

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:

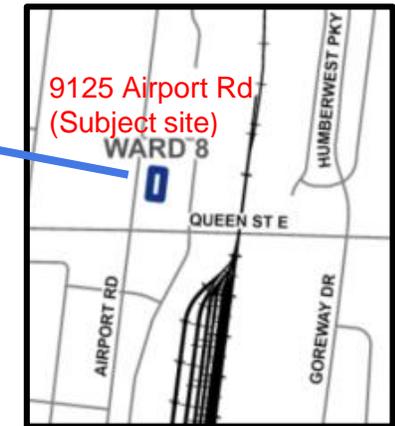
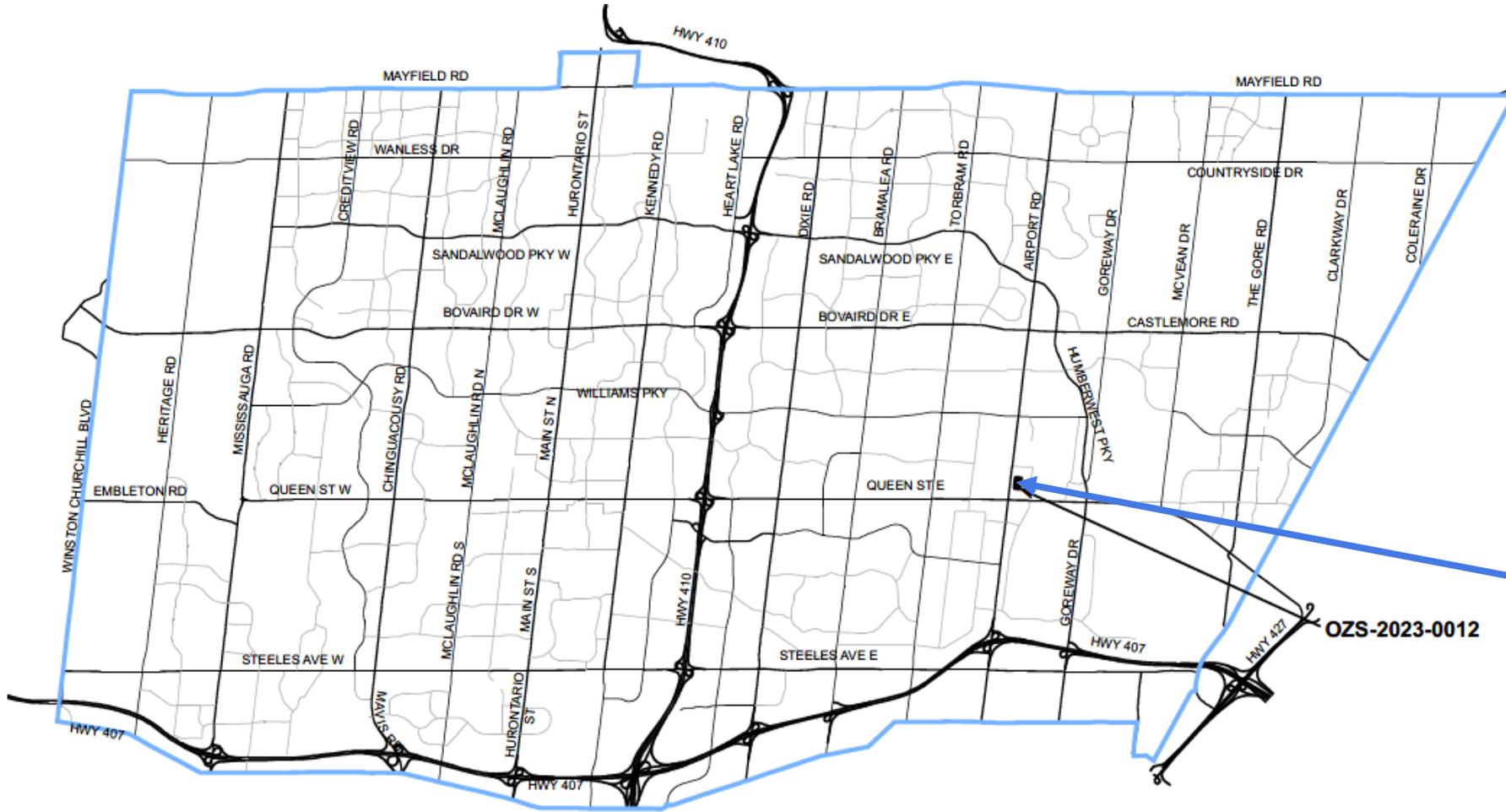
Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc.

