

Date: 2022-04-27

File: OZS-2022-0011

Title: **Information Report**
Application to Amend the Official Plan and the Main Street North Development Permit System By-law
(To permit two 48-storey mixed-use buildings containing residential and commercial uses)
SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.)
199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street
Ward: 1

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Report Number: Planning, Bld & Ec Dev-2022-333

Recommendations:

1. **That** the report titled: **Information Report - Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.)**, 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011), to the Planning and Development Committee Meeting of May 16, 2022, be received, and,
2. **That** 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 proposes to amend the Official Plan and the Main Street North Development Permit System By-law to permit the lands to be**

developed for mixed-use development comprised of two 48-storey towers with podiums ranging from 4 to 6-storeys.

- The proposed development will contain approximately 1,149 dwelling units, and 1,638 square metres of commercial space.
- The lands are designated *Central Area* in the Official Plan and *Proposed Development Permit System Area: Main Street North Development Permit System Area* in the Downtown Brampton Secondary Plan (Area 7). An amendment to the Secondary Plan is required to facilitate this proposal.
- The lands are within a *Commercial Mixed Use Three – Development Permit System (CMU3-DPS)* district in the Main Street North Development Permit System By-law which does not permit residential and commercial development to the extent proposed by the applicant. An amendment to the Main Street North Development Permit System By-law is required.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

In a letter dated September 17, 2022, a request was made by the applicant to Brampton City Council to have this proposal proceed through a Minister’s Zoning Order as outlined in Section 47 of the Planning Act. On September 29, City Council supported the applicant’s request. To date the Minister of Municipal Affairs and Housing (MMAH) has not made a decision on that request.

On March 24, 2022, the applicant submitted this development application to amend the Official Plan and the Main Street North Development Permit System By-law (DPS). At the time of writing of this report, the application has not been deemed complete due to an outstanding supporting study, specifically a Heritage Impact Assessment. The applicant has made arrangements for that study to be received by staff in advance of the public meeting for viewing and consideration by an interested members of the public and staff.

Virtual Public Open House is scheduled for May 9, 2022, which satisfies Section 34(12)(b) of the Planning Act.

Current Situation:

Proposal:

The applicant is proposing a mixed-use development on a 0.7 hectare (1.72 acre) site. Details of the proposal are as follows (see Appendix 1 to 1E).

- 2 towers – 48-storeys in height;
- Residential Gross Floor Area (GFA) of 70,513 square metres;

- Commercial GFA of 1,638 square metres
- A total of 1,149 residential units comprised of:
 - 602 one bedroom units;
 - 535 two bedroom units; and
 - 12 three bedroom units.
- A total of 466 parking spaces:
 - 351 for residents;
 - 115 for visitors; and,
 - All parking is to be located within a below grade parking structure;
- 1 access point from Thomas Street; and,
- A Floor Space Index (FSI) of approximately 12.

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 199-221 Main Street North, 34-44 Thomas Street and 4 Market Street generally north of Market Street, on the west side of Main Street North;
- Has a total area of 0.7 hectares (1.72 acres);
- Has frontage of approximately 107 metres along Main Street North, 21 metres along Market Street, and 117 metres along Thomas Street;
- Is occupied by 10 residential buildings or commercial buildings that were converted from single detached dwellings. Four of the properties on the site are listed heritage resources. A number of trees and some vegetation are also located on the site.

The surrounding land uses are described as follows:

North:	single detached dwellings;
East:	Main Street North, beyond are 2-storey buildings used for residential and commercial purposes
West:	Thomas Street, beyond are 2-storey single detached dwellings; and,
South:	Market Street, beyond is a high density development consisting of a 10 and a 14-storey building.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future

Recommendation Report. At this time, staff has noted the following specific issues that are to be considered with this proposal:

- Impacts on the surrounding neighbourhood including wind and shadows due to the proposed building.
- Four of the properties on the site are listed on the Municipal Register of Cultural Heritage Resources pursuant to subsection 27(3) of the Ontario Heritage Act. One of the buildings, located at 219/221 Main Street North, is noted in the current Development Permit System By-law for retention. The appropriate outcome for these resources will be determined through this proposal. The abutting property to the south is a designated heritage resource, and the proposal will be considered with respect to how it affects that resource.
- The adequacy of services such as the availability of schools, community centres, libraries and municipal amenities as a result of the proposed increase in population.
- The adequacy of one access point to the development considering the number of anticipated vehicle trips.
- The location of the vehicular access on Thomas Street, relative to the current location of the Joseph Street and Thomas Street intersection.
- The appropriateness of the drop-off areas considering the proposal to have this contained within the City's current street right-of-way.
- The appropriateness of the daycare lay by lane located at the Thomas Street/Joseph Street intersection.
- The adequacy of road widening and daylight triangles.
- The potential for the redevelopment of the abutting lands should this proposal be approved.
- Further detail with respect to the functionality and suitability of the privately owned public space (P.O.P.S).
- Building setbacks from public streets are to be reviewed to ensure that a tree-lined, well landscaped public realm can be accommodated.

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 technical aspects, including matters addressed in the studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, including documents and studies have been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the 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 a future Recommendation Report.

Economic Development Implications:

Staff will review the application for any economic development implications and provide further comments in a future Recommendation Report.

Other Implications:

In accordance with Section 5.12 of the Official Plan and Section 9.4.6 of the Downtown Brampton Secondary Plan, the City can secure community benefits including but not limited to:

- Affordable housing;
- the provision of parking for use by the public;
- the provision of transit infrastructure above standard City requirements in relation to a development permit application;
- the provision public art or contribution to a City art program;
- the dedication of lands to a public authority for active park purposes beyond standard City requirements for dedications or provision of cash-in-lieu.
- preservation and integration of any identified heritage resources beyond standard City requirements.
- Provision of off-site community improvements to the streetscape, parks and open space and other elements of the public realm.

As per Council direction associated with density bonusing, Brampton would require a benefit contribution between 20-60% of the uplift value after the amendment to the DPS By-law. An Appraisal Report will be required from 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 an application must be deemed to be good planning through the development review process. Should this proposal be deemed to represent good planning, staff will include any negotiated community benefit provisions with the Recommendation Report and the draft amending By-law. If the community benefits negotiations are not finalized by September 18, 2022, the Community Benefit Charges provisions of the Planning Act shall apply.

Technical Implications:

Any other technical planning and development implications that arise through the review of this application will be undertaken and discussed with the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council *A Well-run City (Good Government)* priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and the Main Street North Development Permit System By-law.

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Attachments:

Appendix 1: Concept Plan
Appendix 1A: East Elevation
Appendix 1B: South Elevation
Appendix 1C: West Elevation
Appendix 1D: North Elevation

Appendix 1E: Proposal Rendering/Massing Model

Appendix 2: Location Map

Appendix 3: Official Plan Designations

Appendix 4: Secondary Plan Designations

Appendix 5: DPS/Zoning Designations

Appendix 6: Aerial & Existing Land Use

Appendix 7: Heritage Resources

Appendix 8: Information Summary

Appendix 9: Sustainability Snapshot