

July 15th 2024

City of Brampton
2 Wellington Street West
City Hall, 3rd Floor
Brampton, ON L6Y 4R2

PRE_PRE-2024-0089 (14 Lisa Street)

Re: 14 Lisa Street

PreConsultation Submission: Proposed Tertiary Plan: High Density Mixed Use Towers

Please see attached Site Plan, Elevations and Floor Plans showing the proposed Concept Density for a Tertiary Plan within the Bramalea Precinct of the Queen Street Corridor prepared by Icon Architects.

This PreCon is being submitted to refresh a previously submitted PreCon application (now expired) under Brampton File PRE-2022-0130, which was submitted by the Owner of the adjacent parcel municipally known as 16 Lisa Street.

I note from the recent Monday July 8th 2024 MTSA PDC Meeting, held at 1 p.m. that the Bramalea Precinct Plan B included an overlay of Heights that does not necessarily coincide with the proposed Tertiary Plan Concept my clients have shared with Planning Staff in their previous Tertiary Plan.

If Staff could please arrange for Claudia LaRota and Michelle Gervais to be present at the soon-to-be-scheduled PreCon that would be imperative to the comprehension of this Orderly Development.

We also expect discussion and formal comments to take place at the PreConsultation Meeting that include the Region of Peel's Master Servicing Plan for the Queen Street Corridor.

Harper Dell looks forward to refreshing and re-pursuing this Development Proposal via Tertiary Plan by virtue of this PreConsultation submission.

Best regards,

Yours truly,

Nicholas H. Dell BA.H.
Harper Dell & Associates Inc.

To: Nicole Hanson, Principal Planner/Supervisor, Development Services and Design

From: Michelle Gervais, Policy Planner

Date: August 8, 2024

File: PRE-2024-0089

Subject: **Policy Planning Comments**
Pre-Consultation Application
14 Lisa Street
Ward: 3

Policy Planning staff have reviewed the above noted Pre-Consultation Application that proposes 4 high-rise buildings (50 and 55 storeys) on the property located at 14 Lisa Street. The following comments are provided for your consideration, with regard to Brampton's Major Transit Station Areas (MTSAs).

14 Lisa Street is located within the delineated boundaries of the Dixie "Primary" MTSA as shown on Schedule 1B of *Brampton Plan*. A minimum density target of 160 people and jobs combined per hectare is required for the Dixie MTSA.

Brampton's MTSA Framework

Policy Planning staff are currently developing a comprehensive policy and regulatory framework to strategically guide future growth and investment for Brampton's MTSAs to 2051 and beyond. Brampton's MTSA framework will enable the City to develop a clear vision and the required planning tools for the future of each of its MTSAs. The goal is to support the achievement of complete communities through a compact built form and mix of land uses that are planned and designed to be walkable and transit supportive.

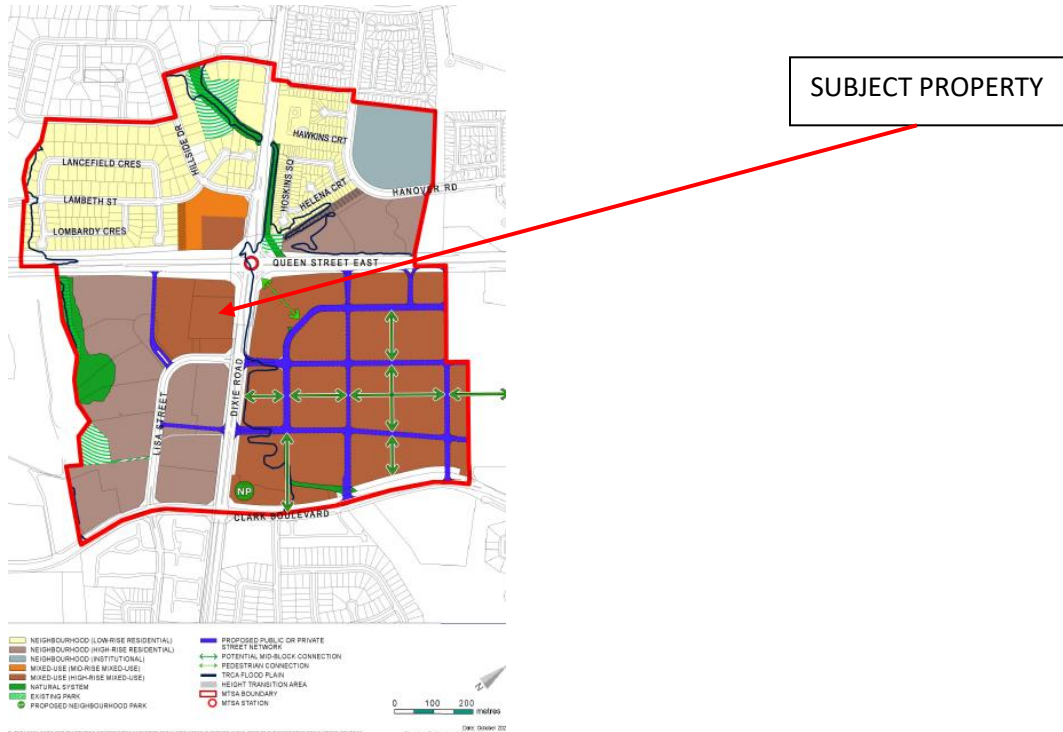
Brampton's MTSA Study includes the following three (3) phases of work for the "Primary" MTSAs:

- Phase 1 – Preliminary Area Plans
- Phases 2a and 2b – Policy Directions and Recommendations
- Phase 3 – Preparation of Zoning By-law Standards and Schedules

To implement the findings of the work undertaken in Phases 1 and 2a, land use schedules and policies are included in *Brampton Plan* that was adopted by Brampton Council on November 1, 2023, and approved by the Region on May 9, 2024. The MTSA policies contained in *Brampton Plan* constitute a portion of the work to be undertaken in Phase 2 as part of Brampton's MTSA Study. A new Secondary Plan is proposed for the 7 Primary MTSAs (including Dixie MTSA) located along Queen Street that will include land use and development policies for these MTSAs and will also include the Bramalea Centre Precinct Plan guidelines. It is the intent that the new Queen Transit Corridor Secondary Plan Area 10 will be forwarded to Council for adoption in November 2024.