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.

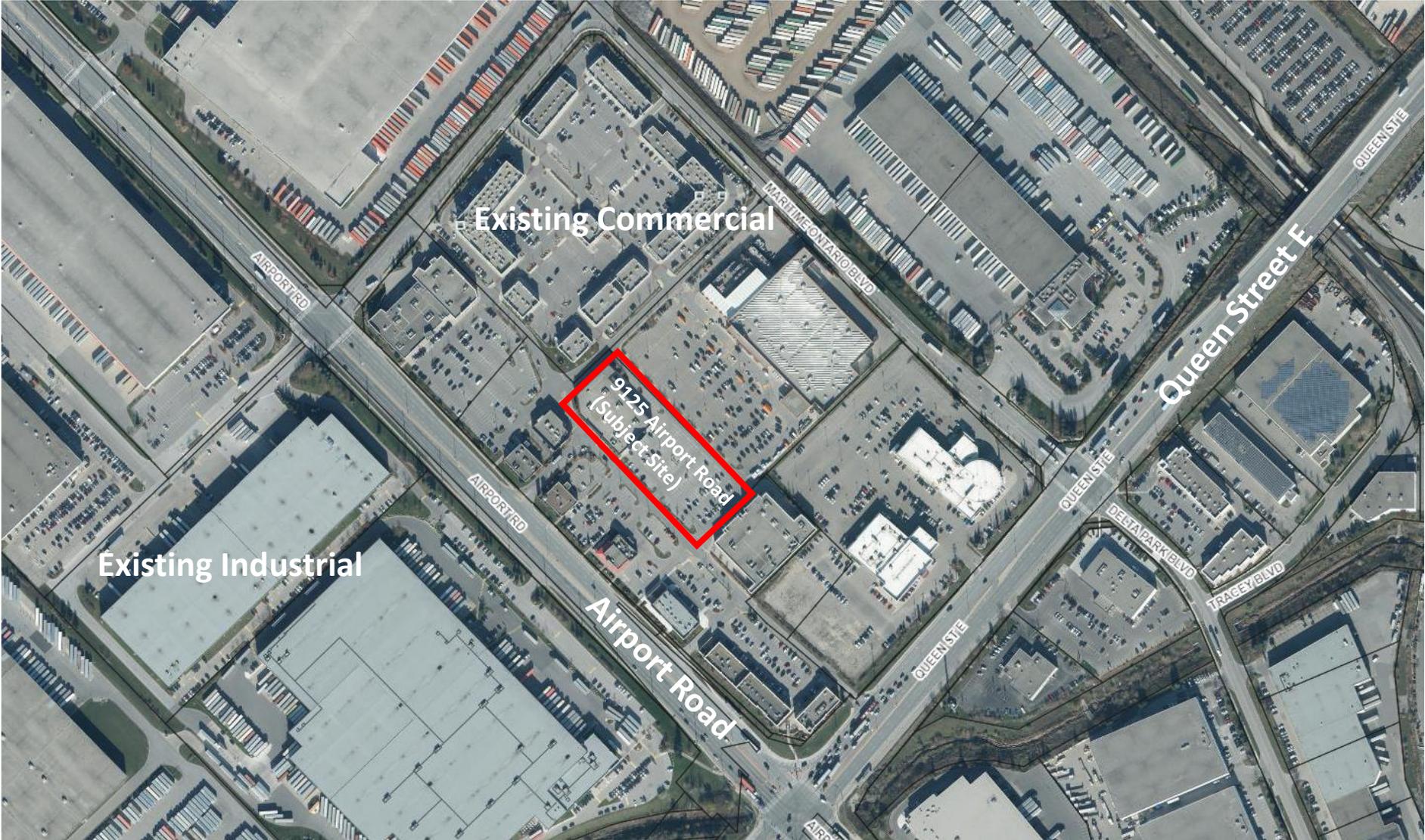
East: Existing industrial developments.

