parking stalls;
- Variable landscaped buffer along Highway 50, with a minimum width of 3 metres, and maximum width of 6.9 metres;
- Landscaped buffer 3.0 metres wide along The Gore Road to screen trailer parking and loading docks from The Gore Road;
- Four access points to the site: two access points from Highway 50 including a shared access to the property to the north, and two access points from The Gore Road.

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

The lands have the following characteristics:

- Has a total site area of approximately 9.43 hectares (23.30 acres);
- The site is triangular in shape, tapering in width towards the intersection of Highway 50 and The Gore Road;
- The site is comprised of three parcels of land, and was previously used for commercial agriculture purposes, operating as the Humber Nurseries Garden Centre; and
- The site has approximately 589 metres of frontage along Highway 50, and 583 metres of frontage along The Gore Road.

North: Existing industrial warehouse development being constructed by the same owner;

East: Glenview Memorial Gardens in the City of Vaughan;

South: Claireville Conservation Area is located to the southwest of the property;

West: Estate residential lots on Manswood Crescent, and a low-density residential development northwest of the subject lands.

### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

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

- Establishment of appropriate landscaping and planting design along Highway 50 and The Gore Road to screen the trailer docks and trailer parking from public view;
- Coordination with Hydro One to ensure the technical requirements for the long-term protection of the transmission corridor are integrated into the development;
- Coordination of access to the site with the approved site plan to the north of the subject property; and
- Verification and improvement of the sustainability score to ensure the proposed development meets the criteria required for sustainability development in the City.

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:

The application was circulated to City Departments and external commenting agencies, on September 14<sup>th</sup>, 2022, and property owners within 240 metres of the subject lands on October 28<sup>th</sup>, 2022, as per *Planning Act* 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.

##### Economic Implications:

From an economic development perspective, this application will increase the availability of employment lands and make more efficient use of land that is currently vacant and underutilized. Further consideration of economic development implications will be discussed within a 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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City of Brampton

## **Attachments:**

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