Brampton Plan

The Dixie MTSA land use schedule (shown below) in *Brampton Plan* designates 14 Lisa Street as 'Mixed-Use (High-Rise)'. Lands designated 'Mixed-Use (Mid-Rise)' shall be developed in accordance with the **Mixed-Use policies found in both Chapters 2 and 4 of *Brampton Plan***.

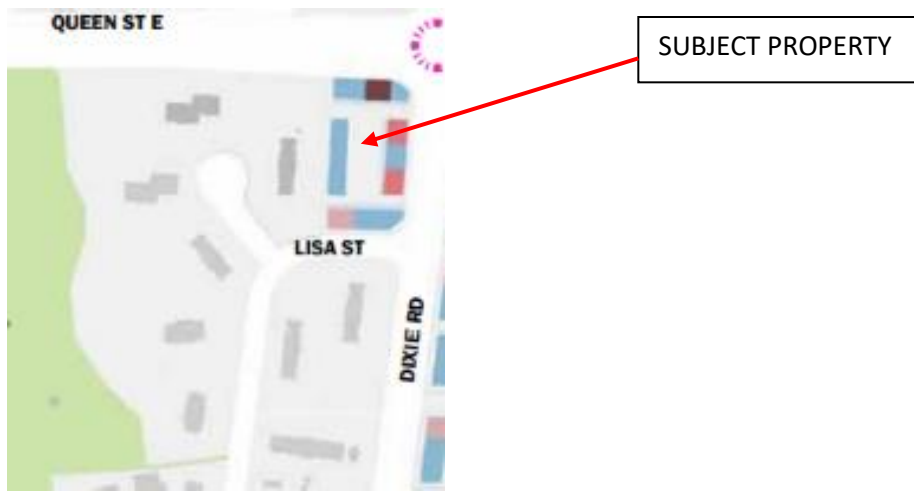


Comments:

1. Staff is proposing unlimited height and density (UHD) permissions for 14 Lisa Street and the other 2 properties shown on the concept plan (12 and 16 Lisa Street). The proposed implementation of UHD on the subject property is intended to provide permissions for landmark buildings to be located at key intersections in accordance with the City's MTSA and City Structure objectives (i.e., in proximity to the bus rapid transit stop at the intersection of Dixie Road and Queen Street East).

The proposed concept plan is showing building heights of 50 and 55 storeys along Queen Street frontage (16 Lisa Street). Notwithstanding the proposed UHD, it is recommended that the building heights for 12 and 14 Lisa Street be lowered as you move further away from the bus rapid transit stop, which will also assist in providing a variety of heights and built forms on the 3 properties. The submitted concept plan provides no variation in height amongst the 3 properties.

The excerpt below is from the draft Bramalea Centre Precinct Plan Document - Height Distribution Plan that will be attached as an appendix to the new Queen Transit Corridor Secondary Plan Area 10. This excerpt shows the tallest point tower located at the corner of the site (shown in brown) on 16 Lisa Street, 31-40 storey point towers (shown in dark pink) along Dixie Road on 14 Lisa Street and a 21-30 storey point tower (shown in light pink) located on 12 Lisa Street. It is recommended that the proposed concept plan be revised to generally align with these building heights.



2. The City retained Watson & Associates (Watson) to review the recommended minimum amount of commercial and retail uses required to achieve a good balance of mixed-use within MTSAs. As the City continues to intensify growth in the MTSAs, the success of creating complete communities requires the retail and commercial base to evolve alongside the needs of residents. The draft recommendations of Watson's report indicate that sites along major boulevards (in this case Queen Street and Dixie Road frontages) should have a minimum frontage requirement of at least 70% for at grade commercial and retail uses and that the retail and commercial component shall be focused at key intersections. If the minimum 70% at-grade commercial and retail space is not provided, a Commercial Functional Study is recommended to be submitted.
3. A Tertiary Plan (now referred to as Area Plans in *Brampton Plan*) shall be prepared and submitted as part of a complete application in accordance with the policies in Section 5.6 – Area Plans of *Brampton Plan*.
4. The applicant should submit a Growth Management Strategy (GMS) as part of a complete application submission. The GMS shall identify the required regional and municipal infrastructure improvements, including servicing, transportation network, parks and public service facilities necessary to support the expected population and employment growth with this development proposal, and the timing of the delivery of these improvements to ensure that all residents have convenient access to these services and amenities in a timely manner. The Growth Management Strategy should include a map showing the location and convenient access to all existing or planned public service facilities that will service the proposed development and confirmation that these public service facilities are adequately sized to service the expected density of the proposed development.

In accordance with the Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, convenient access to public service facilities shall be provided for new residential developments in Settlement Areas. These Provincial documents define Public Service Facilities as “*Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.*” The PJR shall address the adequate provision of all public service facilities as defined by the PPS and Growth Plan.

5. The PJR shall include an analysis of all the relevant MTSA policies included in both Brampton's 2006 Official Plan and the Council adopted *Brampton Plan*.