West: Existing industrial developments.

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AREA CONTEXT



DEVELOPMENT PROPOSAL

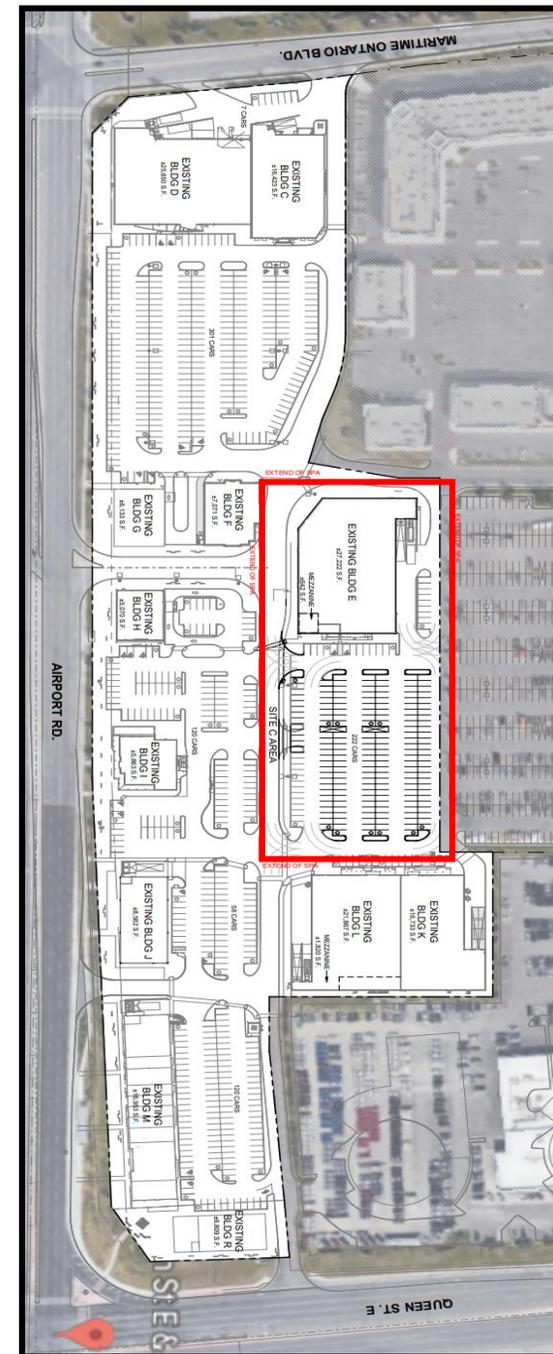
The Amendment to the Zoning By-law proposes:

