

Results of Public Meeting and Correspondence Received

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City File: OZS-2021-0003

Monday, July 26, 2021

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present:

David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Sameer Akthtar, City Solicitor
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Harsh Padhya, Heritage Planner, Planning, Building and Economic Development
Anand Balram, Development Planner, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Andria Oliveira, Project Manager, Transportation Policy, Planning, Building and Economic Development

Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator, City Clerk's Office

Members of the Public:

Two members of the public made delegations to the Committee.

Results of the Public Meeting:

A meeting of the Planning and Development Committee was held on July 26, 2021, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to the property owners within 240 metres of the subject lands in accordance with City Council procedures and which exceeded the *Planning Act* notice requirements of 120 metres. Two members of the public attended the meeting and made delegations with respect to this application. A number of members of the public provided correspondence to highlight their concerns.

The delegations to the Committee and the attached correspondence from the members of the public contained the following concerns expressed by the residents:

Issue: Density, Height, Shadow Impact, Local Businesses, Facilities, availability of services, Area's Character

Several residents raised concerns relating to the proposed density and building height (30 storey) which may not fit well within the adjacent low density residential neighbourhood, and have a shadowing impact on the surrounding properties/streets. Some members raised concerns relating to the impact on the local businesses, availability of services, and impact on the area's character.

Response:

The property is designated Central Area and is located within an Urban Growth Centre, and an Anchor Mobility Hub in Brampton. It is located along Main Street North Intensification Corridor which is a BRT corridor, and adjacent to the Brampton GO Station. In view of its key downtown location with regard to higher order transit, GO train/bus terminal, connectivity to the downtown/other mobility hubs, existing municipal infrastructure, retail and recreational opportunities in the area, the property merits re-development for a high density mixed use development project. In conjunction with the adjacent low density residential development, open space, commercial, office, and institutional opportunities in the area, the proposed development will not only add to the housing options for the residents but also constitute a complete community, and would thereby be a good fit for the area. The at-grade retail options, and the increased population resulting from this transit friendly development will add to the business and employment opportunities, and promote local businesses in the downtown. Relying on the connectedness of the site to the rest of the City/Region through the existing road

network and transit, the residents will be able to benefit from the parks, open space, institutional, retail opportunities and services available in the City.

In order to assess the potential shadow impact from the proposed building on the adjacent dwellings, neighbouring streets, and other shadow sensitive properties, a shadow impact study prepared by Sakecki Planning was submitted. The study which assessed the shadow impact from the proposed building at different hours of the day during summer, spring/fall and winter, concluded that the shadow impacts are deemed to be acceptable as minimal impacts are seen on the neighbouring streets, shadow sensitive properties and open space. Staff have reviewed the study and agree with its conclusion that the proposed development will not have significant shadow impacts on the adjacent properties. It is noticeable that a degree of shadowing impact on the surrounding area is already there from the existing high-rise buildings located immediately to the north, and south-west (across Church Street West), which will not be significantly exacerbated by the shadowing resulting from the proposed development.

Through the implementation of an Urban Design Brief, it will be ensured that the built form reflects a contemporary architectural aesthetic, with design excellence to be showcased to provide a positive contribution to the neighbourhood on this gateway site. The proposed built form will also respect the surrounding neighbourhood, including heritage buildings in the area. It will lead to the creation of a positive street front presence for pedestrians and cyclists.

Issue: Traffic, Parking, Noise, Public Safety

Some residents expressed concerns relating to the impact of the increased traffic resulting from the proposed development, generally on the area's street network, and particularly around the Main Street North/Church Street West intersection, which could potentially result in traffic congestion, noise, and public safety issues.

Response:

The applicant has submitted a Traffic Impact and Parking Study dated December 2020, and memorandum dated December 2021 prepared by BA Group to assess the traffic and parking related issues from the proposed development. The study concludes that the existing transit and active transportation facilities are expected to encourage transit use and reduce auto trips at the proposed development. The study also concludes that the traffic generated from the proposed residential development will not materially impact operations of the boundary road network. Based on the peak parking demand forecast completed in the parking assessment, the proposed parking supply (there is no minimum parking requirement from the City for the downtown area) can accommodate the parking peak demand. The proposed site access at Thomas Street is expected to serve the site without any safety issues related to sightlines, corner clearances and access conflicts. Traffic is expected to coordinate safely with the adjacent transit bus stop similar to existing conditions. Noise during construction will be addressed under the City's Noise By-law. The property is located at the intersection of Main Street North (a Major Arterial

Road/Church Street West intersection (a Collector Road) which is currently subject to a degree of traffic noise. Staff do not expect a significant increase in traffic noise resulting from the proposed mixed use development. Staff have required to review an updated Noise Impact Study at the detailed design (site plan approval) stage to mitigate the potential noise issues resulting from the proposed development.

Mahmood, Nasir

From: anthony melo <anthony_melo1@live.com>
Sent: 2021/07/18 8:15 PM
To: Caruso, Carmen
Cc: Brown, Patrick - Mayor; Vicente, Paul - Councillor
Subject: [EXTERNAL]151 Main St N. File #: OZS-2021-0003. Luxor Development.

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Carmen,

My email pertains to the development at the northwest corner of Main St & Church St in the City of Brampton. File # OZs-2021-0003.

I provide authorization for this email to be used and reviewed by city staff and to be added to the itinerary / minutes:

I am against this development.

