

Public Correspondence Received

Mahmood, Nasir

From: C Oj <caococoj@gmail.com>
Sent: 2022/05/10 4:20 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Re: OZS-2022-0011 : SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.)

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 have not received any response regarding my email below. Given that the deadline for comments is at 4:30 p.m. today, this is a problem.

However, this application made by Bristol Corp. should be commented upon. You will find a few brief comments on this application.

Note: while I give permission for my comments to be included in the public record, I do not give permission for my email address nor my name to become part of the public record.

- the application made by the builder ignores that the vast majority of families and couples own two cars. Condos, however small they are, are lived in by families. The number of parking spots to proposed number of units is grossly inadequate.
- it is not realistic, in the least, to say that those who would live in this building would simply not own vehicles and take public transit. Many reports about public transit usage (such as GO train users) show that most public transit users take public transit as the last leg of their journey. And they have and use a car.
- the city has a long long history of letting builders build and make their profits without requiring them to pay for the proper infrastructure in place for developments and the city to be successful.
- this development would significantly impact existing communities. While some may enjoy densification and revitalisation of the area, not in the form of a 48 storey apartment building with only 1/3 of the parking capacity it realistically requires.
- there is nowhere for these vehicles to park if adequate parking is not implemented for this building (one unit, one parking spot - this is NOT downtown Toronto, don't pretend it is). The GO train parking lot is the closest "public" parking lot and is surely where people would leave their vehicles. However, that parking lot is already inadequate for users of the GO train and there is no parking even for GO users at Brampton GO station after 7:15 a.m.
- 48 storeys is too high and definitely does not fit the neighbourhood. Develop the area respectfully (20 stories or stacked condos are an option which would fit much better in the area.)
- having no exit or entrance from Main St is senseless. There should be a southbound exit and entrance because that's the road everyone will need to reach anyhow. Otherwise the surrounding very quiet neighbourhood will be filled with traffic, which should properly be on main roads.

- more than expensive condos, the city should be building affordable housing. This will not be that.
- the builder should be responsible for covering the costs of all future expected impacts on infrastructure improvements that will be needed in the area if the building is built.
- I disagree with this application as proposed; however, I am not against reasonable densification of the area to a reasonable degree.

Thank you.

On May 6, 2022, at 22:48, C Oj <caococoj@gmail.com> wrote:

Hello,

I would like more information regarding the above mentioned development request.

As I am not very knowledgeable about city planning procedures, I would also appreciate a brief outline of the steps an application such as this one must follow prior to approval or refusal.

I note also the Municipal Zoning Order application to the province. How does this impact and affect the application process with the city?

Finally, with respect to any comments or questions made regarding a development application, what are the privacy rights afforded to individuals? For instance, I do not wish for my personal information (including my name) to become a part of the public record.

Thank you for your time.
Caroline

Mahmood, Nasir

From: Carolyn Hayes <purple1335@icloud.com>
Sent: 2022/05/19 9:45 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Comments re: Application to Amend Official Plan - 199-221 Main St North, 34-44 Thomas Street and 4 Market Street

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 Carmen Caruso,

Please accept this email as feedback in opposition to the proposed Official Plan amendment to permit two 48-storey towers at the location noted above.

We reside at 35 Isabella Street, in close proximity to the proposed development. We are opposed for all of the following reasons:

- the location is in the midst of a residential neighbourhood. The size and scale of the proposed skyscrapers would have a significantly negative impact on the use and enjoyment of the residential properties in the immediate area surrounding the development;
- two 48-storey towers is larger than many of the skyscrapers in the financial core of downtown Toronto. It is more in keeping with a commercial district than an area where people live and enjoy their properties;
- the approximate number of units presents a significant increase in population to a quiet neighbourhood. This translates to a large increase in vehicular traffic on a daily basis through residential streets. While it is laudable that the proposed entrance is not intended to impede traffic flow on Main Street, the proposed access on Thomas Street simply funnels all of the traffic down residential streets. It would have a heightened and significantly negative impact on the residents of Thomas and Market Streets;
- it is wholly unrealistic to believe that only approximately 40% of units will have a vehicle. That being the case, the number of parking spaces are inadequate. This will lead in short order to either residents or the developer seeking to permit on street parking. Lining residential streets with cars significantly alters the character of the streets for the worse, adds to traffic issues, is hazardous for the many children living in the area, and cuts neighbours off from each other.
- if, in fact, only 60% of residents in the building have a vehicle, the local transit infrastructure is woefully inadequate to accommodate such an influx of people without significant increase of funding. The current taxpayers of Brampton should not be required to bear the cost of this increase.
- the proposed building creates an exceptionally large base structure at ground level, where there are currently spaces, grass and trees between houses. The proposed building covers the area essentially from corner to corner with no trees or green space. The high number of trees, and other vegetation in the neighbourhood is desirable and good for people. The proposed skyscrapers eliminate nature altogether from the site.
- the proposal contains no green space for the residents of the building. The developer suggests the building will include a daycare, indicating they believe the building will house children, however the plan contains no outdoor space for them at all. This is not good for healthy development of children. There are no parks in the immediate area.
- the size of the buildings and height would cast a significant shadow in the area, which will negatively impact the sun and enjoyment of properties in the area, as well as negatively impacting many trees that are over 100 years old. An urban forest canopy of that age plays a major role in cooling the area in the summer, and ultimately in fighting climate change. In contrast, a significant structure with no green space has a detrimental impact on local microclimate, and the forest canopy;