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

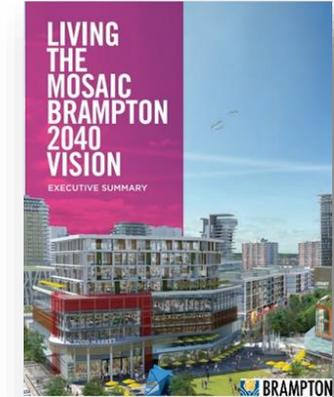
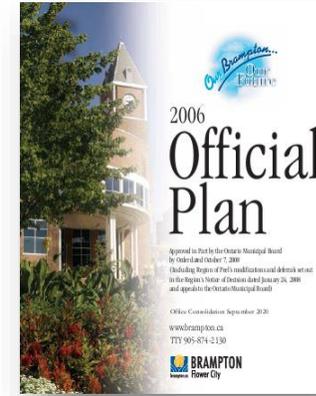
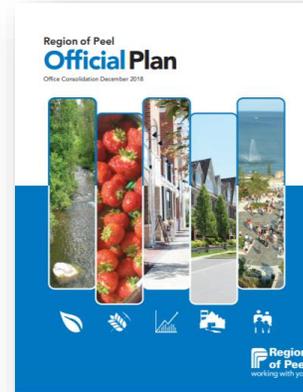
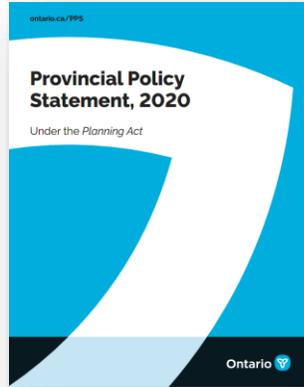
Further details include:

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



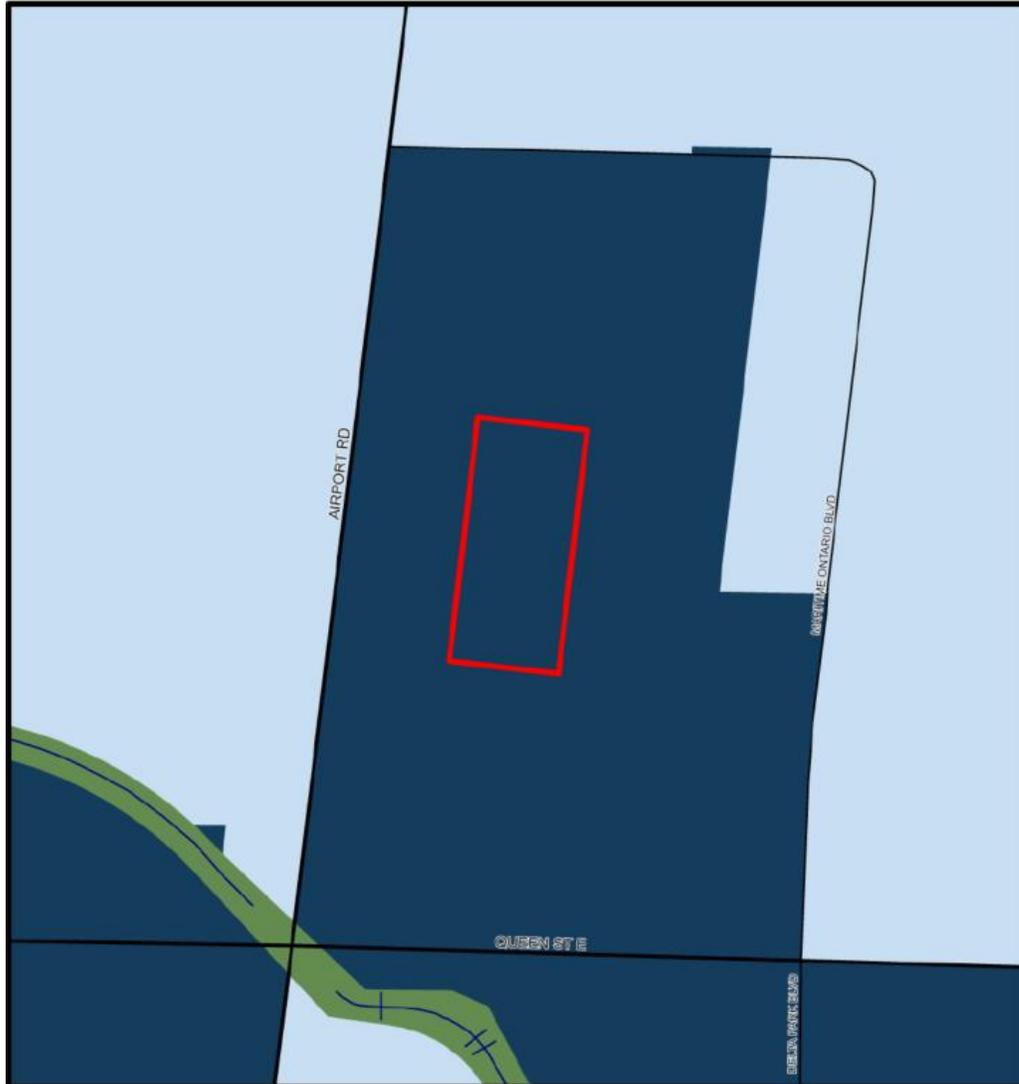
The application will be evaluated based on:

- 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.



CURRENT PLANNING CONTEXT: SECONDARY PLAN

Airport Intermodal Secondary Plan Area 4(a)

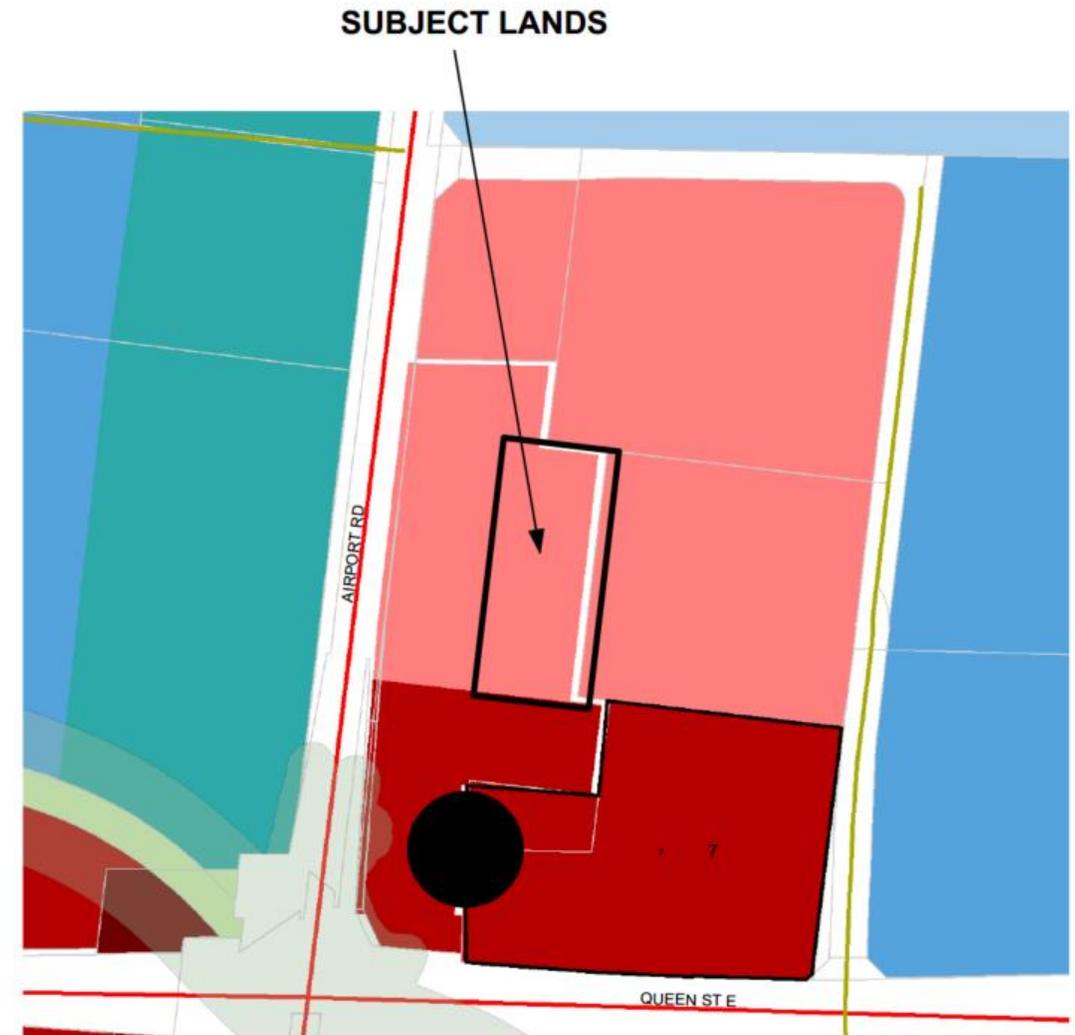
The property is designated 'District Retail' in the Airport Intermodal Secondary Plan.