Here is my reason:

This intersection contains numerous social issues at present. Toronto developed numerous condo complexes in areas with social issues to promote gentrification and mixed incomes. Many of these condo projects have failed socially and missed the mark because the surrounding neighbourhood can not sustain the added population, social issues got worse, services remained below par, and residents had no parks or recreation to walk to within a short distance. The result, Units inevitably became rentals or student housing, and when crime happened outside repetitively, residents with high hopes were disappointed. Although a nice glass building looks good, walk out your door and if the social issues still remain, we haven't succeeded much. This area needs an injection of employment first. The upcoming Center for innovation, University of Guelph-Humber, and hopefully offices, and other initiatives like improved transit, need to get shovels in the ground before a project like this gets approved. We need to aspire to build a "complete community" in this location first with introduction of small lower risk ventures first, add employment over time and slowly increase the population.

We are thankful for investment in the core. The developer has something to bring. I just think the location could be better and the density and height too drastic for the area at this time.

There are other condo (and luxury rental) projects in downtown that have a better chance to evolve with the area. The apartments at 45 Railroad offer Lush greenery and views to the south and west, a quieter neighbourhood, adjacent Go Train and so forth.

Church and Main should evolve into a business corridor to bring good employment into the area to support local business and offer residents opportunities for jobs close to home which we hope will improve social issues in the area.

Anthony

Mahmood, Nasir

From: Cindy Zhou <i_cindy@hotmai.com>
Sent: 2021/07/08 8:10 PM
To: Caruso, Carmen
Cc: nitro1@rogers.com
Subject: [EXTERNAL]Public meeting input on Sajecki Planning Inc. -Luxor Deveopment at 151 Main Street North

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Ms. Caruso,

I'm a resident currently residing on Market Street just off Main Street. Our household has received an invitation letter to input on the above-proposed project.

We have been living at this location since 2002. 19 years ago, we decided to move to downtown because we fell in love with this area for its historical beauty and many unique old houses and architecture, they are all different from each other, all have stories. This area has its style and character from other parts of Brampton, it is very special.

I've seen developments in the past 19 years in the downtown area, I liked some and did not like some. Rose Theatre was a very successful development, the design of the theatre and the square in front of it merged into its surrounding very nicely and it has become one of the landmarks ever since. It is a functional space for all Bramptonians. The style and height of the architecture agree with the characters of Downtown Brampton.

In the meantime, I'm always against putting in highrises in the core of downtown Brampton such as the 22-story condo currently being built next to the Train Station, it is intruding and out of proportion and ugly even though it preserved one wall from the old shoe factory. The traffic around the train station/Bus terminal has long been problematic, by putting in another 33 story building with current road condition would add more problems on top of the traffic jam being experienced during rush hours. I'm not against developing/revitalizing downtown, but to sacrifice its character and beauty to give in to profits and property taxes is not right. Brampton is big, there are many other locations that are good to put in a 33-story building, I thought that's what the new area of Bramalea was meant for, it is part of Brampton isn't it? For Brampton, downtown is a cultural center, a historical center, not a center of a future concrete forest.

Thank you for your time and this is our input on this proposed project.

Cindy and Mike
Residents from 42 Market Street

Mahmood, Nasir

From: Planning Development
Sent: 2021/06/10 3:58 PM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]151 Main Street North

Hi Carmen,
Please see inquiry below

Thank you
Sheryl

From: Dan Clark <danrobclark@gmail.com>
Sent: 2021/06/10 2:59 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]151 Main Street North

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what is current status of this Luxor development project?
OZS-2021-003

151 Msin Street North.

Can I have a copy of the notice?
when will you be asking for public comments?

Dan Clark

Please consider the environment before printing this email
Sent from the traditional territory of Anishnabeg Nation (Mississauga/Ojibway).

Mahmood, Nasir

From: James Law <jameszlaw@gmail.com>
Sent: 2021/07/05 12:19 PM
To: Caruso, Carmen
Subject: [EXTERNAL]City File: OZS-2021-0003

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Good afternoon Carmen,

I received a notice by mail of the development City File: OZS-2021-0003.

I'm interested to learn everything about it and participate in all meetings either in person or virtually.

This development is close to my property and I want to understand how this will affect me and my business over the next few years.

James Law

Mahmood, Nasir

From: Lawrence Tsang <lawrence.tsang@gmail.com>
Sent: 2021/07/08 11:47 AM
To: Caruso, Carmen
Subject: [EXTERNAL]City File: OZS-2021-0003

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Good morning Carmen,

Related to the condo project: I am concerned about the lack of parking for the huge project. 225 parking spaces for 363 residential units, where do the customers park for shopping in their commercial spaces?

Regards.

--

Lawrence

Mahmood, Nasir

From: Yvonne <yklima@rogers.com>
Sent: 2021/07/21 10:13 AM
To: City Clerks Office; Caruso, Carmen
Cc: cecilia Santos; yklima@rogers.com
Subject: [EXTERNAL]Delegation%20Request_20170903.pdf
Attachments: Delegation%20Request_20170903.pdf

Importance: High

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello,

I will make a simple oral ZOOM presentation. I represent myself (as owner of 53 Church St East – 73 unit apartment building 2 blocks from proposed development) and my tenants.

I will make the following points:

- 30 stories is TOO HIGH for this location
- The suite breakup of 277 one-bedroom, 77 2-bedroom, 9 3 -bedroom caters to a *single professional owner* profile only
- The height of this building will change the INTEGRITY of downtown Brampton
- This building will be an anomaly by virtue of its height
- All of the high rise buildings in a 2-3 block radius of this location are no higher than 13 stories
- Church St East and West is composed of single family homes including 2 places of worship
- I completely agree with an increase in urban density and understand the need for housing and proximity to the GO transit station, however the HEIGHT of this proposed development will not be attractive.
- Taller towers should be spread-out further from the core

Does Brampton Planning and City Council want downtown Brampton to resemble Mississauga?

The planning Department should consider an application approximately ½ the height requested by the developer.

Sincerely,

Yvonne Klima
President
Veltrusy Enterprises Ltd