

Information Summary

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act R.S.O 1990*. A preliminary assessment identified that the sections applicable to this application included, but are not limited to:

- h) The orderly development of safe and healthy communities;*
- k) The adequate provision of employment opportunities;*
- p) The appropriate location of growth and development;*
- q) The promotion of built form that,*
 - (i) is well designed,*
 - (ii) encourages a sense of place; and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

Provincial Policy Statement (PPS), 2020:

The proposal will be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

1.1.1 - healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

- e) *Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *Improving accessibility for persons with disabilities and older person by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

1.1.3.1 - Settlement areas shall be the focus of growth and development;

1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

1.3.1- Planning authorities shall promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) *ensuring the necessary infrastructure is provided to support current and projected needs.*

1.3.2.1- Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

2.2.1.2: Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and,*
 - iii. can support the achievement of complete communities.**

- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
 - iv. areas with existing or planned public service facilities.**

2.2.1.4: Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

2.2.5.1 - Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) planning to better connect areas with high employment densities to transit; and*
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

2.2.5.2 - Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.

2.2.5.3 - *Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.*

2.2.5.4 - *In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.*

2.2.5.5 - *Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.*

Region Official Plan, April 2022 (Office Consolidation):

The subject application is within the 'Urban System' in the Regional Official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include, but are not limited to:

5.6.2 - *To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characterizing of existing communities.*

5.6.3- *To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*

5.6.4 - *To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.*

5.6.8 – *To preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.*

City of Brampton Official Plan, 2020 (Office Consolidation):

The subject lands are identified as an 'Employment Area' (Schedule 1: City Concept) and designated 'Industrial' (Schedule A: General Land use Designations) in the City of Brampton Official Plan. The Official Plan policies that are applicable to this application include, but are not limited to:

4.4.2.1 - *The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.*

4.4.2.5 - *It is intended that, through Secondary Planning, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows:*

- (i) *Sub-Designations in Secondary Plans that Permit Primarily Industrial Uses:*
 - a. *Office Uses: Ancillary office uses, corporate office uses in association with an industrial function, and industrial serving business uses within industrial malls;*
 - b. *Retail Uses: Ancillary and limited retail and business serving uses within industrial malls. The retail uses shall be limited to those which are not engaged in the selling of food and which by their function are not accommodated within the retail hierarchy for non-industrial areas as set out in Section 4.3.2 of this Plan;*
 - c. *Government and Institutional Uses: Limited government offices and institutional uses other than Places of Worship within industrial malls;*
 - d. *Restaurant Uses: Restaurant uses may be permitted on lands designated Industrial in Secondary Plans subject to the following criteria:*

4.4.2.19 - *Notwithstanding policies 4.4.2.5 and 4.4.2.18, an amendment to a Secondary Plan to permit local office uses and ancillary uses on lands designated Industrial on Schedule of the Official Plan shall only be considered subject to satisfying all of the following requirements:*

- i. *The property shall not exceed a site area of 0.8 hectares (2 acres);*
- ii. *The proposed development provides local office uses, at a minimum height of three storeys;*
- iii. *Retails and service commercial uses shall only be permitted where they are ancillary to the principal local office use, located within the same building, and shall not exceed 20% of the total gross floor area;*
- iv. *Residential and other sensitive land uses are not permitted;*
- v. *The lands are located on the edge of an Employment Area abutting a Residential designation as set out in Schedule A; and*
- vi. *The lands have direct frontage on an Intensification Corridor as set out on Schedule 1.*

4.4.2.20 - *In addition to satisfying the requirements of Policy 4.4.2.19, the following shall be demonstrated to the City's satisfaction:*

- i. *The change of use will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets, and any other policies of this Plan, the Region of Peel Official Plan, and the Provincial Growth Plan;*
- ii. *The lands are not required over the long term for the employment uses for which they are designated;*
- iii. *The development will have a beneficial impact on the surrounding uses and the broader community by addressing a public need;*
- iv. *The change of use will not adversely affect the ability of lands abutting or in the proximity of the proposed development to be used or continue to be used for employment purposes over the long term; and*
- v. *A greater employment yield can be achieved with the proposed local office uses than from the employment uses for which they are designated.*

An amendment to the Official Plan is not required.

Highway 410 & Steeles Secondary Plan, October 2019

The subject lands are designated as 'General Employment 2', in the *Highway 410 and Steeles Secondary Plan (SPA 5)*. The proposal will be evaluated against the Secondary Plan policies to ensure that it conforms to the Plan, (Please refer to Appendix 4). The Secondary Plan policies that are applicable to the application include but are not limited to:

General Employment 1

2.1.1 – Uses permitted on lands designated General Employment 1 on Schedule 5 shall include:

- a) A broad range of industrial uses including but not limited to:
 - i. Warehousing and storage of goods;*
 - ii. manufacturing*
 - iii. processing*
 - iv. repairing and servicing operations, but excluding motor vehicle body shops; and*
 - v. outdoor storage areas, only as accessory to an industrial use.**
- b) Ancillary uses that serve the principal industrial use.*
- c) A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.*

General Employment 2

2.2.1 - In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 5 may also include the following uses:

- (i) distribution centres;*
- (ii) motor vehicle repair and body shops;*
- (iii) waste processing and transfer station;*
- (iv) public utility installations; and,*
- (v) public uses and works*

An amendment to the Secondary Plan will be required to facilitate the proposed development.

City of Brampton Zoning By-law:

The subject lands are zoned 'Industrial (M2)' as per Zoning By-Law 270-2004, as amended, (Please refer to Appendix 5).

The 'Industrial (M2)' zone permits a variety of industrial, limited non-industrial (building supplies sales, recreational facility or structure, community club, animal hospital, place of worship), and accessory uses on the subject lands. The permitted non-industrial uses include a recreational facility.

Further, the accessory uses permitted in 'Industrial (M2)' zone includes office uses and retail outlets. All of the proposed uses are permitted on the subject property in principle. The Applicant proposes to establish office use as the principle use on the subject property when offices are only permitted as an accessory use, which requires an amendment to the Zoning By-law.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 47 points, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report. Please refer to the Sustainability Score Snapshot in Appendix 7.

Documents Submitted in Support of this Application:

- Application Fees
- Application form (Official Plan & Zoning By-Law)
- Cover Letter
- Concept Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Planning Justification Report and Public Consultation Strategy
- Draft Public Notice Sign
- Survey Plan
- Arborist Report
- Landscape Concept Plan
- Landscape Cost Estimate
- Landscape Plan
- Sustainability Score and Summary
- Traffic Impact Study and Parking Study
- Tree Preservation Plan
- Parcel Abstract
- Urban Design Brief
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.