

Date: 2022-10-20

Subject: **Information Report**
Application to Amend the Official Plan
(To permit residential and noise sensitive land uses)
SmartCentres – Calloway Reit (Bramport) Inc.
2959-2989 Bovaird Drive East & 9960-9990 Airport Road
Ward: 8

Contact: Elaha Safi, Development Planner, Development Services
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Report Number: Planning, Bld & Growth Mgt-2022-963

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Official Plan, SmartCentres, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road (City File OZS-2022-0039 and Planning, Bld & Ec Dev-2022-963) dated October 10th, 2022 to the Planning and Development Committee Meeting of December 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 Official Plan to facilitate the future development of residential and noise sensitive land uses on the subject property, such as nursing homes, day cares, private and public schools.
- No development is being proposed at this time. The future development of this site will be further reviewed through a future Zoning By-law Amendment and Site Plan application.
- The property is designated 'Residential' and 'Special Study Area' in *Schedule A: General Land Use Designations of the Official Plan*. The

‘Residential’ designation permits the development of a range of dwelling types ranging from single detached homes to high-rise apartments. As per Official Plan policy 4.2.1.6, residential uses shall not be permitted on the subject site without an Amendment to this Plan.

- The property is located within the limits of the Lester B. Pearson International Airport (LBPIA) Operating Area.**
- The property is designated ‘District Retail’ in the Springdale Secondary Plan (Area 2). The ‘District Retail’ designation is defined as establishments ranging from 125,000 to 500,000 square feet, and are usually supermarkets, major department stores, home improvement stores etc. An amendment to the Secondary Plan is required.**
- The property is zoned Commercial Three, Special Section 916 (C3-916) as per Zoning By-law 270-2004, as amended which permits commercial schools, retail establishments, service shop, personal service shop, a bank, office, dry cleaning and laundry distribution station, laundromat, parking lot etc. An amendment to the Zoning By-law is required to permit the proposed land use. The applicant will be submitting an application to amend the Zoning By-law in the future.**
- The 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:

SmartCentres submitted the Official Plan Amendment application on behalf of Calloway REIT (Bramport) Inc. on August 15th 2022. The application was reviewed for completeness and found to be complete in accordance with the Planning Act on September 21st 2022. A formal Notice of Complete Application dated September 21st 2022 was provided to the applicant.

Current Situation:

The application is proposing to amend the Official Plan to permit residential and noise-sensitive land uses such as hospitals, nursing homes, day care centres and public and private school at the southwest corner of the intersection of Airport Road and Bovaird Drive East. No development is being proposed at this time. It is intended for the lands to be re-designated to permit residential and noise sensitive land uses through the Official Plan Amendment, and the future development of this site will be further reviewed with a forthcoming Zoning By-law Amendment and Site Plan application.

Proposal:

Details of the proposal include the following:

- To amend the Brampton Official Plan and Springdale Secondary Plan to permit residential and noise sensitive land uses such as nursing homes, day cares, and public and private schools on the subject property.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Has a total site area of approximately 7 hectares;
- Has a frontage of approximately 423 metres along Bovaird Drive East and 171 metres along Airport Road; and
- Is currently vacant, but is part of a larger plaza featuring a variety of commercial uses.

The surrounding land uses are described as follows:

- North: single-detached dwellings
- East: Low rise building with truck and trailer parking
- South: single-detached dwellings
- West: single-detached dwellings

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. In addition to the general evaluation of the appropriateness of the proposed land use, the following preliminary issues that have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- A future landowner and/or developer will be required to submit a Zoning By-law Amendment and Site Plan application for their proposal and include updated studies and drawings.
- A satisfactory Noise Report to support residential and other sensitive land uses within the Airport Operating Area.
- A satisfactory Traffic Impact Study.

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, commenting agencies and property owners within 240 metres of the subject lands 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.

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, Building and Growth Management 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 this application.

Authored by:

Reviewed by:

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Commissioner (Acting)
Planning, Building, and Growth Management

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