

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 28, 2018

REPORT NO.: PLS-2018-0058

RE: Recommendation Report for Removal of Holding (H) Provision for 40 Westbridge Drive (Halton Hills Premier Gateway Business Park)

RECOMMENDATION:

THAT Report No. PLS-2018-0058, dated June 28, 2018, with respect to “Recommendation Report for Removal of Holding (H) Provision for 40 Westbridge Drive (Halton Hills Premier Gateway Business Park)”, be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 6 Trafalgar, Town of Halton Hills, Regional Municipality of Halton, municipally known as 40 Westbridge Drive (Halton Hills Premier Gateway Business Park), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision as generally shown in SCHEDULE 3 of this report.

BACKGROUND:

On December 8, 2017, the Owner (BCIMC Realty Corp.) submitted a Site Plan Application (File No. D11SPA17.013) to allow for the development of a 1-storey, 30,166.3 m² (324,707 ft²) industrial warehouse building located at 40 Westbridge Drive, which is located at the southeast corner of Steeles Avenue and Fifth Line; see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – PROPOSED SITE PLAN**.

The property is zoned 401 Corridor Prestige Industrial (M7) and is subject to a Holding (H) Provision under Town of Halton Hills Zoning By-law 57-91, as amended by By-law 00-138. The M7 Zone permits industrial and warehouse uses; the Holding (H) Provision is conditional upon a Site Plan Agreement, adequate services being in place and the submission of any necessary securities.

BCIMC Realty Corp. has applied to the Town of Halton Hills requesting that the Holding (H) Provision be removed from the subject lands. The Holding (H) Provision is required to be lifted prior to the issuance of a building permit; BCIMC Realty Corp. intends to begin construction of the industrial building this summer.

The proposed industrial building represents Phase 2 of BCIMC Realty Corp.'s development plan for the site. The existing 71,964 m² (774,614 ft²) industrial building on the site represents Phase 1. The Holding (H) Provision was removed from the Phase 1 lands on May 30, 2016, by way of Report No. PI-2016-0047.

COMMENTS:

Staff has applied the following criteria to the removal of the Holding (H) Provision that pertains to properties within the Halton Hills Premier Gateway Business Park:

- the Owner has entered into any necessary Site Plan agreement with the Town;
- all of the necessary financial securities and payments have been submitted; and
- adequate services are in place.

Town staff is satisfied that the criteria associated with the Holding (H) Provision have been, or will be addressed, as follows:

- conditional Site Plan approval has been granted for the development and staff anticipates that the Site Plan Agreement will be executed by the time Council considers this report on July 9, 2018;
- staff anticipates that the necessary financial securities and payments will have been submitted by the Applicant prior to July 9th;
- there are no servicing implications associated with the proposed building as the site is currently serviced with both municipal water and sanitary services.

Based on the above, staff is recommending that Council lift the Holding (H) Provision from the portion of the lands intended to be occupied by the proposed industrial building.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H) Provision is an administrative matter and has no financial impact.

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in preparation of this report.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of this Holding (H) Provision.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

COMMUNICATIONS:

Notice of the Town's intention to pass the Holding Removal By-law was completed in accordance with the requirements of the Planning Act.

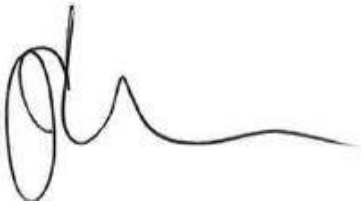
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H) Provision from the portion of the subject lands to be occupied by the proposed industrial building by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is cursive and somewhat stylized, with a long horizontal stroke at the end.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and clearly legible.

Brent Marshall, CAO