

APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW

To permit the development of a supermarket and an accessory seasonal garden centre.

535 Steeles Avenue East

City of Brampton File #: OZS-2022-0047

Application By:

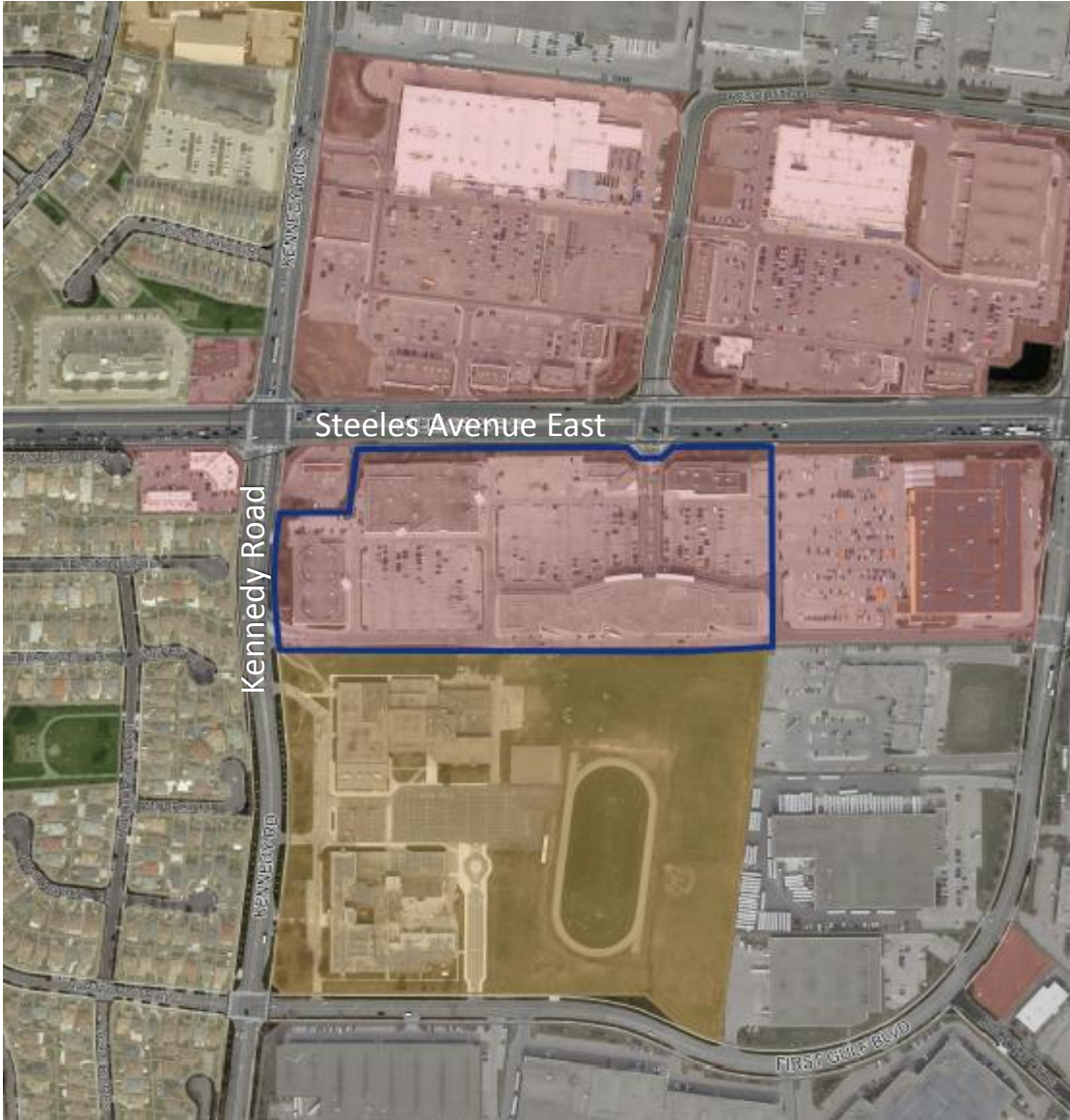
Glen Schnarr & Associates Inc./ First Gulf Business Park Inc.

