

Date: 2022-12-08

Subject: **INFORMATION REPORT**
Application to Amend the Official Plan and Zoning By-law
(*To permit a four-storey office building*)
J.L. Richards & Associates – 2849150 Ontario Inc.
150 First Gulf Boulevard
West of Highway 410 and South of Steeles Avenue East
Lot 15, Concession 2 E.H.S.
Ward: 3
File: OZS-2022-0043

Contact: Nitika Jagtiani, Development Planner, Development Services,
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Report Number: Planning, Bld & Growth Mgt-2023-011

Recommendations:

1. **That** the report titled: **INFORMATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **J.L. Richards & Associates – 2849150 Ontario Inc.**, 150 First Gulf Boulevard, Ward: 3 (File: OZS-2022-0043), dated December 8, 2022 to the Planning and Development Committee Meeting of January 23, 2023, 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 report provides information for the public meeting for an application to amend the Official Plan and Zoning By-law to facilitate the development of a four-storey office building with accessory commercial and private recreational uses.
- The subject property is 0.3 hectares (0.74 acres) in size and is municipally known as 150 First Gulf Boulevard.

- The subject property is designated as 'Industrial' in the City of Brampton Official Plan. The 'Industrial' designation permits a full range of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouse, and data processing uses. It also allows limited office uses. An amendment to the Official Plan is not required.
- The subject property is designated 'General Employment 2', in the Highway 410 and Steeles Secondary Plan (SPA45). Office and Ancillary uses are not listed as permitted uses in this designation. An amendment to the Secondary Plan is required to permit the proposed use.
- The subject property is zoned 'Industrial (M2)' as per Zoning by By-law 270-2004, as amended. The 'Industrial (M2)' zone permits a variety of industrial, limited non-industrial and accessory uses on the subject property. The applicant intends to establish office uses as the principle use on the subject property when offices are only permitted as an accessory use. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council "A Well-Run City (Good Government)" priority with respect to encouraging public participation by activity engaging the community.

Background:

J.L. Richards & Associates, on behalf of 2849150 Ontario Inc., submitted the subject applications for proposed amendments to the Official Plan and Zoning By-law on November 30, 2022. The application has been deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application has been issued.

Current Situation:

Proposal:

A proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop an approximately 0.3 hectare site located at 150 First Gulf Boulevard. The subject property is located in the northeastern corner of the intersection of First Gulf Boulevard and Biscayne Crescent in the commercial/industrial area west of Highway 410 and south of Steeles Avenue East in the City of Brampton.

The subject lands are owned by Pearl Builders, who also have a distribution facility adjacent to subject site at 69 First Gulf Boulevard. The purpose of the application is to

facilitate the development of a four-storey office building with accessory commercial and private recreational uses on the subject lands.

The site is currently vacant.

The details of the proposal are as follows (refer to Appendix 1):

- Proposed building has a footprint of 884.7 square metres and gross floor area (GFA) of 2,977.10 square metres.
- The proposed building will include:
 - Office space - GFA of 1,972.2 sq. m.,
 - Accessory commercial space (show room / sales centre) - GFA of 265 sq.m.
 - Private recreational facility (indoor badminton courts) - GFA of 739.9 sq. m.
- The proposed development will provide 33 parking spaces on site, which is a reduction from the Zoning By-law's requirement of 95 spaces. The applicant proposes that additional parking for the proposed use also be provided at their nearby property at 69 First Gulf Boulevard.

An Official Plan and Zoning By-law amendment will be required to facilitate the proposed development.

Property Description and Surrounding Land Use (Please refer to Appendix 6):

The lands have the following characteristics:

- are municipally known as 150 First Gulf Boulevard;
- has a total site area of approximately 0.3 hectares in size;
- has a frontage of approximately 68.5 metres along First Gulf Boulevard; and
- are currently vacant land.

The surrounding land uses are described as follows:

North:	is abutted by a furniture store, window treatment store, and a packaging solutions facility, with a hotel and other commercial uses beyond.
South:	Biscayne Crescent, beyond which is an industrial equipment supply facility.
East:	An industrial equipment supply facility and a window / door manufacturing facility.

West: First Gulf Boulevard, beyond which is land owned by the applicant and occupied by a distribution facility.

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 as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- Adequacy of the proposed parking of 33 spaces on-site, with the remainder provided off-site at 69 First Gulf Boulevard where the applicant owns a distribution facility.
- Appropriate design for the access at Biscayne Crescent.

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, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has 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 2022 - 2026 “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 2022 - 2026, 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 & Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, Secondary Plan and Zoning By-law.

Authored by:

Reviewed by:

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Planner III, Development Services

Allan Parsons, MCIP RPP
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Approved by:

Steve Ganesh, MCIP RPP
Commissioner
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Attachments:

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Uses
Appendix 7:	Sustainability Snapshot Summary
Appendix 8:	Building Rendering
Appendix 9:	Information Summary