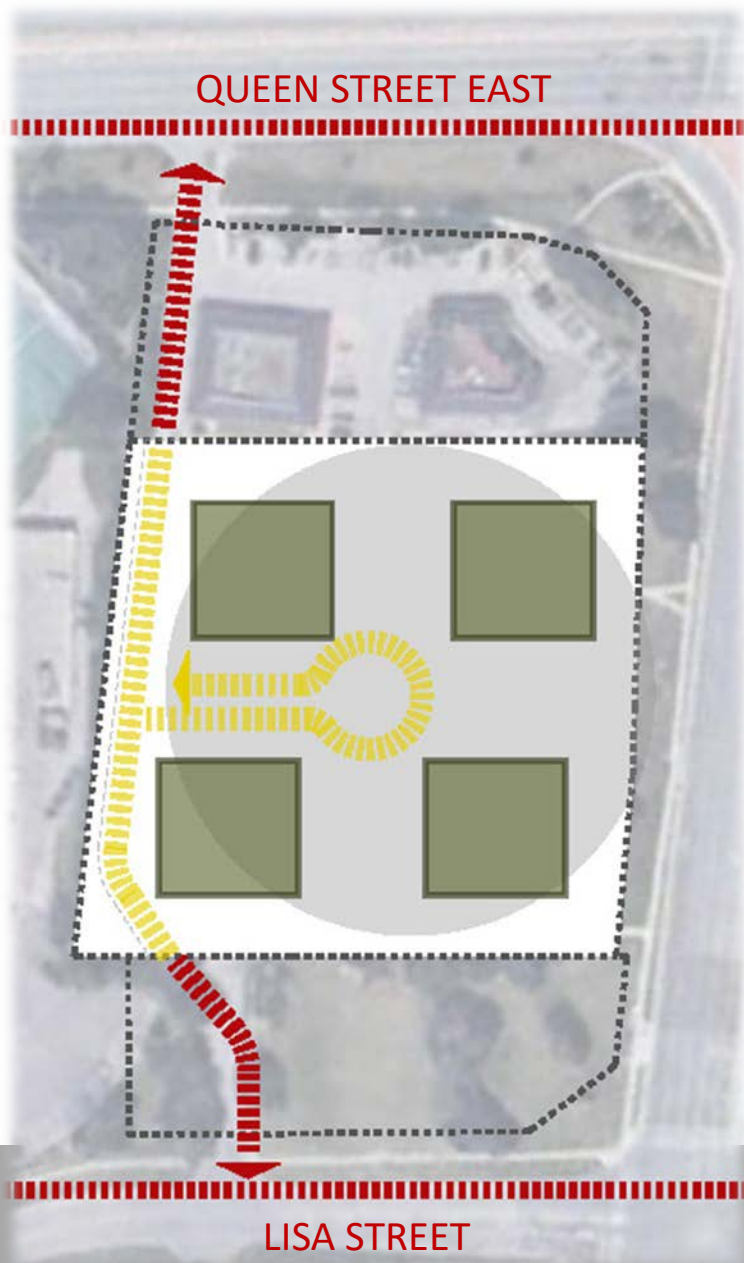
6. 14 Lisa Street and the other 2 properties included on the proposed Concept Plan will be pre-zoned as part of Brampton's Comprehensive Zoning By-law Review (Phase 3 – MTSA Study), with enactment targeted for Q1 2025. Any permissions for UHD will likely be subject to a 'holding' (H) provision in the Zoning By-law to ensure that certain technical studies (e.g. servicing, traffic, growth management, urban design, shadowing) are approved to the satisfaction of the City prior to the removal of the 'H' provision.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