- the existing building at Church and Main already creates a wind tunnelling effect. Adding a second building of such a large scale would amplify this effect.
- the dramatic increase in population would drain already taxed people infrastructure in the area: the local schools are crowded; there are no Parks and Rec facilities in the area; the streets are already crowded with cars and public transportation full; and the downtown library is also very busy. This proposal takes none of these things into account, and does not address the needed increase in these resources. The costs would be passed on to the current taxpayers.
- the area is a heritage district. The proposed building does not fit with the historical nature of the area. While we understand that some densification is needed, there is a significant different between putting in some buildings and adding a New York City scale skyscraper I to an historic neighbourhood. If the character of the neighbourhood is lost, so too is the desirability of living in downtown Brampton. It makes a lot more sense to keep the historic feel of the downtown where it still exists, and put the commercial -type skyscrapers in areas of the City that don't already have houses, such as by the Bramalea Go station or north of Mount Pleasant.
- Permitting a developer to buy up historic homes, let them fall to ruin and then use the state of the homes as justification to have then torn down smacks of complicity in the slow dismantling of Brampton's heritage. While the politicians have already delisted the heritage listed homes, that does not mean that permission to tear down rather than maintain the historic homes should translate to an ability to significantly alter the historic district.

If something is to be approved, we strongly urge you to require the inclusion of green space for the residents of the building, a height of no more than 12 stories (the previous limit established by City planners), and either sufficient parking for all of the units or a requirement to advertise the units as NOT coming with parking and a commitment that no on street parking will be added. We would also strongly urge you to require the planting of mature trees along the streets to replace what would be torn down and to ameliorate the street scape impact of the building.

If you have any questions, please do not hesitate to contact us,

Carolyn Hayes and Todd Morris
647-242-7514

Sent from my iPhone

Mahmood, Nasir

From: Chris Bejnar <cbejnar@realworldcom.com>
Sent: 2022/07/05 2:46 PM
To: Trdoslavic, Shawntelle
Cc: Mahmood, Nasir; Caruso, Carmen; Owusu-Gyimah, Cynthia; BramPlanOnline_Automated; Ajitkumar, Richa; Fay, Peter; Brenton, Terri; City Clerks Office; Morrison, Paul; Bowman, Jeff - Councillor; Medeiros, Martin - Councillor; Santos, Rowena - Councillor; Vicente, Paul - Councillor; info@solmar.ca; toronto@turnerfleischer.com; Chris Bejnar
Subject: [EXTERNAL]RE: [OZS-2022-0011] 199-221 Main St. N, 33-44 Thomas St. and 4 Market St. - Public Meeting Follow Up Letter for July 25 PDC

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

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Hi Shawntelle,

Below are several e-mail exchanges I've had with the Solmar team since early December 2021. **No one from Solmar or the architectural firm** has taken any effort to reach out to discuss the valid points I've raised. Have staff demanded more from Solmar or are we just prepared to **rubber stamp** this massive proposal without asking for one improvement on what appears to be a rushed application with the support of a **rare MZO**?

I'm not against the size of this development, however there are improvements that should be made before the **largest residential project in our history** moves forward. Below are some suggestions that could be incorporated to improve this proposal.

Better architecture: Surely Solmar can do better than this? Why can't we get something similar to Solmar's original Edge condo design in Mississauga? (**scroll down below**). Will the colour scheme be the standard grey/beige spandrel with sandstone or white pre-cast concrete as seen on **countless other projects**?

Podium should be more heritage inspired: Current proposal offers a bland and uninspiring podium. This needs to integrate better with the Main St. N Heritage streetscape, especially when we have de-listed a number of heritage properties so they can be demolished. Below is a good example of a heritage inspired podium blended with modern high residential.



Mechanical Roof: Pleased to see an attempt to conceal mechanical penthouse with a stepped roof design. Can we not have some more interest with a mast or other decorative features? Will there be any architectural rooftop lighting for these buildings?