WARD : 3

REGIONAL COUNCILLOR: Martin Medeiros

CITY COUNCILLOR: Dennis Keenan

AREA CONTEXT



- North:** Steeles Avenue, and beyond are commercial and industrial uses
- South:** Institutional (Secondary School) and industrial uses
- East:** Commercial and industrial uses
- West:** Kennedy Road, and beyond are residential and commercial uses

Legend

 SUBJECT LAND	 AGRICULTURAL	 INSTITUTIONAL	 ROAD
 COMMERCIAL	 OPEN SPACE	 UTILITY	
 INDUSTRIAL	 RESIDENTIAL		

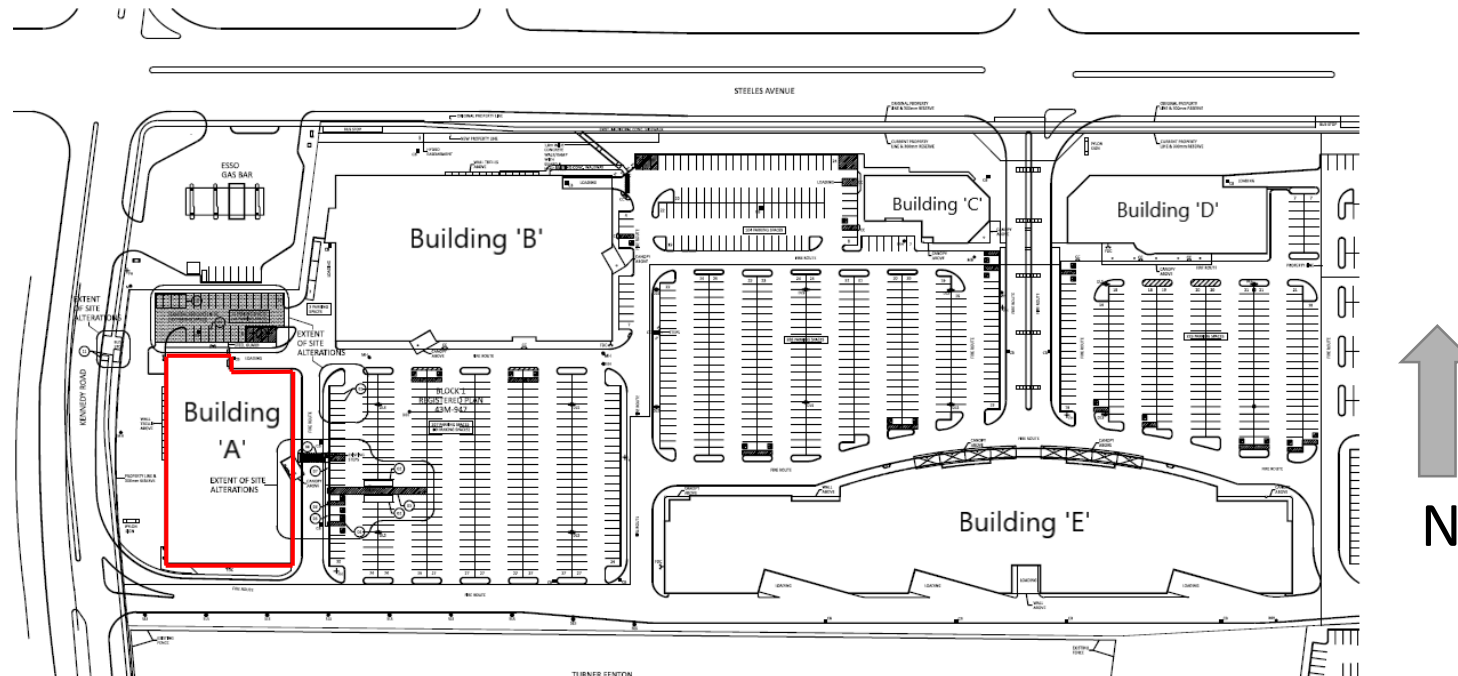
AREA CONTEXT



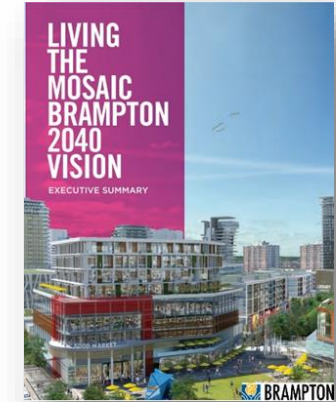
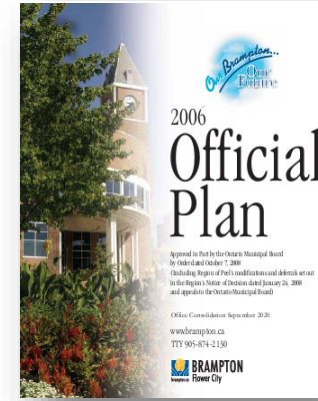
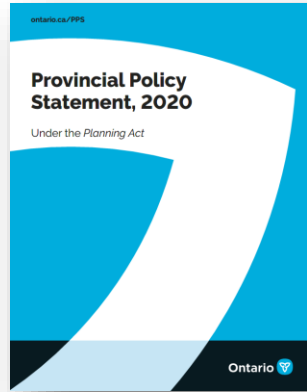
DEVELOPMENT PROPOSAL

An Application to Amend the Official Plan and Amend the Zoning By-law:

- Convert Building A, which was formerly used for furniture sales, to a supermarket with an accessory outdoor seasonal garden centre.
- Seasonal garden centre will be located on the north side of the supermarket and occupy 25 of the existing parking spaces.
- Building A has a Gross Floor Area of 3,320.64 square metres (35,743 square feet) and no additions are proposed.
- The existing solid waste collection containers will be relocated within the parking lot area.



PLANNING FRAMEWORK SUMMARY



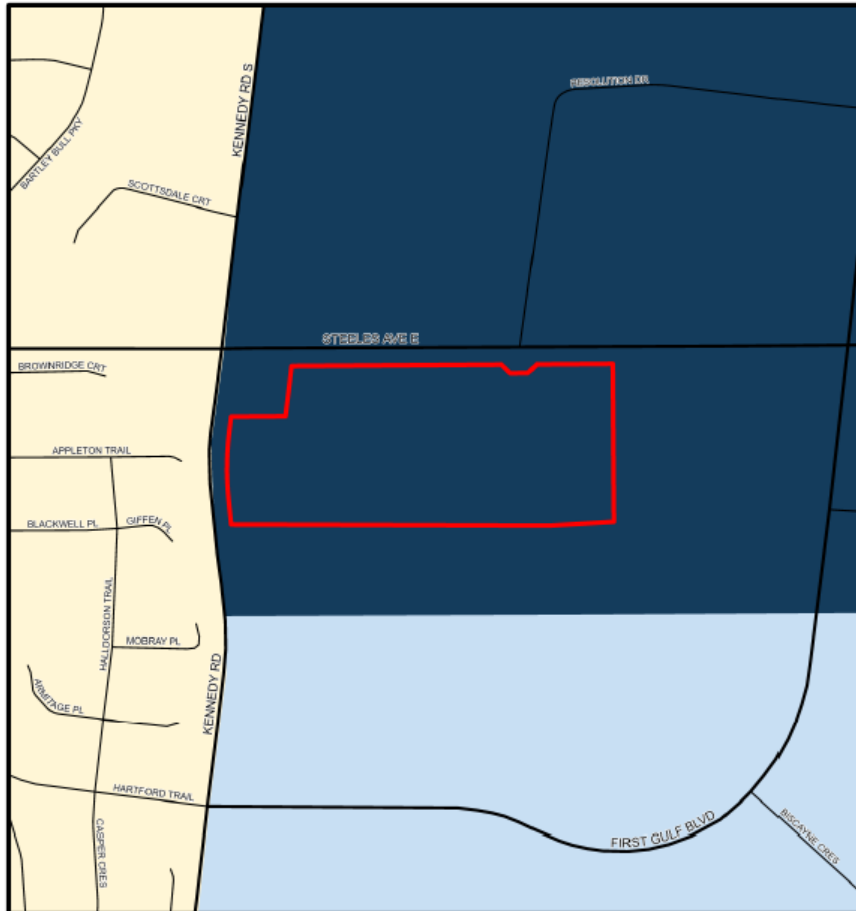
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 410 and Steeles Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



Designated 'Business Corridor' within the Official Plan.