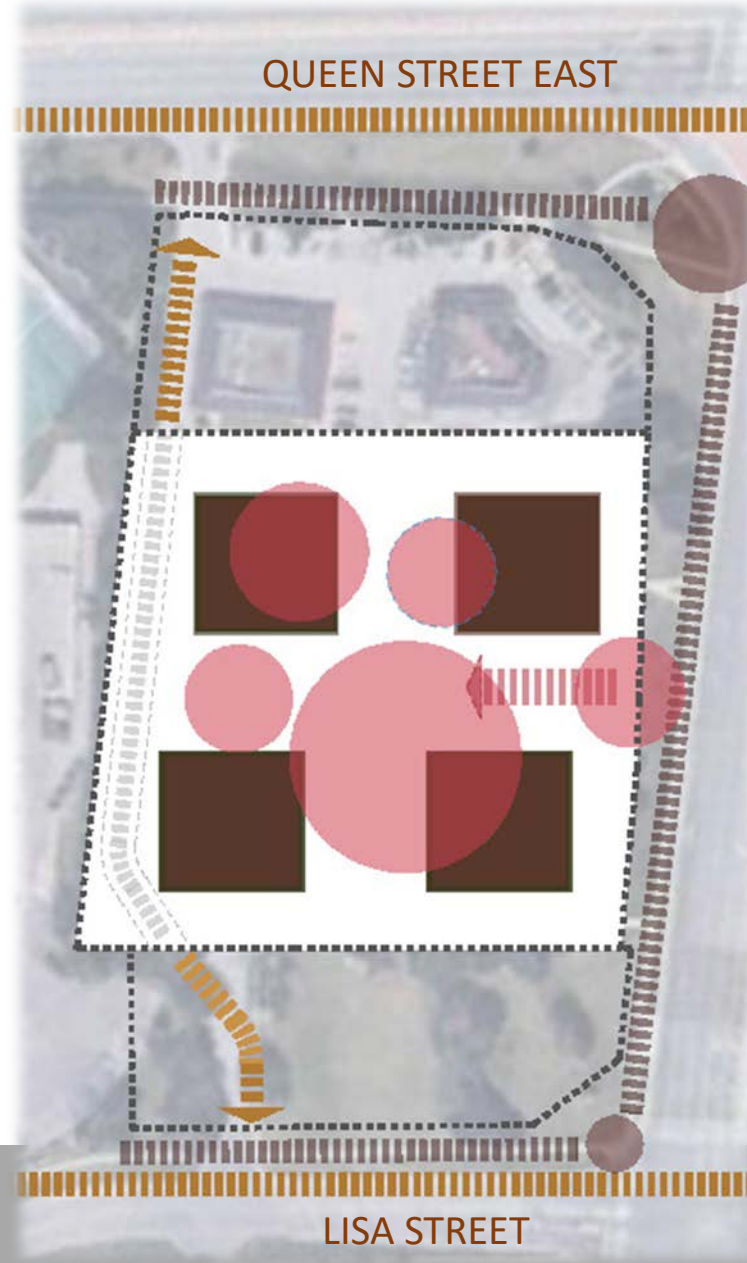
M. Gervais

Michelle Gervais, MCIP, RPP
Advisor, Special Projects, Integrated City Planning

c: Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning

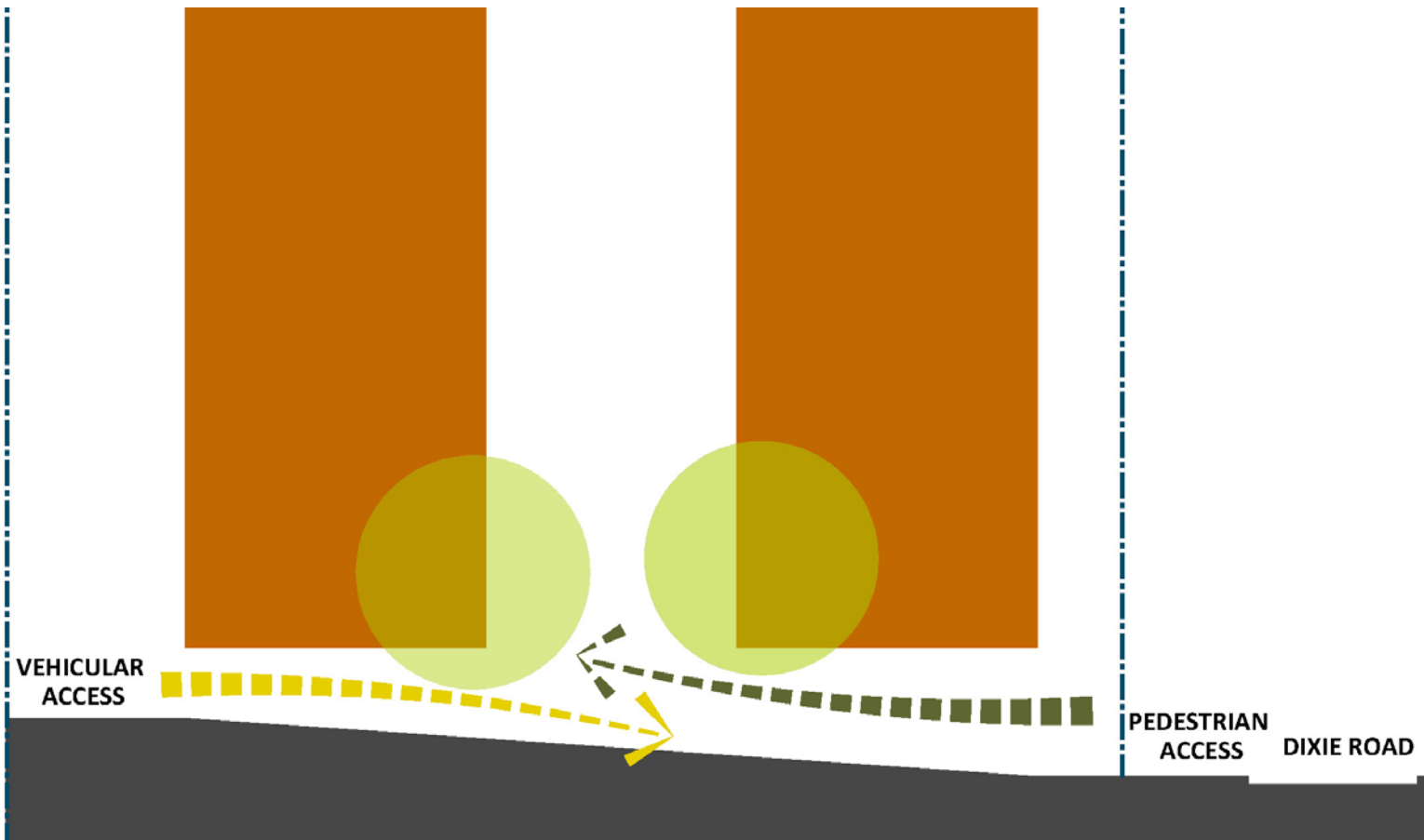


VEHICULAR ACCESS

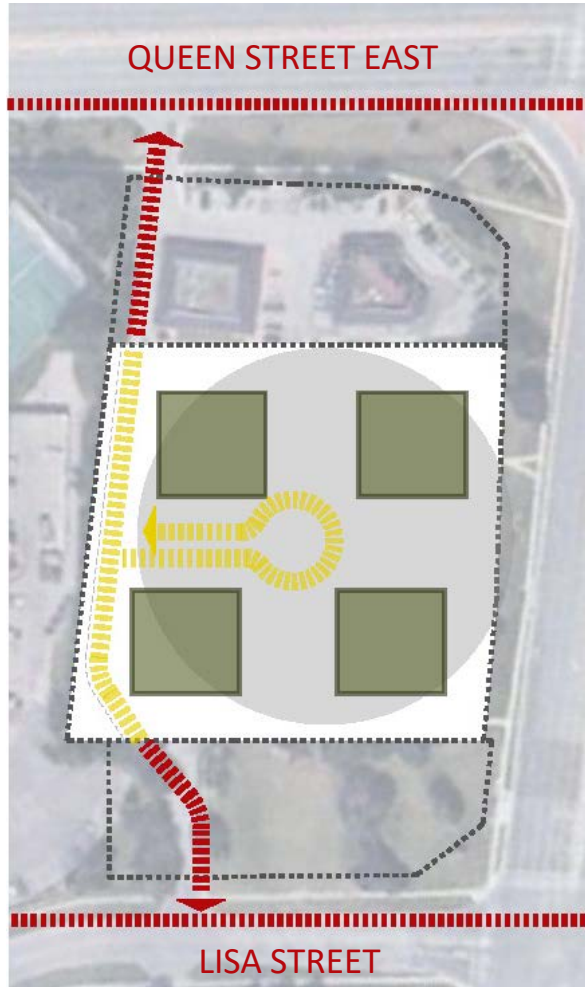


PEDESTRIAN ACCESS

VEHICULAR AND PEDESTRIAN ACCESS DESIGN APPROACH



