



# STATUTORY PUBLIC MEETING

8386 & 8412 HIGHWAY 50

ZONING BY-LAW AMENDMENT (OZS-2022-0036)

PLANNING AND DEVELOPMENT COMMITTEE

NOVEMBER 28, 2022

CITY OF BRAMPTON

**WESTON**  
CONSULTING





# AREA CONTEXT



- Located at the northwest corner of the intersection of Highway 50 and The Gore Road
- Site Area: 9.43 hectares
- Previous Use: Commercial agriculture purposes, operating as the Humber Nurseries Garden Centre & Landscape
- Site is traversed by a Hydro One transmission corridor and associated easements.



# PLANNING POLICY FRAMEWORK



**Growth Plan:** Provincially Significant Employment Zone

**Regional OP:** Urban System

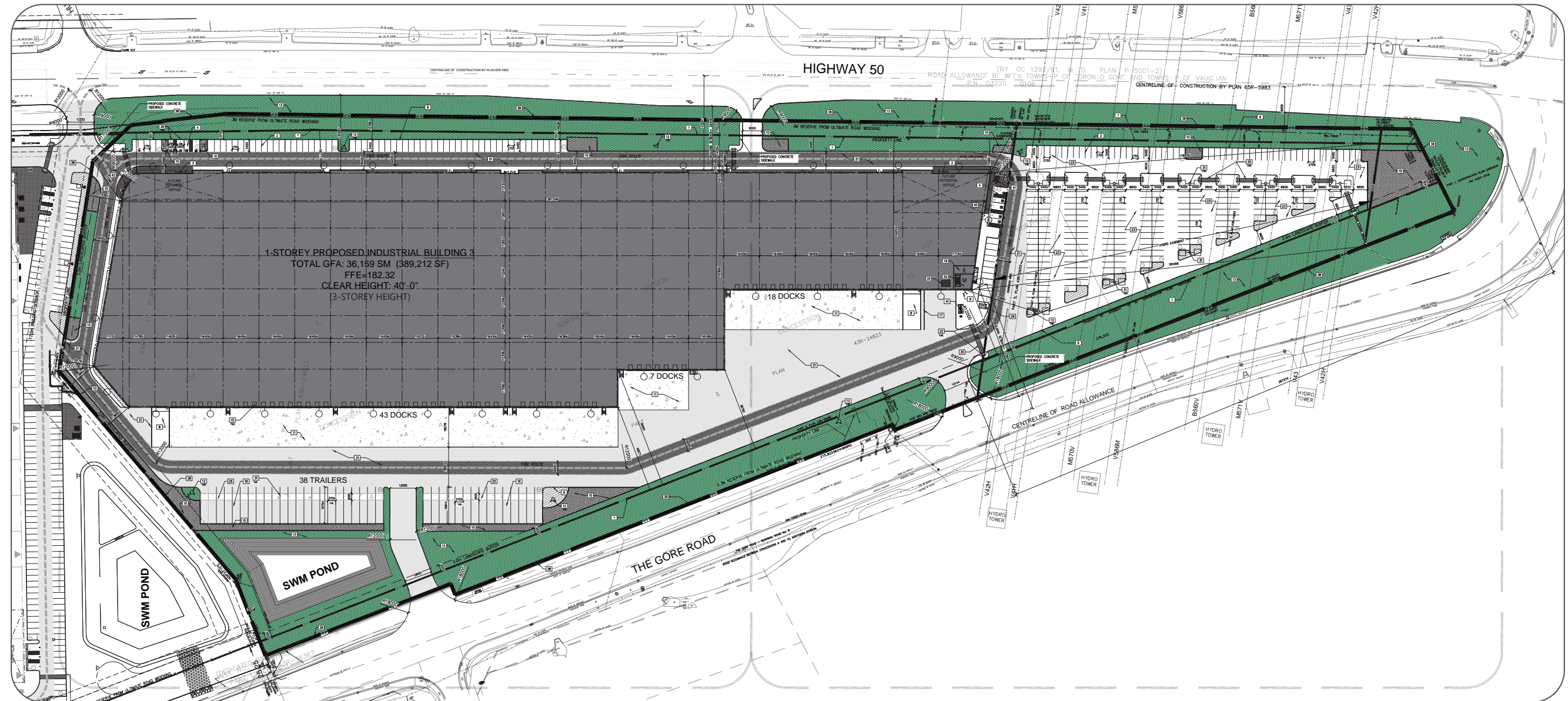
**OP Designation:** Business Corridor and Parkway Belt West

**New Draft OP Designation:** Mixed-Use Employment

**Bram East Secondary Plan:** Mixed Commercial/Industrial

**Zoning:** Industrial Four – Section 1580 (M4-1580) and Commercial Agricultural (CA)

# PROPOSED DEVELOPMENT – SITE PLAN





# RENDERING





# PROPOSED DEVELOPMENT – ELEVATIONS



Overall East Conceptual Elevations - N.T.S.