The Business Corridor designation permits a broad range of employment and employment-related uses.

An Amendment to the Official Plan is not required to permit the conversion of the existing commercial building to another commercial use.

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Highway 410 and Steeles Secondary Plan Area 5 (SPA 5)

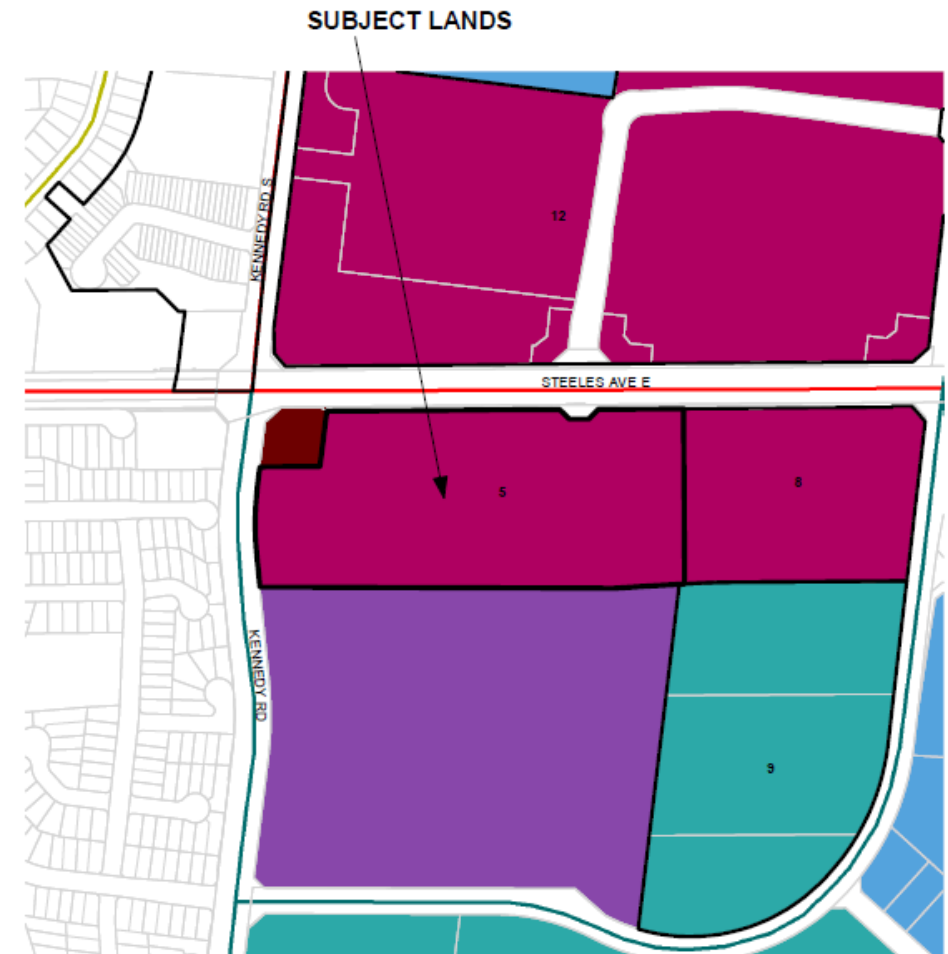
Designated 'Mixed Employment Commercial' and 'Special Site Area 5', which permits:

- Light manufacturing
- Retail warehouses
- Garden centre sales establishments
- Restaurants
- Service shops
- Hotels
- Offices

Section 6.5.1 generally states:

- commercial in the form of a shopping centre planned and developed as a unit shall not be permitted.
- to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted."

An amendment to the Secondary Plan is required.