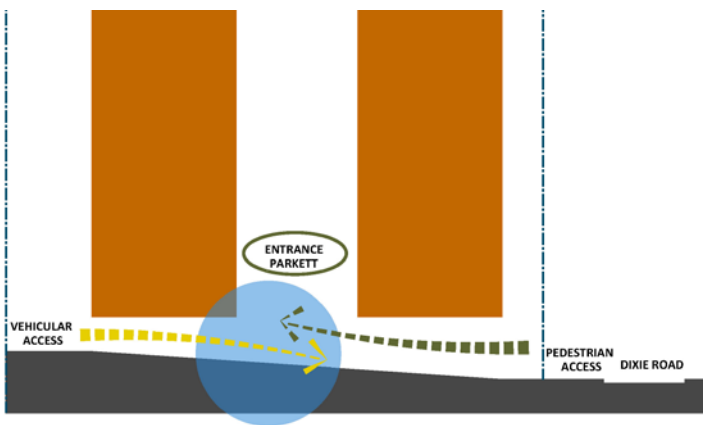
DESIGN APPROACH EXAMPLES



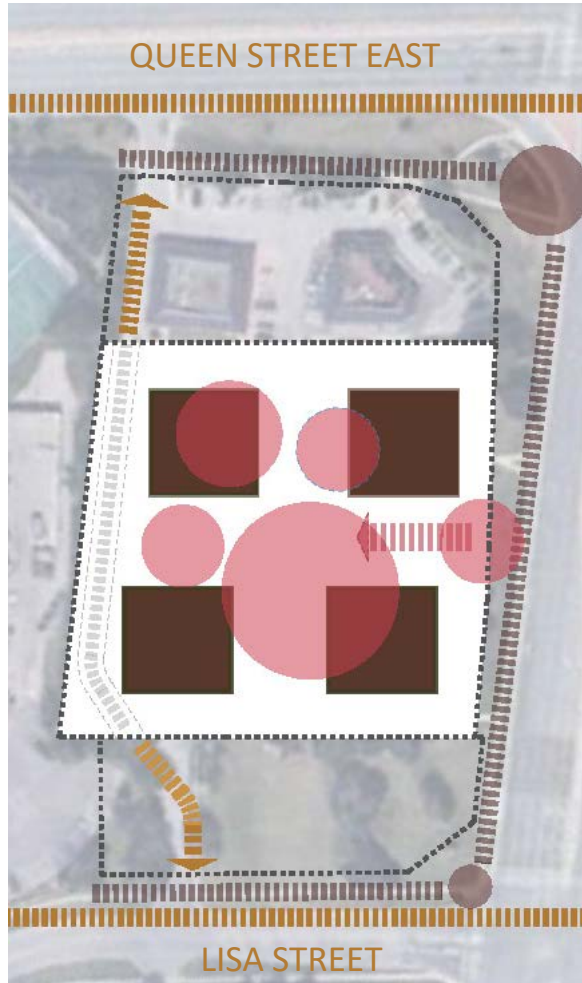
DESIGN APPROACH EXAMPLES



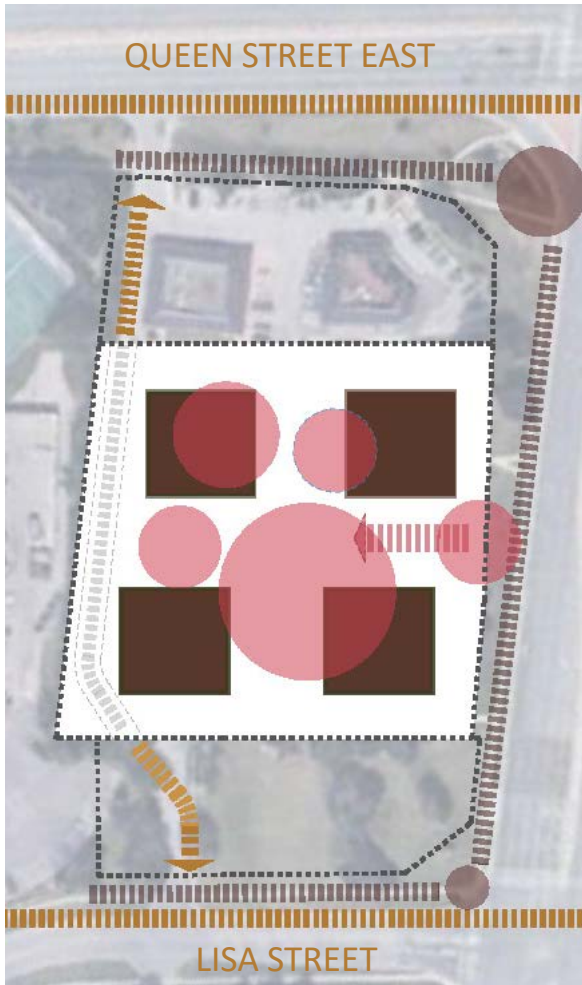
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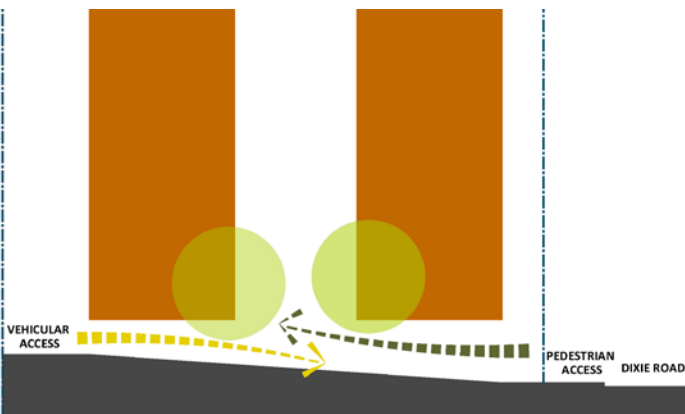
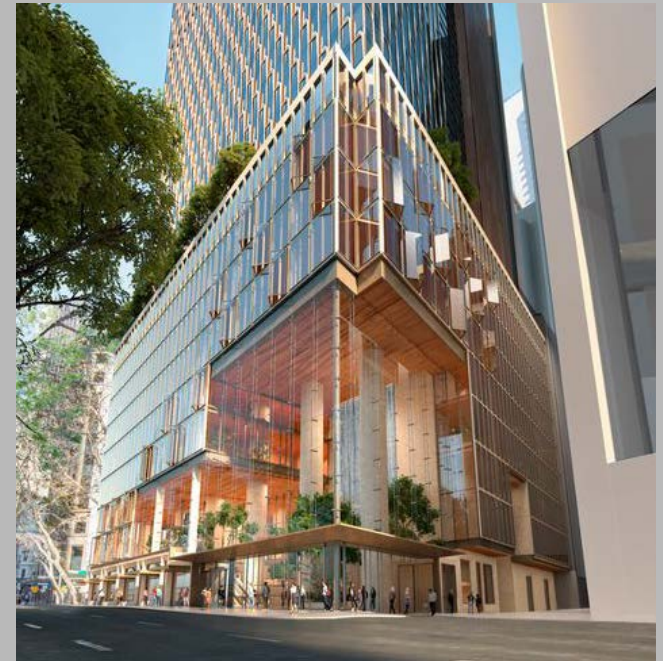
DESIGN APPROACH EXAMPLES



