

Date: 2021-12-20

Subject: **Information Report, Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road Ward 10, File: OZS-2021-0045**

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Report Number: Planning, Bld & Ec Dev-2021-1282

Recommendations:

1. **THAT** the **Information Report** report, dated December 14th, 2021, to the Planning and Development Services Committee Meeting of January 31st, 2022 entitled “Information Report, Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045, be received; and,
2. **THAT** Planning and 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 purpose of this application is to facilitate an Official Plan and Zoning By-Law amendment on the subject property. The development proposal contemplates four (4) commercial buildings. Three (3) of the four buildings will be one-storey retail structures, the structure at the north west corner of the subject property will be two-storeys with retail at grade and office on the second level.
- The property is designated “Estate Residential” in Schedule A of the City of Brampton Official Plan. The subject property is located within Secondary Plan Area 26 “Toronto Gore Rural Estate”, SPA26 is not currently in effect. An

amendment to the Official Plan is required to permit the proposed development.

- The property located at 11937 Goreway Drive is zoned “Residential Rural Estate Two” (RE2) by By-law 270-2004, as amended. The property located at 6539 Mayfield Road is zoned “Agricultural” (A) by By-law 270-2004. An amendment to the Zoning By-law is required to permit the proposed development.
- This Information Report and the 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 the Official Plan and Zoning By-law amendment application on behalf of 12768500 Canada Inc. The application has been reviewed for completeness and found to be complete in accordance with Section 22 (6.1) and Section 34 (10.4) of the Planning Act. A formal Notice of Complete Application was provided to the applicant on November 1st, 2021.

Current Situation:

- The applicant is proposing to amend the Official Plan and Zoning By-Law to permit commercial uses. Details of the proposal are as follows:
 - To facilitate a total of four (4) commercial buildings, three (3) of the buildings will be one-storey for commercial use. The property located at the North West corner of the site will be two-storeys, featuring retail at grade and office on the second floor.
 - The development application proposes approximately 1,161.66 m² GFA of office use and approximately 3,725.06 m² GFA of retail uses.
 - The proposal contemplates a drive-through on the south side of building A4. There are a total of 225 parking spaces at grade, 8 of which are accessible spaces and 15 bicycle parking spaces.
 - Vehicular access is proposed from Goreway Drive and Mayfield Road.
 - The site will have an approximate Floor Space Index (FSI) of 0.34, the lot coverage of the proposed development is 26.5%.

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

The lands have the following characteristics:

- Has a total site area of approximately 1.411 hectares (3.489 acres);
- Has a total frontage of approximately 72.3 metres along Goreway Drive and 148 metres of frontage along Mayfield Road; and
- Each property currently contains a detached dwelling that is proposed to be demolished.

The surrounding land uses are described as follows:

North: Auto service and body shop, single detached residential and agricultural uses;

South: Estate residential homes;

East: Estate residential and single-detached homes and open space; and

West: Currently under construction commercial development and single detached residential.

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 the 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 location of the proposed drive-through south of Building A4 and proposed parking spaces that are adjacent to surrounding residential uses;
- The appropriateness of the Official Plan and Zoning by-law amendment to permit the proposed development given the existing surrounding neighborhood context.

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 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:

Reviewed by:

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Attachments:

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| Appendix 1: | Concept Site Plan |
| Appendix 2: | Location Map |
| Appendix 3: | Official Plan Designations |
| Appendix 4: | Zoning Designations |
| Appendix 5: | Aerial & Existing Land Use |
| Appendix 6: | Heritage Resources |
| Appendix 7: | Propane Facilities |
| Appendix 8: | Information Summary |
| Appendix 9: | Conceptual Rendering |