EXTRACT FROM SP5(A) OF THE DOCUMENT KNOWN AS THE HIGHWAY 410 AND STEELES SECONDARY PLAN

EMPLOYMENT	INSTITUTIONAL	OPEN SPACE	COMMERCIAL	ROADS	
GENERAL EMPLOYMENT 1	SECONDARY SCHOOL	RECREATIONAL OPEN SPACE	HIGHWAY AND SERVICE COMMERCIAL	COLLECTOR ROAD	SPECIAL SITE AREA
GENERAL EMPLOYMENT 2		NATURAL HERITAGE SYSTEM	HIGHWAY COMMERCIAL	MINOR ARTERIAL ROAD	SPECIAL POLICY AREA
PRESTIGE EMPLOYMENT			SERVICE COMMERCIAL	MAJOR ARTERIAL ROAD	
MIXED EMPLOYMENT COMMERCIAL				PROVINCIAL HIGHWAY	

PROPOSED OFFICIAL PLAN AMENDMENT

The proposed amendment to the Secondary Plan will retain the designation of ‘Mixed Employment Commercial’, but to amend the policies to add the proposed Supermarket and Garden Centre uses.

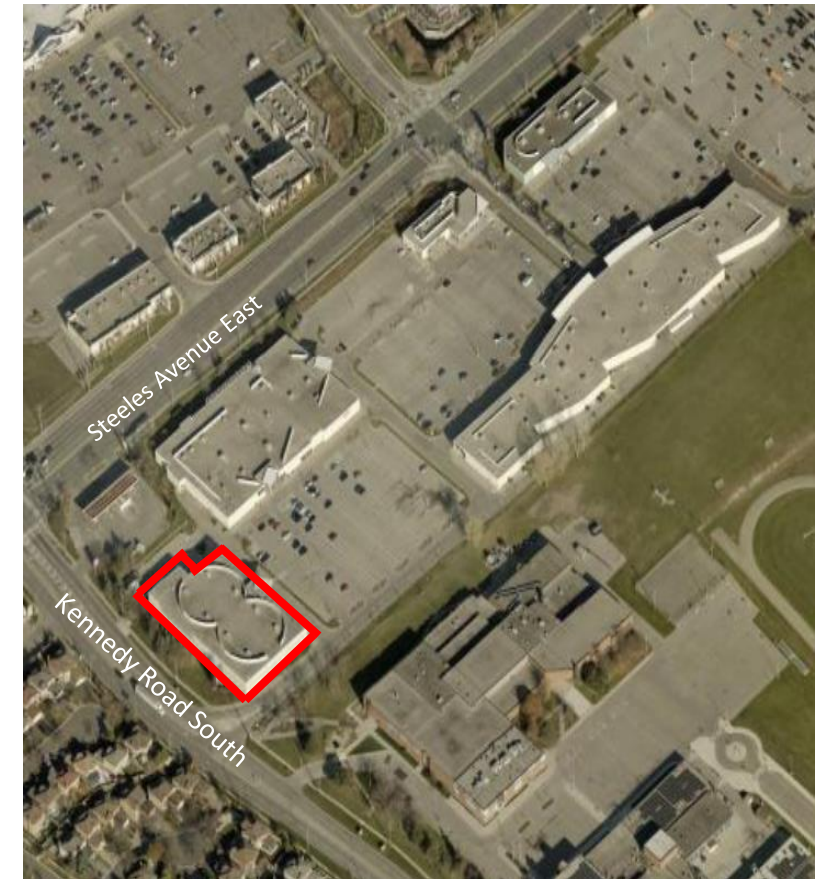
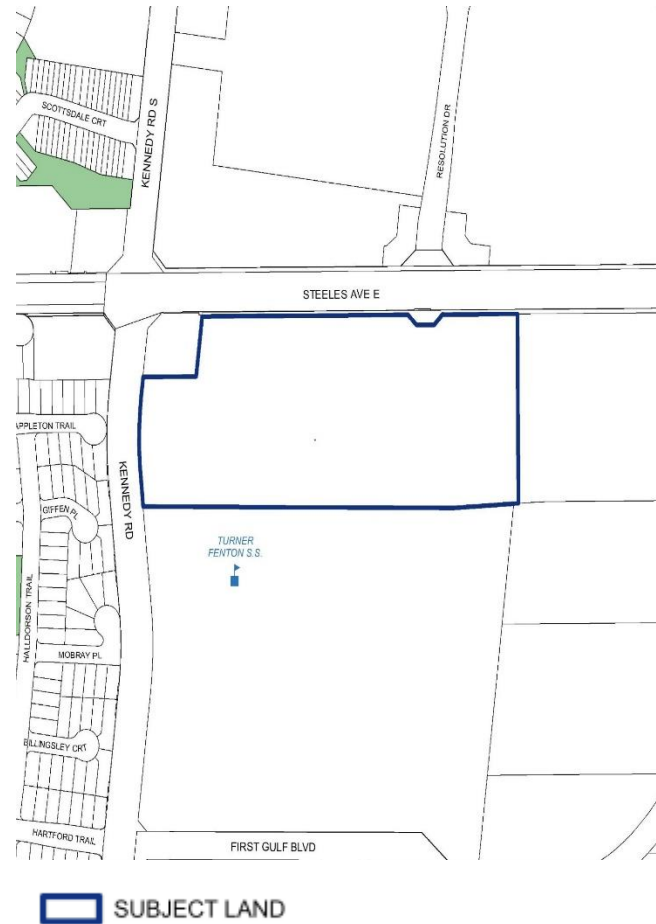
Proposed Designation	Proposed Amendments to Section 6.5 of (SPA5)
Mixed Employment Commercial (Subject to Section 6.5)	<ul style="list-style-type: none">• By removing a supermarket from the list of prohibited uses and adding it as a permitted use.• By adding a new special policy: “Notwithstanding Section 6.5.2 of the Highway 410 and Steeles Secondary Plan Schedule (SPA5), the lands shown on Schedule ‘A’ to this amendment, shall be permitted to operate a Garden Centre Sales Establishment with outside operations and storage of associated goods and materials, in conjunction with a permitted Supermarket use.”