DESIGN APPROACH EXAMPLES



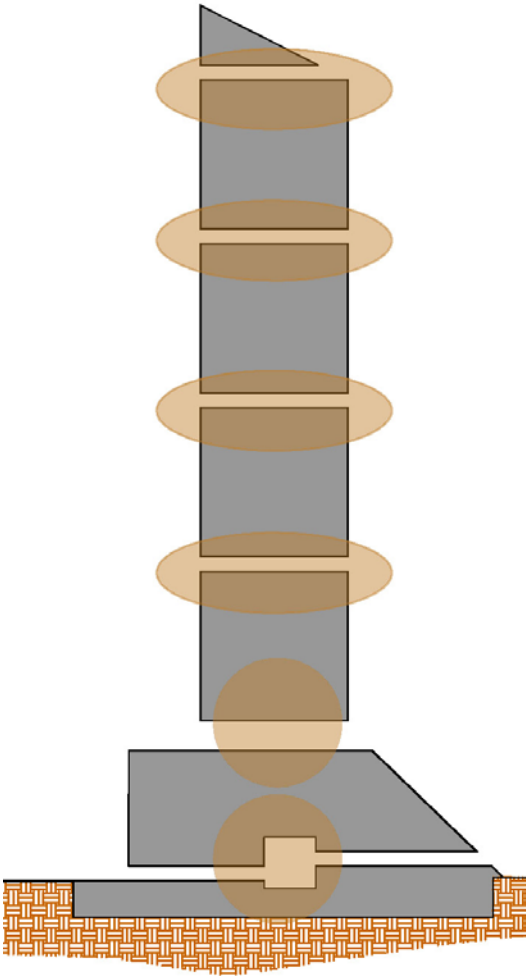
DESIGN APPROACH EXAMPLES



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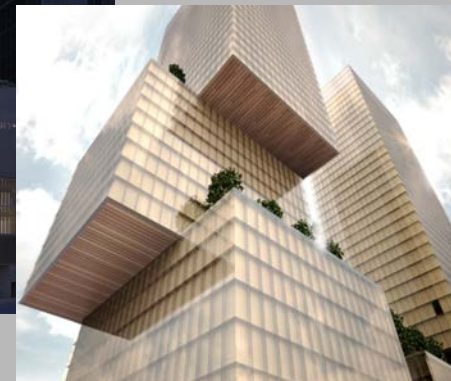
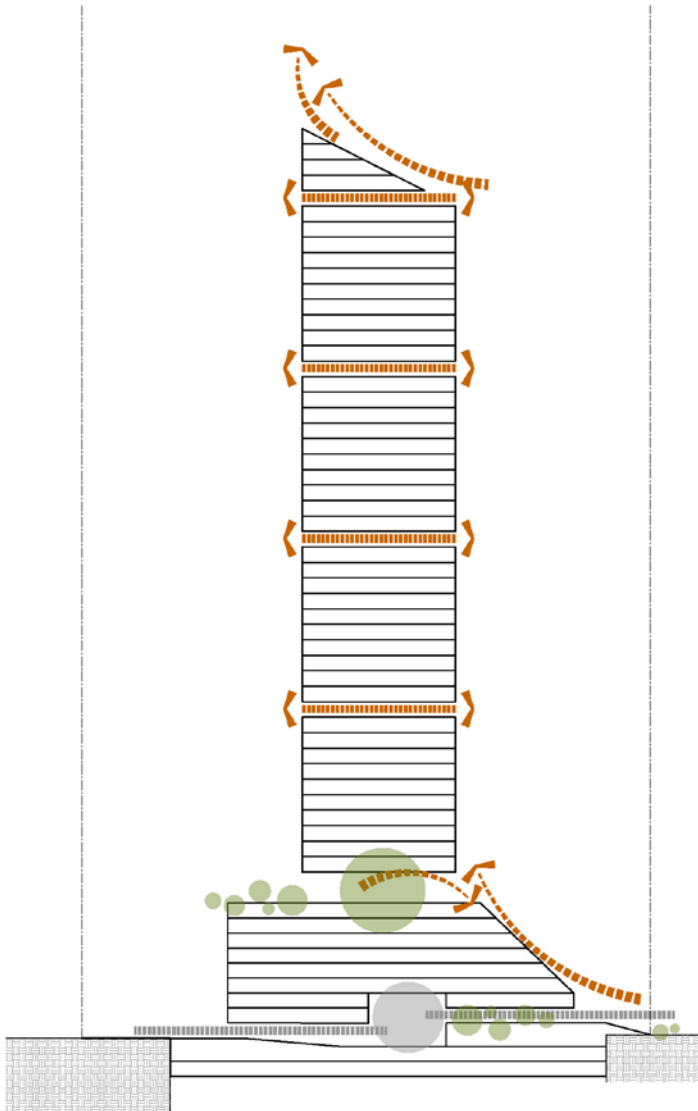
An isometric architectural rendering of a city block. The central focus is a tall, multi-tiered tower structure with a podium base. The base of the tower and the surrounding podium area are densely populated with small red dots, indicating a high concentration of activity or a specific design feature. The surrounding city block is composed of various rectangular building footprints of different heights, creating a textured urban landscape. The overall color palette is light gray and white, with the red dots providing a strong visual contrast.

