APPLICATION TO AMEND THE ZONING BY-LAW

To permit a 'Supermarket' use within an existing commercial building having a maximum gross floor area of approximately 30,000 square feet.

9125 Airport Road

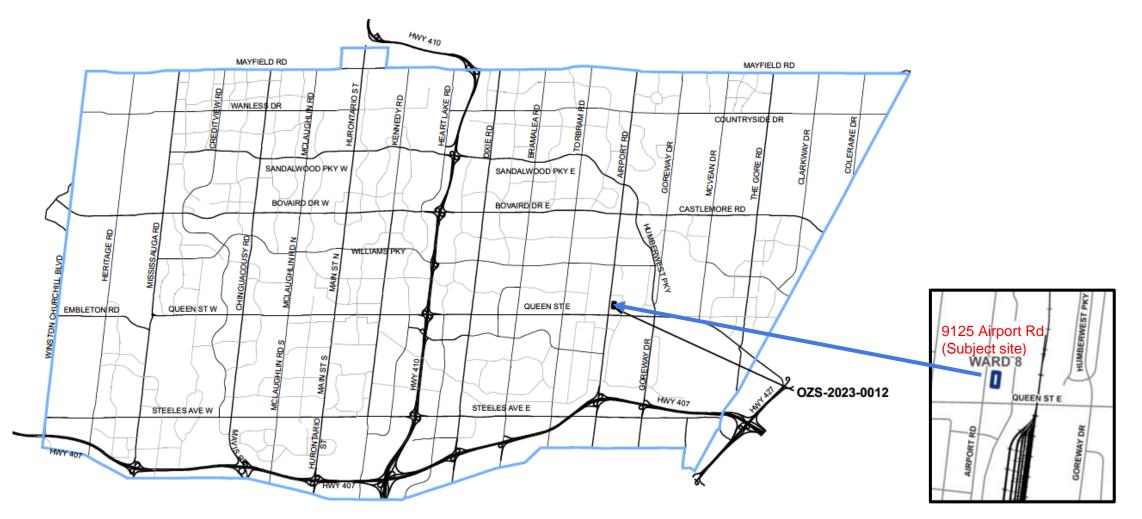
City of Brampton File # : OZS-2023-0012

Application By: Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc.

> WARD : 8 REGIONAL COUNCILLOR: Pat Fortini CITY COUNCILLOR: Rod Power



LOCATION OF SUBJECT PROPERTY





AREA CONTEXT



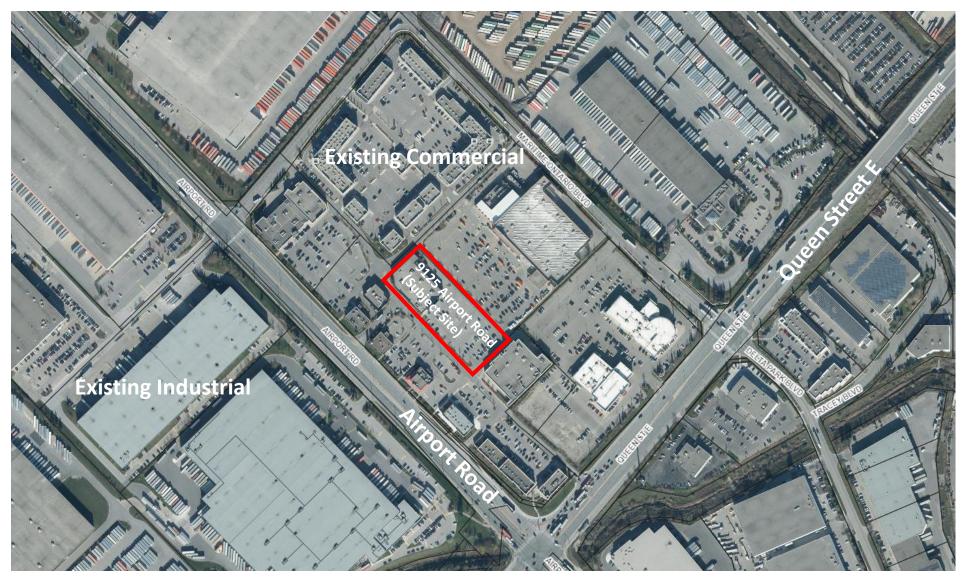
- **North:** Existing commercial and industrial developments.
- South: Existing commercial and industrial developments.
- **East:** Existing industrial developments.
- West: Existing industrial developments.