Permitted uses include:

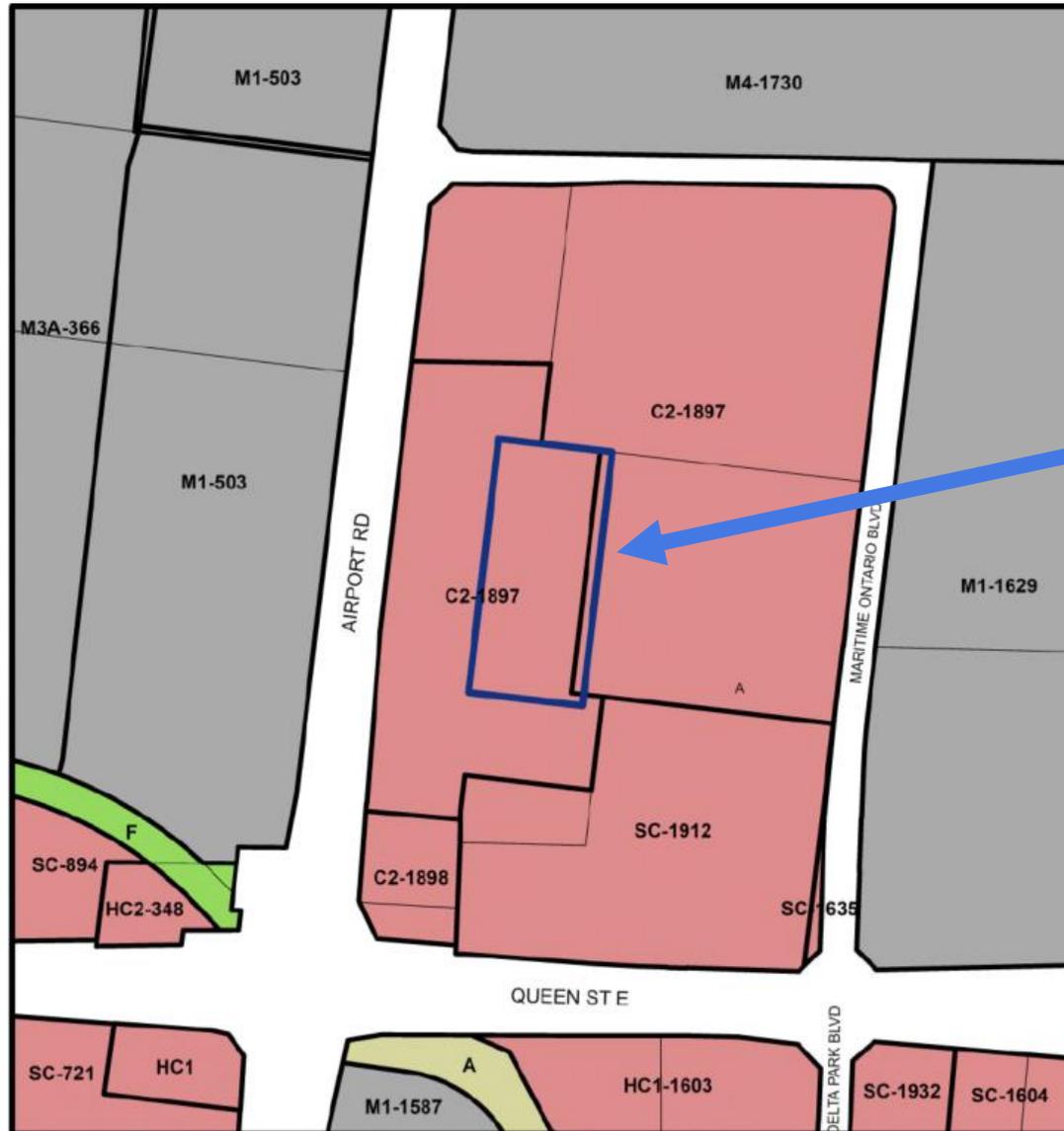
- A wide range of retail, service, community, institutional and recreational uses.

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

COMMERCIAL		EMPLOYMENT	
	CONVENIENCE RETAIL		GENERAL EMPLOYMENT 1
	DISTRICT RETAIL		GENERAL EMPLOYMENT 2
	HIGHWAY & SERVICE COMMERCIAL		PRESTIGE EMPLOYMENT
	HIGHWAY COMMERCIAL		MIXED EMPLOYMENT COMMERCIAL
	SERVICE COMMERCIAL		OFFICE CENTRE
INSTITUTIONAL		ROADS	
	SECONDARY SCHOOL		COLLECTOR ROAD
	FIRE STATION		MAJOR ARTERIAL ROAD
	PLACE OF WORSHIP		MINOR ARTERIAL ROAD
	L.B.P.I.A AREA		HIGHWAY
			RAILWAY
			NATURAL HERITAGE SYSTEM
			CEMETERY
			FLOOD PLAIN
			SPECIAL SITE AREA
			UTILITY



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.

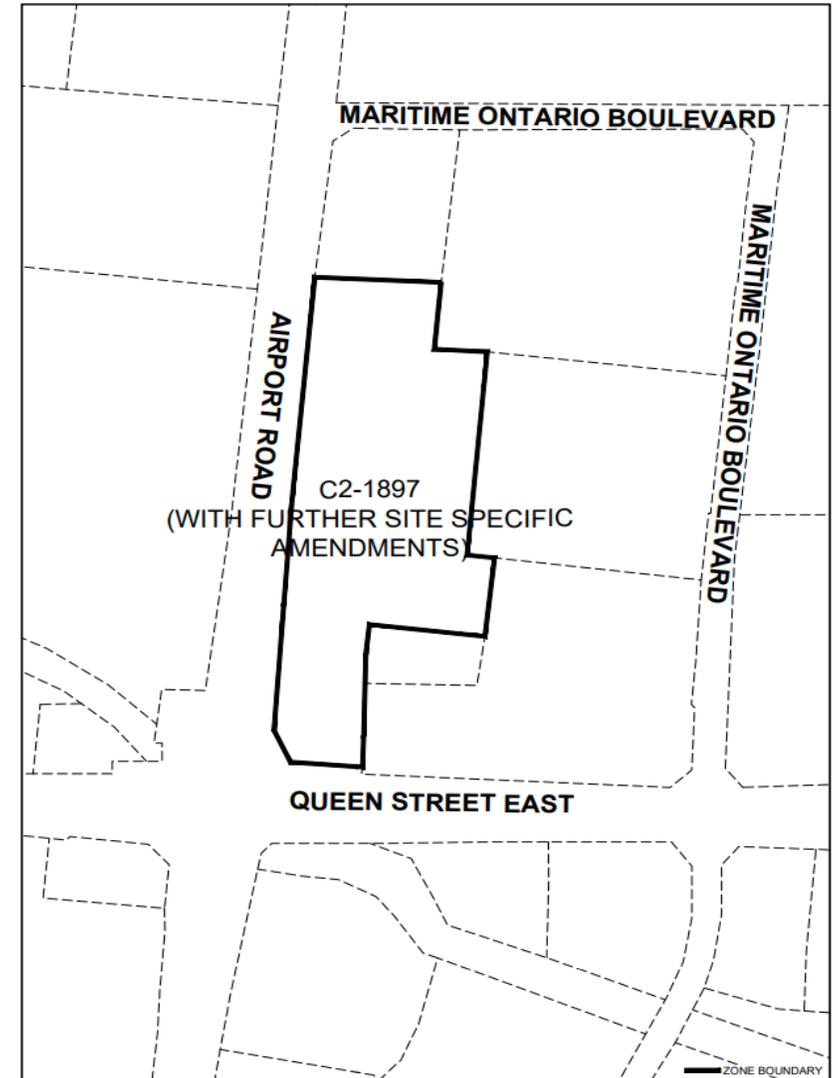
The zone specifies that a stand alone supermarket and/or a stand alone department store shall not be permitted.