TOWER AND PODIUM DESIGN APPROACH



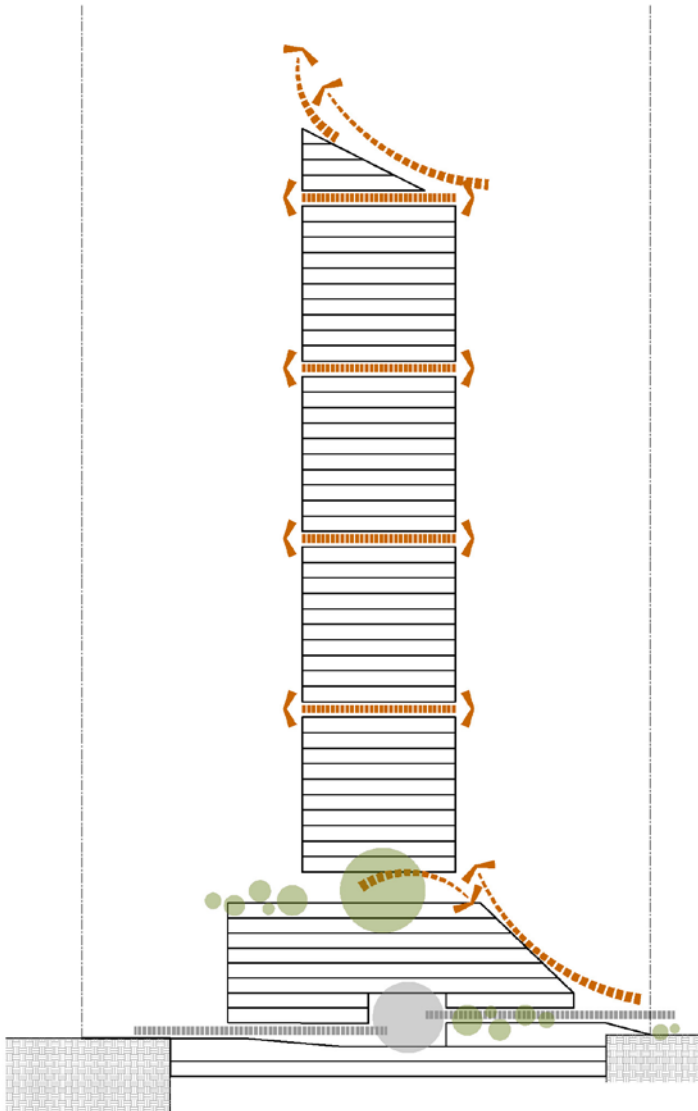
- **GRADUAL SCALING:**
SMOOTH TRANSITION FROM PODIUM TO TOWER TO
REDUCE VISUAL IMPACT.
- **BREAKING MASSING:**
INTRODUCTION OF BREAKS IN THE TOWER MASSING
TO REDUCE THE MONOLITHIC APPEARANCE.
- **SKYLINE INTEGRATION:**
DESIGNING THE MECHANICAL PENTHOUSE TO BLEND
SEAMLESSLY INTO THE OVERALL TOWER SILHOUETTE.

DESIGN APPROACH EXAMPLES



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ARCHITECTS

DESIGN APPROACH EXAMPLES

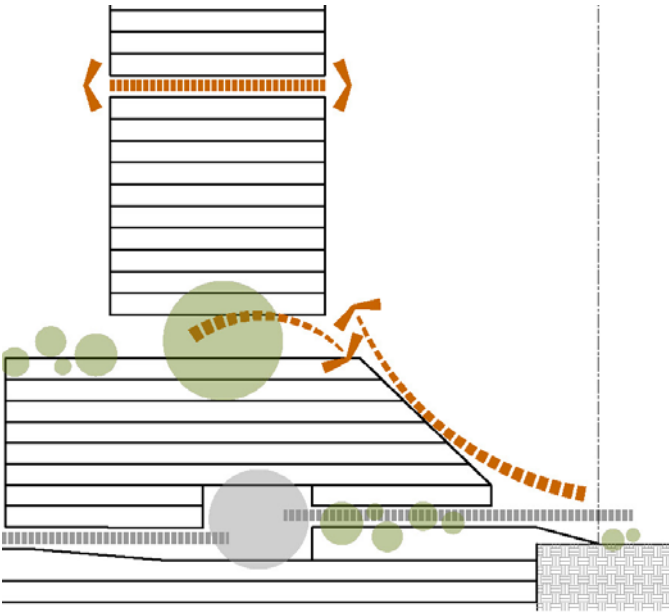


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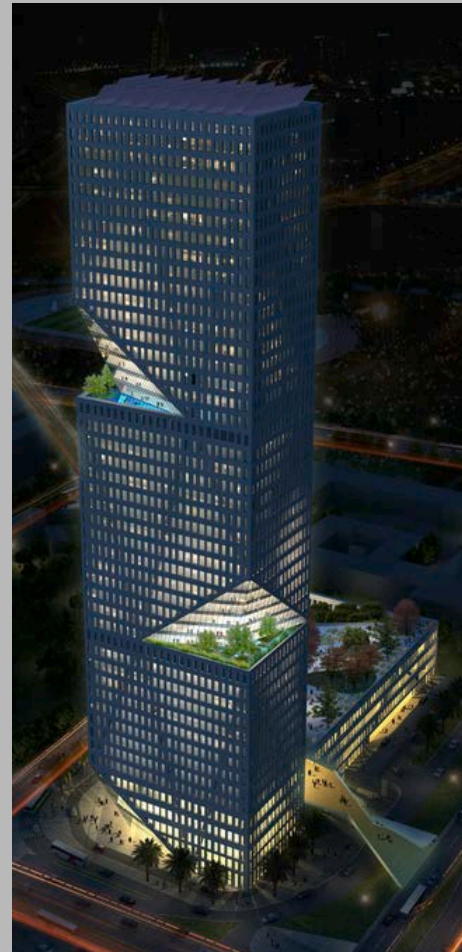
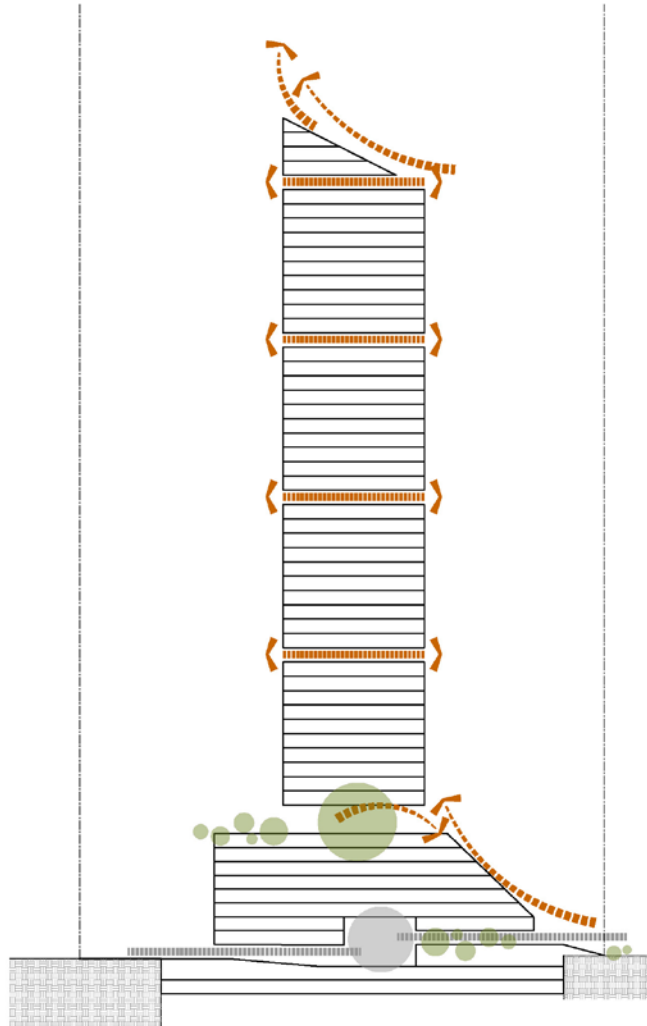
**TOWER AND
PODIUM
CONNECTION:
TRANSITION IN
HEIGHT AND SCALE**