Legend

SUBJECT LAND	AGRICULTURAL	INSTITUTIONAL	ROAD
	COMMERCIAL	OPEN SPACE	UTILITY
	INDUSTRIAL	RESIDENTIAL	



AREA CONTEXT





DEVELOPMENT PROPOSAL

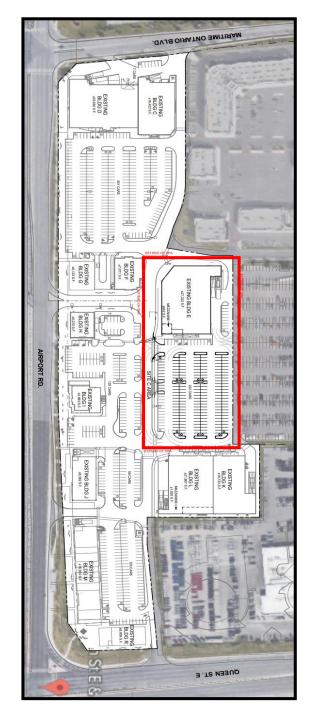
The Amendment to the Zoning By-law proposes:

To permit a 'Supermarket' use within an existing commercial building having a maximum gross floor area of 30,000 square feet.

Further details include:

Lot Area: 4.98 Hectares (12.31 acres)

- The current tenant of the subject building (Bed, Bath and Beyond) is terminating its lease. The intent is for the new tenant to use the building as a Supermarket.
- The proposal requires minor exterior alterations to the existing commercial building, to accommodate the proposed Supermarket use.
- The proposal is specific to only one building as shown herein.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

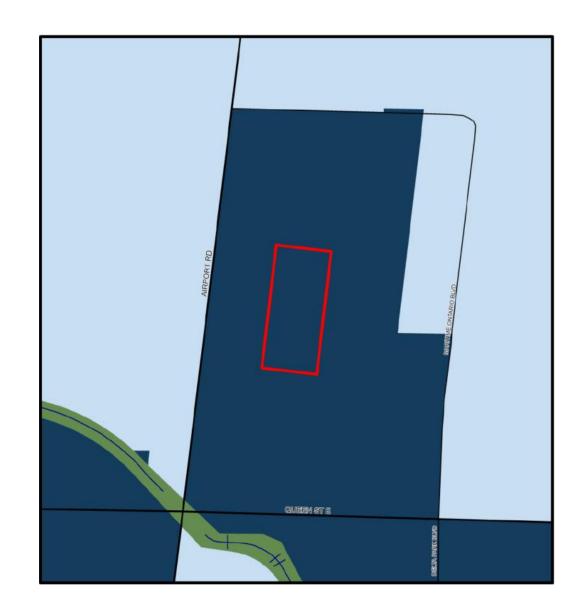
- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Airport Intermodal Secondary Plan

Also following the principles of:

Brampton 2040 Vision



CURRENT PLANNING CONTEXT: OFFICIAL PLAN



The property is designated 'Business Corridor' in the Official Plan.

The permitted uses within the 'Business Corridor' designation include:

- A broad range of employment and employment-related uses.
- A broad range of business, service, and institutional uses to serve the public and adjacent employment area.

An Amendment to the Official Plan is not required to accommodate the proposed development.