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)	<ul style="list-style-type: none">• 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)

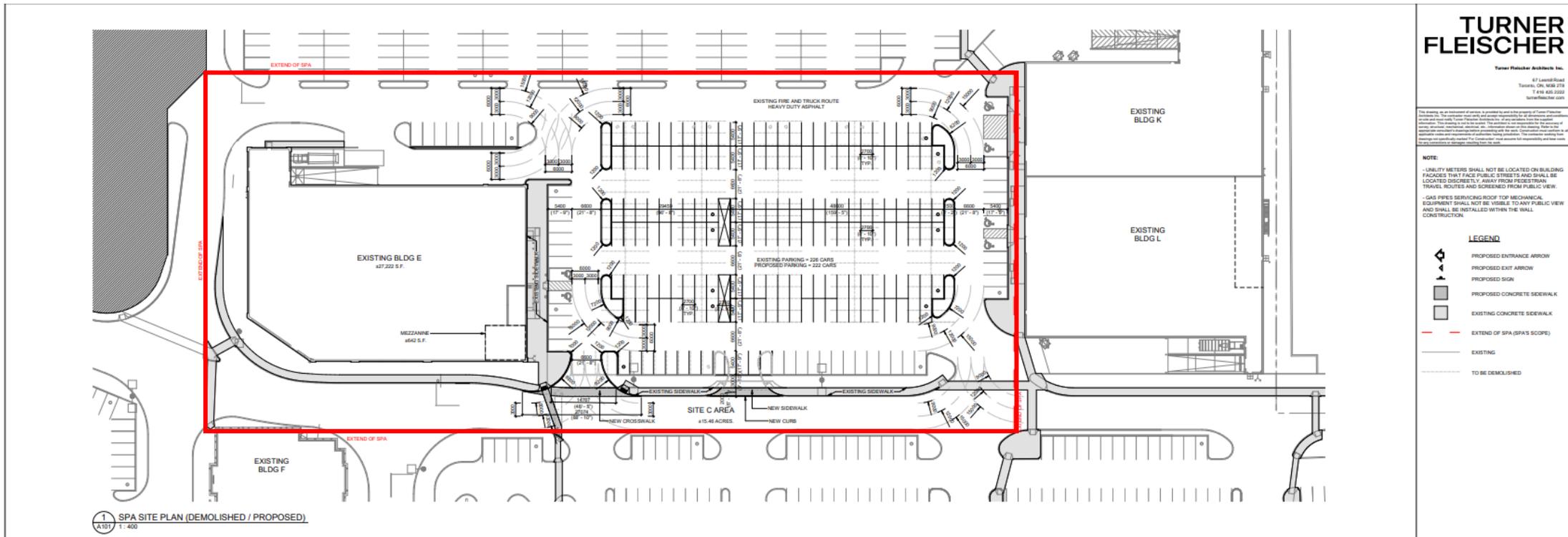
The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

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

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-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.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
RD_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
RD_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
RD_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾



CONTACT INFORMATION

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Thank you!