

Date: 2022-01-07

File: OZS-2021-0027

Subject: **Information Report**
Application to Amend the Official Plan
(To permit industrial uses)
WSP Canada Inc. – Infrastructure Ontario
Both sides of Tomken Road, north of Highway 407
Ward: 3

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Report Number: Planning, Bld & Ec Dev-2022-025

Recommendations:

1. **THAT** the Report titled: **Information Report**, Application to amend the Official Plan, **WSP Canada Inc. – Infrastructure Ontario**, Both sides of Tomken Road, north of Highway 407, Ward: 3, dated January 7, 2022 to the Planning and Development Committee meeting of January 31, 2022 be received; and
2. **THAT** Planning and Development Services staff be directed 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 the lands for industrial uses.**
- **The lands were determined to be ‘excess’ to Highway 407 by the Province. The intent of the application is to change the land use designations for the subject lands to allow for future industrial development; however, no development is proposed at this time. The future development of this site will be further reviewed with forthcoming applications for a Zoning By-law Amendment, a potential Plan of Subdivision and Site Plan Approval.**

- The subject property is designated '*Provincial Highways*' and '*Open Space*' in Schedule A of the City of Brampton Official Plan. The applicant is proposing to re-designate a majority of the lands as '*Industrial*', while maintaining the '*Open Space*' designation for parts.
- The subject property is located within the Highway 410 and Steeles Avenue Secondary Plan (SPA05), but is not designated under this Plan. The application is proposing to designate the lands as '*General Employment 1*' and '*Natural Heritage System*'.
- The property is zoned '*Industrial One – M1*', '*Agricultural Zone - A*' and '*Floodplain Zone - F*'. An amendment to the Zoning By-law has not currently been submitted concurrent with the Official Plan Amendment application and will be required, where needed, in a future development submission.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council "A Well-run City (Good Government)" priorities with respect to encouraging public participation by actively engaging the community.

Background:

WSP Canada Inc. submitted an application to amend the Official Plan on behalf of Infrastructure Ontario, as the real estate portfolio manager of Her Majesty the Queen in Right of Ontario as represented by the Minister of Government and Consumer Services (MGCS). This application has been reviewed for completeness and found to be complete in accordance with The Planning Act. A formal Notice of Complete Application was provided to the applicant on November 5, 2021.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan to permit industrial uses on site.

The subject property was formerly designated as '*Public Use Area/ Road*' under the Parkway Belt West Plan (PWBP). The lands have since been confirmed by the Ministry of Transportation Ontario as 'excess' to the requirements of Highway 407.

The application is proposing to re-designate the lands from '*Provincial Highways*' to '*Industrial*', and maintain the existing '*Open Space*' designation in the Brampton Official Plan. The application is also proposing to designate the lands as '*General Employment 1*' and '*Natural Heritage System*' within the Highway 410 and Steeles Avenue Secondary

Plan (SPA05). The lands are currently located within the secondary plan, but not currently designated.

No development is proposed at this time. It is the expectation that lands would be offered for sale and the purchaser would submit further applications for the development of the site, including for a Zoning By-law Amendment (where needed), Site Plan application(s) and potentially a Plan of Subdivision.

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

The lands have the following characteristics:

- Have a total site area of approximately 17.49 hectares (43.23 acres) and are split amongst two sites.
- Site A is approximately 13.53 hectares (33.45 acres) and is currently vacant. The south western portion of the site contains a tributary from Etobicoke Creek and an outflow from a storm water management pond. There is also a small parking lot and multi-use trail following Etobicoke Creek at the most southwesterly limits.
- Site A has a frontage of approximately 30 metres along Westcreek Boulevard and approximately 433 metres along Tomken Road.
- Site B is approximately 3.96 hectares (9.78 acres) and is currently vacant.
- Site B has a frontage of approximately 150 metres along Tomken Road.

The surrounding land uses are described as follows:

- North: Existing employment lands
- South: Highway 407 and a small portion of Etobicoke Creek, as well as a multi-use trail and parking lot.
- East: Dixie Road and existing employment lands
- West: Highway 410 and existing employment 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 a future Recommendation Report.

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:

- The site contains natural heritage features and a portion of the watercourse from Etobicoke Creek. The proposed development and studies will need to appropriately delineate regional floodlines and development buffers to the satisfaction of the Toronto Region Conservation Authority (TRCA).
- Site A and Site B do not currently have access from Tomken Road or Westcreek Boulevard. The potential options for a proposed access are limited due to the distance constraints from the Highway 407 overpass structure, as well as an existing drainage channel and the limited right-of-way available on Tomken Road.

Further details on this application can be found in the Information Summary contained in Appendix 9. 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:

This application was circulated to City Departments and external commenting agencies on November 17, 2021, and property owners within a 240 metres of the subject lands on December 29, 2021, 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 a future Recommendation Report.

Economic Development:

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 this application.

Authored by:

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Attachments:

Appendix 1: Proposed Land Use Designations

Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary