

A-2023-0050 PRESENTATION



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT

HI
RISE
GROUP

LiUNA!



COMMITTEE OF ADJUSTMENT MEETING

122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11
Church Street East, Brampton
Minor Variance Application

Owner/Applicant: Rose Garden Nominee Inc.

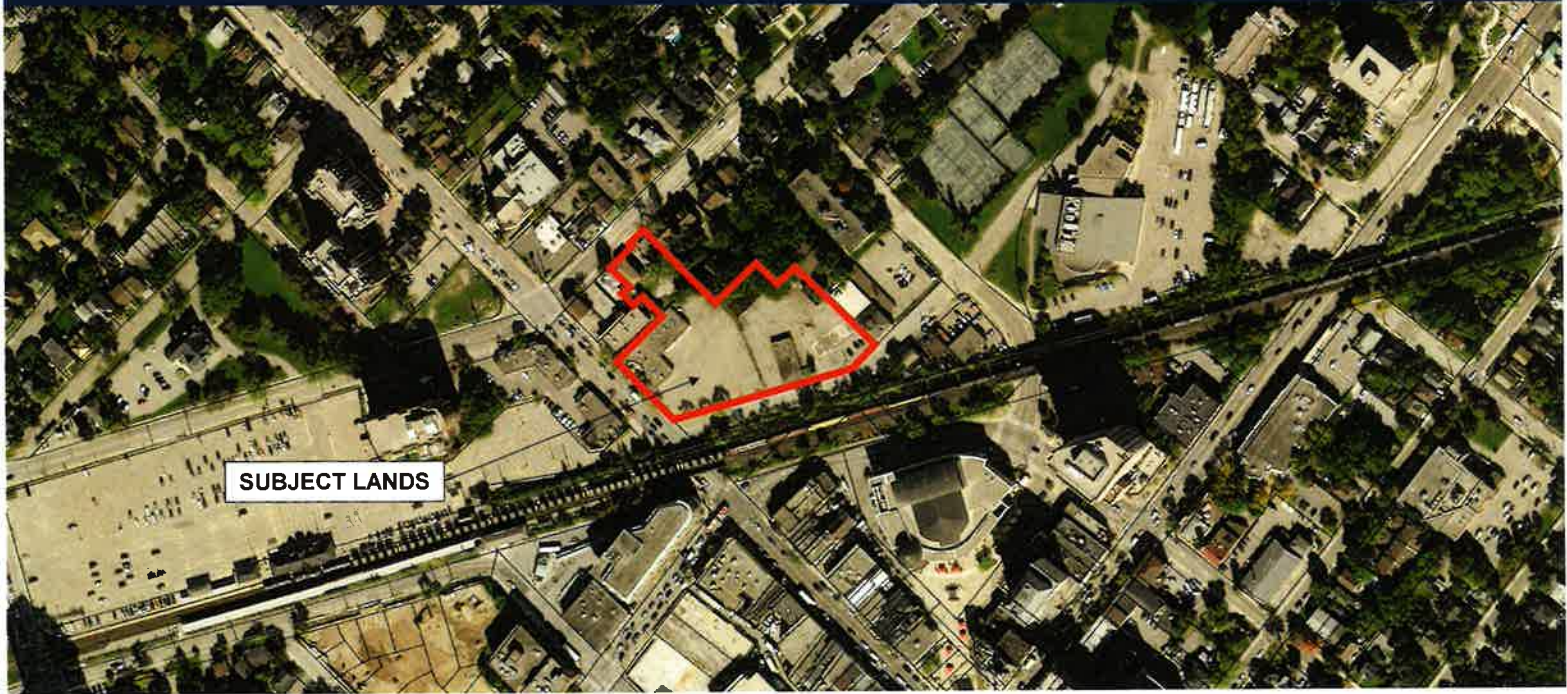
Agent: UrbanSolutions Planning & Land Development Consultants Inc.

c/o Matt Johnston



Subject Lands

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SUBJECT LANDS



Zoning

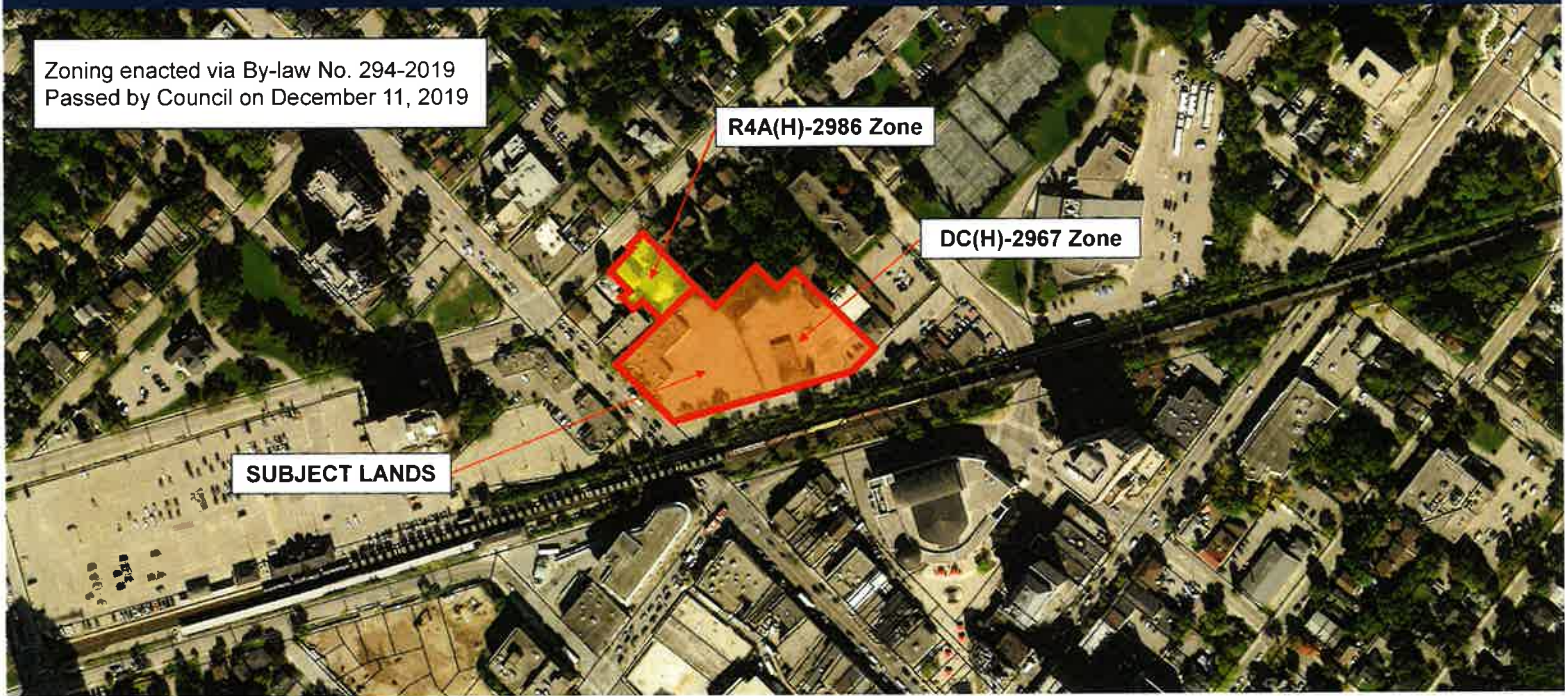
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Zoning enacted via By-law No. 294-2019
Passed by Council on December 11, 2019

R4A(H)-2986 Zone

DC(H)-2967 Zone

SUBJECT LANDS

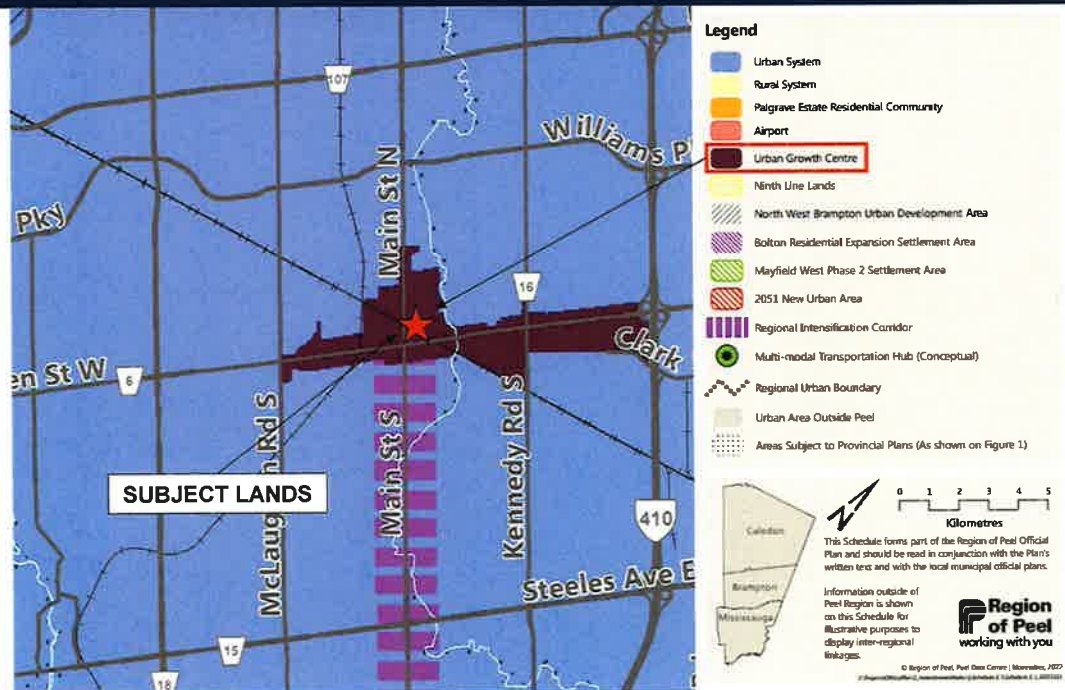




Peel Region Official Plan

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- Schedule E-1 – Regional Structure
- Designated as 'Urban Growth Centre'

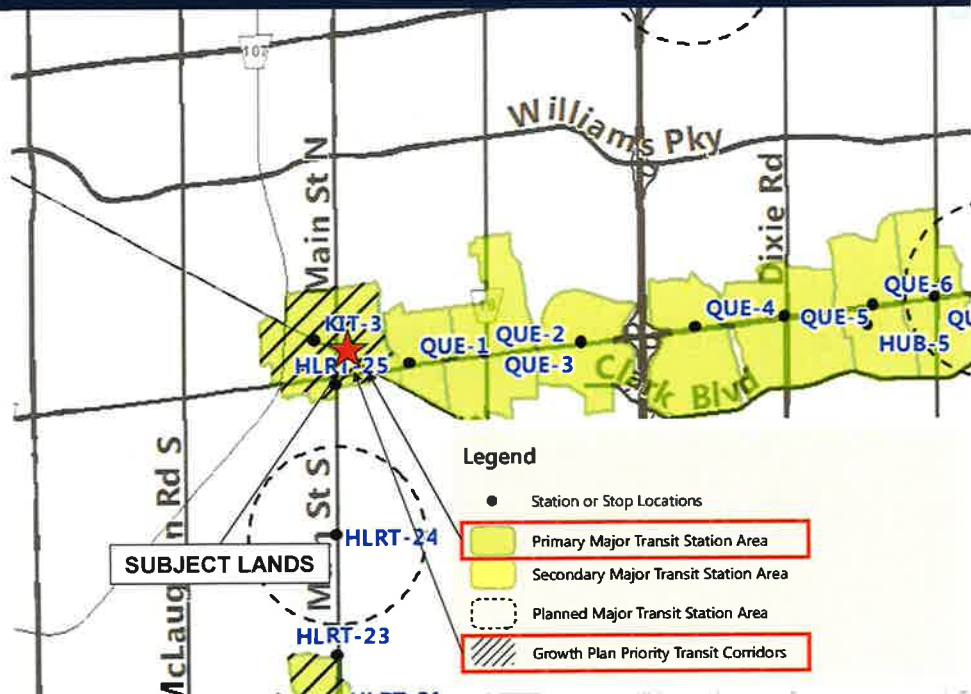




Peel Region Official Plan

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- Schedule E-5 – Major Transit Station Areas
- Designated as 'Primary Major Transit Station Area'
- Located within a 'Growth Plan Priority Transit Corridor'

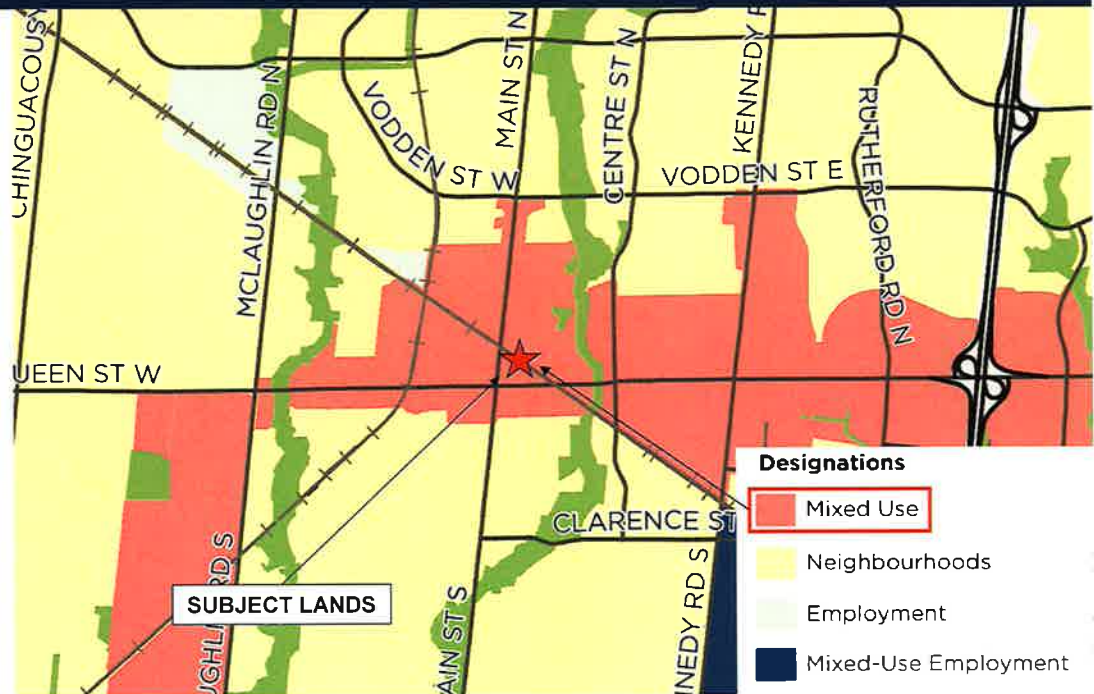




Brampton Official Plan (Draft 2022)

LiUNA!

- Schedule 2 – Designations
- Designated as 'Mixed Use'

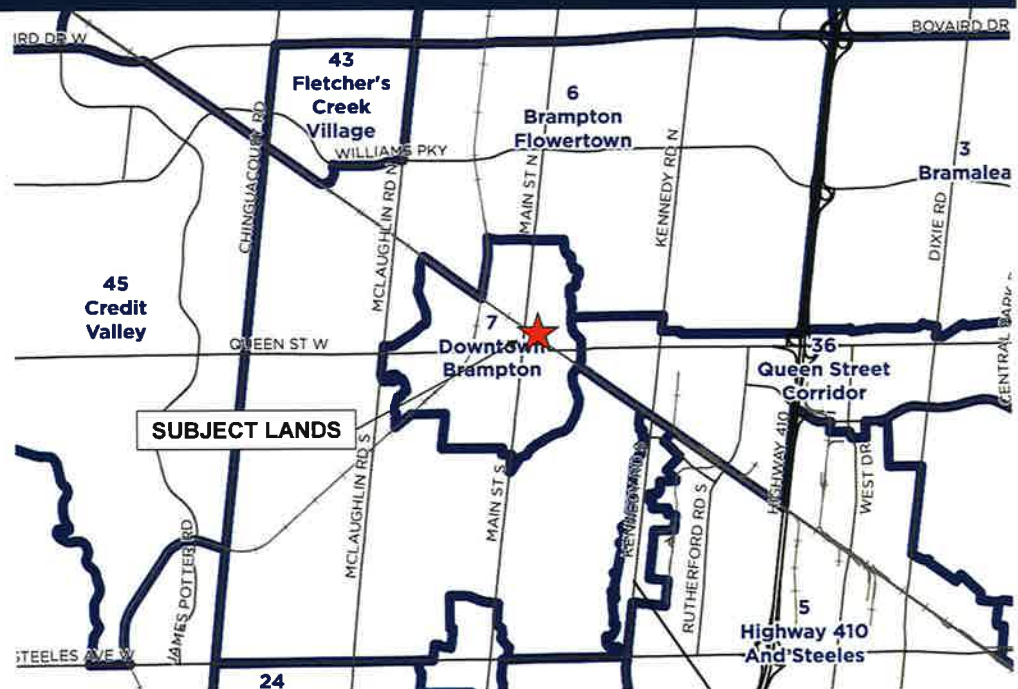




Brampton Official Plan (Draft 2022)

LiUNA!

- Schedule 10 –
Secondary Plan Areas
- Located within
Secondary Plan Area 7
– Downtown Brampton
- Designated as ‘Central
Area Mixed Use’ in
Secondary Plan

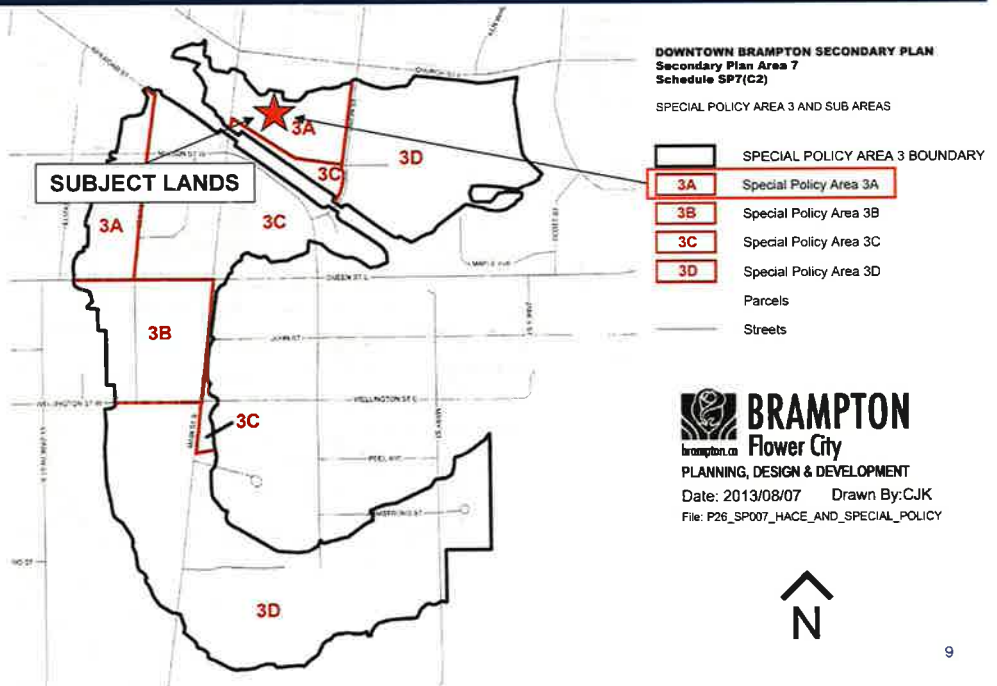




Downtown Brampton Secondary Plan

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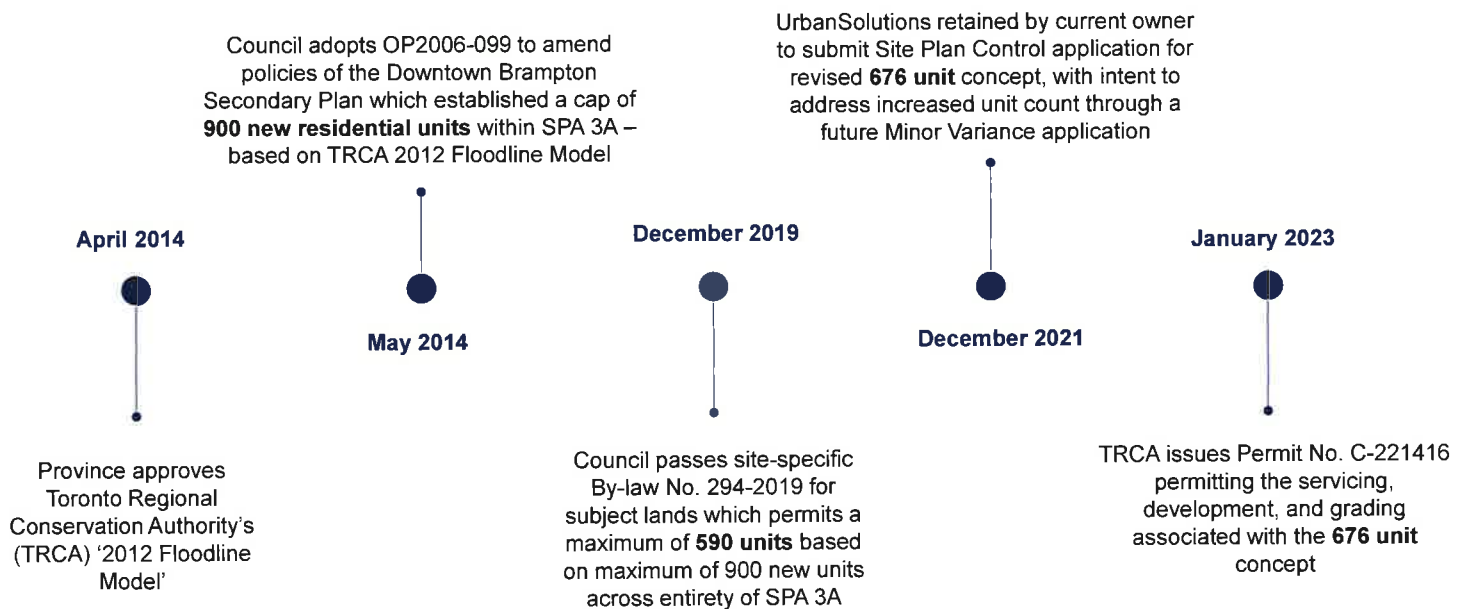
- Schedule SP7(C2) – Special Policy Area 3 and Sub Areas
- Located within ‘Special Policy Area 3A’
- Policy 5.6.3.3(a) – establishes a maximum of **900** new residential units within SPA 3A





Project Timeline

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Requested Variance No. 1

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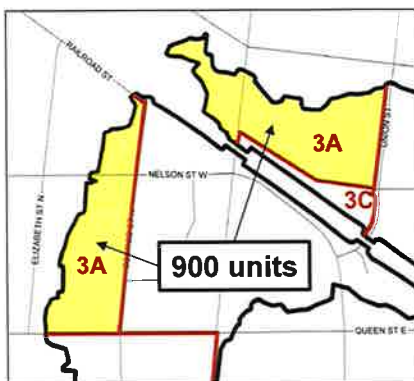
Variance No. 1: To permit a maximum of *676 dwelling units* on the subject lands whereas a maximum of *590* is currently permitted.



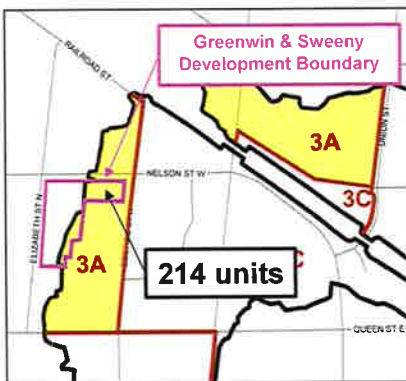
Additional Unit Capacity within SPA 3A

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The proposed development meets the intent of Downtown Brampton Secondary Plan Policy 5.6.3.3(a):



Maximum **900** new units permitted
within SPA 3A (Policy 5.6.3.3(a))



September 26, 2022 Council decision (By-law No. 216-2022) approved **214** units for
Greenwin & Sweeny development within
SPA 3A boundary

= 686 units

At **676** units, the proposed development
(and requested variance) respect the 900
unit cap established within SPA 3A –
leaving capacity for 10 additional units



Requested Variance No. 2

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Variance No. 2: To permit a maximum Floor Plate Area of *2,800 square metres* for floors one (1) to six (6) whereas a maximum size of *800 square metres* is currently permitted.