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will amend the existing 'Industrial Four – Section 2836 (M4-2836' zone to permit a supermarket and garden centre.

Proposed Zone	Highlight of proposed Zone
Industrial Four-(M4)-2836	<ol style="list-style-type: none"> 1. By adding a Supermarket and associated Outdoor Garden Centre as a permitted use. 2. By adding thereto, the following text to Section M4-2836.2: <ol style="list-style-type: none"> i. "Maximum Gross Floor Area to be devoted to a Supermarket shall not exceed Xm^2 ii. Notwithstanding the restrictions contained in M4- Section 2700.2, outside storage of goods or materials shall be permitted for a Garden Centre approved in conjunction with a permitted Supermarket use iii. Parking-For all uses on site, the parking shall be provided at a rate of 1 per 23 m^2 of commercial gross floor area"



WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application-February 17th, 2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ISSUES & CONSIDERATIONS

Preliminary Issues:

- Will the introduction of a supermarket jeopardize the viability of employment uses in the area?
- Will resulting traffic maintain an appropriate level of service along Steeles Avenue East and Kennedy Road South?
- Will the proposed reduction in parking ratio still provide adequate parking for all uses within the site?



Subject Lands

ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:
File Number: OZS-2022-0047
3. On the '[OZS-2022-0047](#)' file page click: The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a welcome message. It also features a login form with fields for User Name or E-mail and Password, a reCAPTCHA widget, and a 'Login' button. The bottom screenshot shows the file details page for file number OZS-2022-0047, which is an OPA ZBA Subdivision in 'In Review-Pre Public Meeting' status. It includes a 'Documents' tab and a table of uploaded files.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Draft Official Plan Amendment.pdf	OZS-2022-0047	OPA/ZBA Draft Amendments	1.81 MB	02/21/2023	12/22/2022	Actions ▾
R0_Cover Letter.pdf	OZS-2022-0047	Cover Letter	274.71 KB	02/21/2023	12/22/2022	Actions ▾
R0_Comment Response Table.pdf	OZS-2022-0047	Comment Response Table	121.77 KB	02/21/2023	12/22/2022	Actions ▾
R0_Draft Public Notice Signage.pdf	OZS-2022-0047	Initial Documentation	492.52 KB	02/21/2023	12/22/2022	Actions ▾
R0_Registered Owners' Authorization.pdf	OZS-2022-0047	Registered Owners Authorization	1.55 MB	02/21/2023	12/22/2022	Actions ▾

CONTACT INFORMATION

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Thank you!