BUSINESS CORRIDOR

INDUSTRIAL OPENSPACE

SEAMPTON

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Airport Intermodal Secondary Plan Area 4(a)

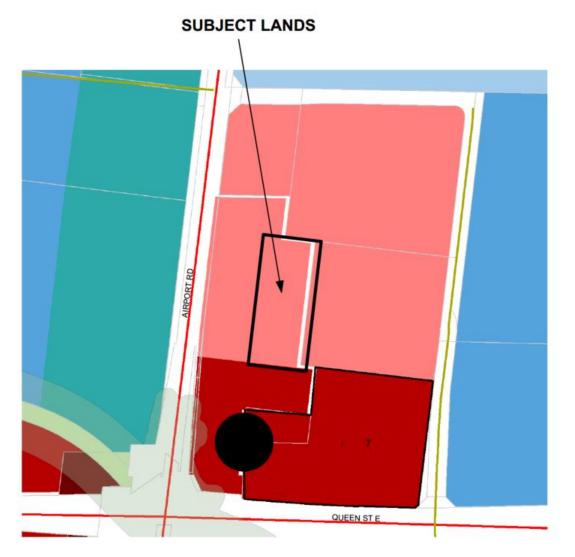
The property is designated 'District Retail' in the Airport Intermodal Secondary Plan.

Permitted uses include:

• A wide range of retail, service, community, institutional and recreational uses.

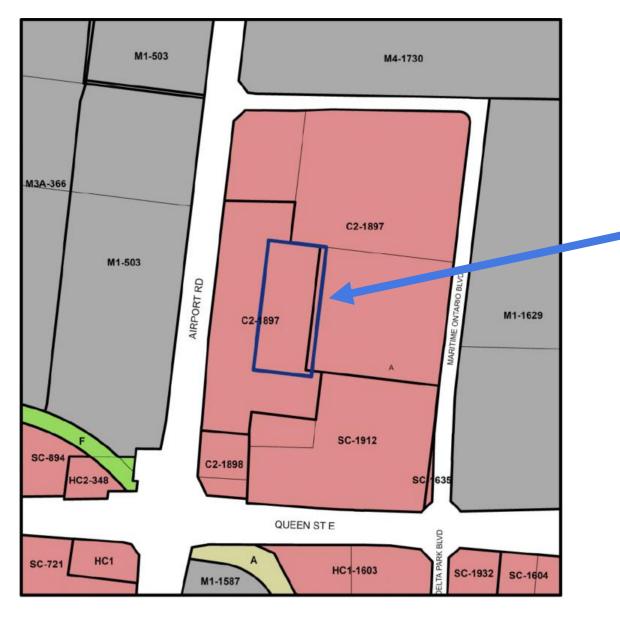
An Amendment to the Secondary Plan is not required to accommodate the proposed development.







CURRENT ZONING CONTEXT: ZONING BY-LAW



Zoned: Commercial Two – Special Section 1897 (C2-1897)

This zone permits a range of commercial and retail uses, including but not limited to, a retail warehouse, an office, restaurants.

The zone specifies that a stand alone supermarket and/or a stand alone department store shall not be permitted.

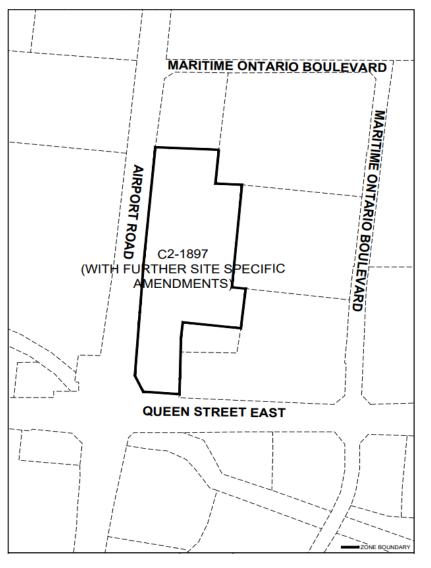
As such, an Amendment to the Zoning By-law is required to permit the proposed development.





PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Commercial Two – Special Section 1897 (C2-1987)	 To permit a 'Supermarket' having a maximum gross floor area of 30,000 square feet.





WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- April 20th, 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.

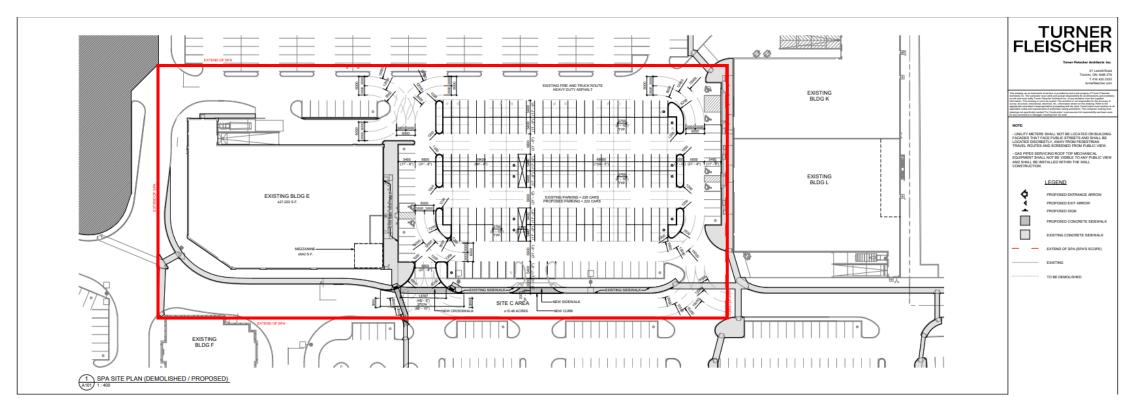
Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ISSUES & CONSIDERATIONS



Preliminary Issues:

 Potential increase in traffic in the surrounding area as a supermarket generates more traffic than the current building use.

Considerations:

- The proposed development will provide services that cater to both the local and surrounding community.
- The proposed supermarket will have limited site alterations to the existing exterior building.



ACCESS MORE INFORMATION

ome Planning File OZS-2023-0003

File Info 🤊 Documents

Resubmission

Name

R0 Phase I Environmental Site

R0 Phase II Environmental Site

essment.pdf

R0 Parcel Abstract.pdf

075-2023-0003

075-2023-0003

Assessment

Initial Documentation

13.68 MB

138.66 KB

01/25/2023

01/25/2023

01/12/2023

01/12/2023

Actions -

Actions -

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:

Click here to access BramPlan Online:

2. Type the file number in the required field: File Number: OZS-2023-0012

3. On the OZS-2023-0012 file page click: The File Info Tab, and click documents to review all application drawings and documents.

Search BramplanOnline Announcements Register for an Account Search. Q. Login User Name or E-mail Password: Welcome to BramPlanOnline BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status I'm not a robot To submit an application or obtain its status, please login using your account Don't have an account reCAPTCH/ If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated. Through this system, you will be able to submit documentation track an application's status online. In order to establis munication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to Remember me on this computer stay informed and prepared 've forgotten my password To get started, please select one of the services offered below New Users: Register for an Account Planning Search for an application For assistance, please contact us at: planning.development@brampton BRAMPTON | BramPlanOnline Announcements Register for an Account Q -Search. **OPA ZBA Subdivision** Status: In Review-Pre Public Meeting For any document that gets uploaded 1. All submitted documents must be named and categorized according to the City of Bramoton Document naming and saving Protocol, Please follow this link to find the document naming and saving 2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove i 1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation 2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details File Number Type Size Latest Update Upload Date Action Environmental Site OZS-2023-0003 47.65 MB 01/25/2023 01/12/2023 Actions -Assessment SRAMPTON 🕺 Environmental Site

CONTACT INFORMATION

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• Applicant contact:

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Thank you!