DESIGN APPROACH EXAMPLES



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DESIGN APPROACH EXAMPLES



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AMENITIES

PROJECT OVERVIEW

16 Lisa Street, Brampton

PRELIMINARY STATS

		m2	ft2	hectare
Gross Site Area		4,336.10	46,673.35	0.43
Total GFA		91,381.60	983,622.40	
FSI	21.07			

14 Lisa Street, Brampton

PRELIMINARY STATS

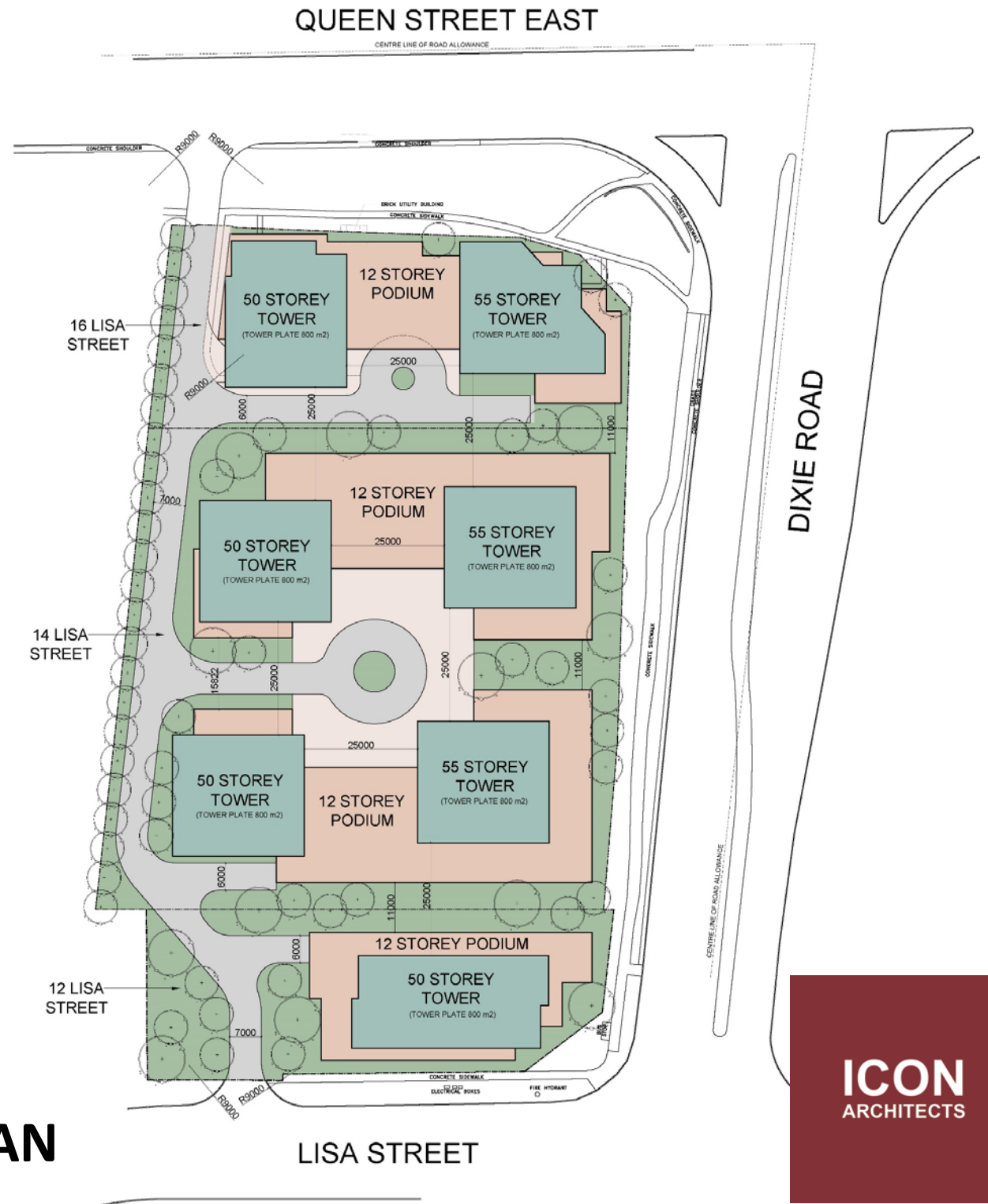
		m2	ft2	hectare
Gross Site Area		11,650.20	125,401.59	1.17
Total GFA		200,617.80	2,159,429.94	
FSI	17.22			

12 Lisa Street, Brampton

PRELIMINARY STATS

		m2	ft2	hectare
Gross Site Area		3,593.00	38,674.69	0.36
Total GFA		51,351.40	552,741.33	
FSI	14.29			

TERITARY PLAN



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