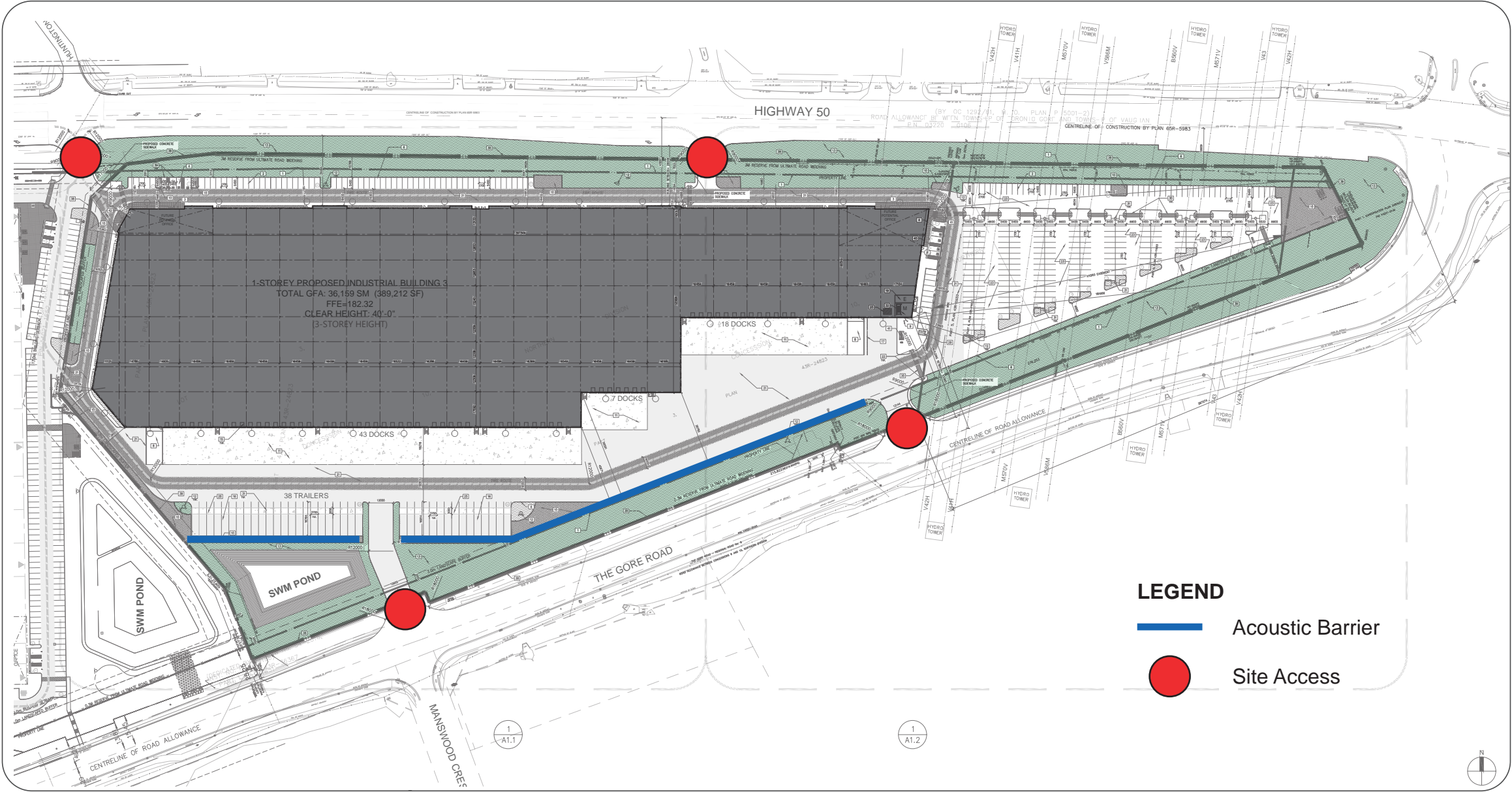
Overall South Conceptual Elevations - N.T.S.



Overall North Conceptual Elevations - N.T.S.



# SITE ACCESS AND NOISE





# SUPPORTING STUDIES

- Arborist Report
- Archaeological Assessment (Stage 1 & 2)
- Architectural Drawings
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Landscape Drawings
- Noise Impact Study
- Phase I ESA
- Photometrics Plan
- Planning Justification Report
- Sustainability Metrics
- Traffic Impact Study



# PROPOSED ZONING

The Zoning By-law Amendment seeks to rezone the entire subject property to 'Industrial Four (M4) with a new site-specific exception to implement the development as proposed.

## **Required Zoning Relief:**

- To permit a landscape strip with a minimum width of 2.9 metres where abutting a street.
- To permit trailer parking as outside storage in the rear of the building.



# NEXT STEPS

- Review comments from this evening's public meeting and consider amendments to the development proposal based on the feedback received;
- Resubmit planning applications to the City to address all technical agency and department comments;
- Undertake further discussions with Hydro One and MMAH as part of the review process;
- Staff will prepare a final recommendation report for the application to be considered by the Planning and Development Committee and City Council once all comments have been addressed.



# Thank You

## Comments & Questions?

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