Variance No. 2

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Brampton Official Plan Policy 3.1.1.39(c)

- Maximum tower floorplate area of 800 square metres
- Minimum 25 metres between towers to allow for privacy, light, and sky views
- The proposed development adheres to both of these policies

High-Rise and High-Rise Plus Buildings

3.1.1.38 High-Rise and High-Rise Plus Buildings and their associated residents and jobs in the right context are essential to enhance the public realm, support transit investment and contribute to the diversity of built form in the city. High-Rise and High-Rise Plus Buildings performance standards in the City-Wide Urban Design Guidelines will be used to evaluate tall building development applications in the city.

3.1.1.39 High-Rise Buildings and High-Rise Plus Buildings have three primary components in design – a base or podium, a middle or tower, and a top carefully integrated into a single whole:

- a. The base is the primary interface with the context of the street, people, and services and will be appropriately scaled and designed to address and enhance the public realm and create transition in scale and buffer to lower scale development in adjacent and nearby communities.
- b. The base will be lined with active, grade-related uses, and where possible, includes or allows for a grocery store or retail food store in order to support local access to food.
- c. The middle or tower should be clearly separate from the podium, through step backs and material changes to lighten their appearance. Tower floorplates should be no larger than 800 meters square. Generally, a minimum of 25 meters will be provided between towers to allow for privacy, light and sky views. Responsibilities for providing separation distances will be shared equally between owners of all properties where high-rise buildings are permitted. Maximum separation distances will be achieved through appropriate floorplate sizes and tower orientation.

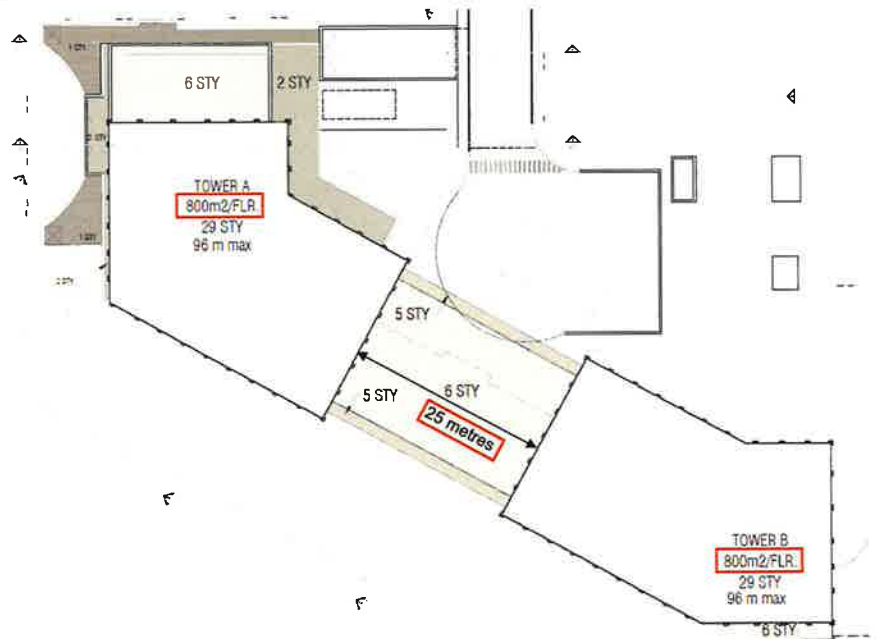


Variance No. 2

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Proposed Development achieves:

- Maximum tower floorplate area of 800 square metres
- Minimum 25 metres between towers to allow for privacy, light, and sky views
- Therefore, the intent of Official Plan Policy 3.1.1.39(c) is upheld





4 Tests

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1. Is the application minor in nature
2. Is it desirable for the appropriate development or use of the land
3. Is it in keeping with the general intent and purpose of the Official Plan
4. Is it in keeping with the general intent and purpose of the Zoning By-law



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Thank You!