

Date: 2022-02-15

File: OZS-2021-0056

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(*To permit a proposed mixed-use development*)
MPlan Inc. – Ivory Group
227 and 229 Main Street
West side of Main Street and north of Charolais Boulevard
Ward: 3

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Report Number: Planning, Bld & Ec Dev-2022-069

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **MPlan Inc. – Ivory Group**, 227 and 229 Main Street, Ward 3 (File#: OZS-2021-0056 and Planning, Bld & Ec Dev-2022-069), dated February 15th, 2022, to the Planning and Development Committee meeting of March 7th, 2022 be received and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant has submitted an application to amend the Official Plan and Zoning By-law in order to facilitate the development of a mix-use development including two towers (19 and 26 storeys) that will include 400 residential units, 470 square metres (5059 square feet) ground floor commercial space and 234 parking spaces.**

- **The lands are designated ‘Residential’ in the City of Brampton Official Plan. The Residential designation permits predominately residential uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. An Amendment to the Official Plan is not required.**
- **The property is located within the Brampton Flowertown Secondary Plan (SPA 6). The southern portion of the site is designated ‘Neighborhood Retail’ and the northern portion is designated ‘High Density Residential’. An Amendment to the Secondary Plan is required to facilitate the proposal.**
- **The property is zoned ‘Residential’ (R1A-3063), ‘Service Commercial’ (SC-3380) by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposal.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plan’s ‘Good Government’ priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

MPlan Inc. submitted the subject applications on behalf of Ivory Group on November 24th, 2021. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated January 6th, 2022 was provided to the applicant.

Current Situation:

A proposal to amend the Official Plan and Zoning By-law Amendment has been filed with the City to develop an approximately 6,346 square metres (1.6 acre) site located at 227 and 229 Main Street South. The details of the proposal are as follows (refer to Appendix 1):

- Two towers of 19 and 26 storeys with a connection in between the towers;
- 400 residential units;
- 470 square metres (5059 square feet) of ground floor commercial space;
- 3,315 square metres (35682 square feet) of outdoor amenity space in the rear part of the property
- A floor space index (being the ratio of building area to site area) of 6.1;
- Site coverage of 42.9%
- 234 vehicle parking spaces; and,
- 215 bicycle parking spaces

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- are municipally known as 227 and 229 Main Street South
- have a total site area of approximately 6,346 square metres (1.6 acres)
- have a frontage of approximately 92.37 metres (303 feet) along Main Street and approximately 87.8 metres (287.9 feet) along Charolais Road

The subject property is within close proximity to public transit. The Gateway Terminal and planned Hurontario LRT terminus are located approximately 500 metres from the subject site. Furthermore, there is an ongoing study on extending LRT to the Brampton GO station and there is the potential for a LRT station to be located on Main Street in front of the site.

The surrounding land uses are described as follows:

- North: Amica Peel Village (retirement home)
- South: Charolais Blvd and beyond which are a gas station and Shoppers World mall
- East: Main Street South and beyond which are Kiwanis Memorial Park and single detached dwellings
- West: Single detached dwellings

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application, which will need to be addressed as part of the comprehensive analysis:

- Integration with adjacent uses – the development proposal must be sensitive to the existing neighbourhood context and establish an appropriate transition and physical integration with adjacent properties. The applicant will need to demonstrate through the submission of a shadow impact study and

implementation of urban design principles that appropriate building setbacks have been considered to reasonably mitigate impacts on the adjacent properties.

- Road widening and entrance – there is a need to coordinate the appropriate road widening and entrances from a traffic perspective, as well as ensure an appropriate pedestrian realm.

In addition to the above referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impact on the surrounding area.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies have also been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Section 37:

In accordance with Section 37 of the Planning Act and policies contained in the City's Official Plan (Section 5.12), as well as the policies contained in the Secondary Plan, the City can secure community benefits such as affordable housing units, public art, daycares, etc. when increases in permitted height and/or density are requested through a rezoning development application. This application in its current format qualifies for density bonusing. As per Brampton's Council endorsed Implementation Plan, the lands in this application that are proposed to be rezoned to high density, will be subject to density bonusing.

Brampton will require a benefit contribution between 20-60% of the uplift value after rezoning. An Appraisal Report prepared by a City-approved Appraiser will be submitted by the applicant as per the Terms and Conditions on the City's website and this report

will be reviewed and approved by the City's Realty team in order to determine the uplift value. Cash-in-lieu contributions instead of the preferred in-kind contribution benefits are also permissible.

A pre-requisite to Brampton's density bonusing approach is that the application must be deemed to be good planning through the development review process. Should this application be deemed to represent good planning, staff will include any negotiated community benefit provisions within the Recommendation Report and the draft Zoning By-law.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 204 Vision:

This report has been prepared in full consideration of the overall vision that people of Brampton will "Live the Mosaic".

Conclusion:

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

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Submitted by:

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Interim Chief Administrative Officer
City of Brampton

Attachments:

Appendix 1: Concept Site Plan
Appendix 1A: Elevation
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Sustainability Snapshot
Appendix 8: Information Summary