Green initiatives: As climate change intensifies, are there any **green initiatives** planned for this project like solar panels, rain collection systems, green roofs, geo-thermal heating/cooling, wind turbines to offset the energy and water consumption? Is staff willing to rubber stamp this project without any new green design innovations? **Developers need to FINALLY start building green.** We cannot allow projects to move forward without incorporating some of these important features.
 (Examples of rooftop wind generation)





GREEN BUILDING ENVELOPE

- | | | | | |
|-----------------------|--------------------------------|-------------------------|--------------------------|--------------------------------------|
| 1. Urban farm | 6. Integrated habitat creation | 10. Bioremediation | 15. Moss walls | 20. Wet roof |
| 2. Greenhouses | 7. Flood resilience | 11. Hanging greenwall | 16. Tree facades | 21. Urban vegetation |
| 3. Vertical farming | 8. Water storage | 12. Climbing greenwall | 17. Bio-reactive facades | 22. City gardens |
| 4. Urban bees | 9. Sustainable urban drainage | 13. Modular plantwalls | 18. Communal gardens | 23. Photovoltaic roofs |
| 5. Wildlife corridors | 10. Bioremediation | 14. Seeded living walls | 19. Wildlife roof | 24. Wind turbines & micro generation |

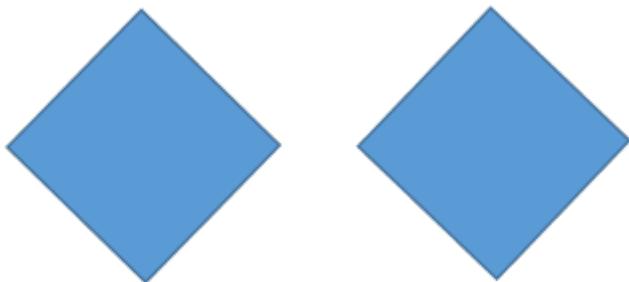
More livable suites: With the recent COVID-19 pandemic why are we allowing for such small suites and small balconies? This project is offering very small units ranging from 472 to 654 sq. ft. and small balconies that you can barely fit two lawn chairs on. I realize that costs and affordability are issues but Solmar’s profits will be sizeable with this many units. Suites should start at a minimum of 600 sq. ft. with larger balconies. **This is not downtown Toronto!** I believe Solmar can still make a handsome profit offering larger, more livable spaces.

Strong Condominium Declaration: A strong condo declaration prohibiting short term rentals like AirBnB will be needed to help purchasers that will want to call these towers their home. A strongly worded condo declaration gives the future Board of Directors **legislative powers** to enforce the rules. I’m all for investors purchasing, however there are many investors who don’t follow the rules and will take advantage. Ensuring there is a **minimum 6 month documented lease** (not cash) with occupancy restrictions will prevent these towers from being turned into a hotel or student housing like so many condo projects in the GTA. This will ensure future purchasers that their investment will be protected.
<https://www.thestar.com/life/homes/2016/12/31/ontario-court-upholds-condo-rule-banning-short-term-rentals.html>

Urban Design Review Panel: Has this project been thoroughly vetted by Brampton’s Urban Design Review Panel? If yes, can the report be made available to the public?

Positioning of buildings: about 50% of the residential units will directly look at each other. By rotating the buildings by 90 degrees so only the corners are opposite each other will provide residents more light and unobstructed views.

Rotate towers 90 degrees so that every unit has a view:



If there are any questions, please feel free to call or email me.

Thanks!

Chris Bejnar
Tel: 416-899-5567

Previous e-mails to Solmar team:

From: Chris Bejnar
Sent: January 4, 2022 1:04 PM
To: toronto@turnerfleischer.com
Cc: info@solmar.ca; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; Chris Bejnar <cbejnar@realworldcom.com>
Subject: RE: Bristol Place 199 Main St N- Solmar Homes

Good afternoon Turner Fleisher & Solmar teams, Cynthia and David,

All the best for a healthy 2022!

The picture below is of the Davies Smith Developments City Gate 1 & 2 condominiums located at 220 Burnamthorpe Rd. & 3939 Duke of York Blvd. in downtown Mississauga. These have a similar shape and profile to what Solmar Homes has proposed for 199 Main St N. in Downtown Brampton.

Please note the positioning of the building to give all residents **unobstructed views**, staggered floors as you near the top floors of the buildings, the indented corners providing corner balconies and the architectural mechanical roof penthouse that also is a lighting feature at night. As well, its concerning to read that these massive towers will only

offer 1 and 2 bedroom suites ranging from **only 472 to 654 sq. ft.!** I would rather see these towers at 50+ floors and offer **more livable sized units!**

As we are still in the planning stages, hopefully details like these can be incorporated into the Bristol Place development to make it a **much better project.**

Happy to discuss.

Chris Bejnar
Tel: 416-899-5567

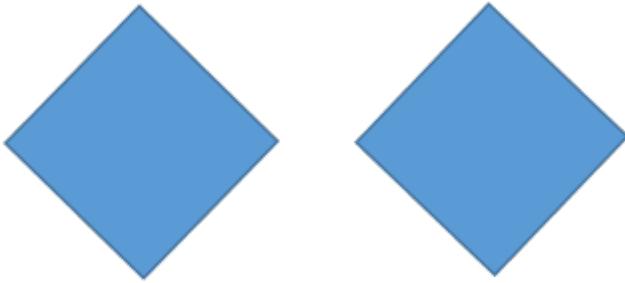
Davies Smith Developments City Gate 1 & 2 condominiums:



Proposed Towers (side by side) -not much of a view for interior condominium units:



Suggested: Rotate towers 90 degrees so that every unit has a view - like City Gate 1 & 2 condos in Mississauga)



From: Chris Bejnar
Sent: December 21, 2021 12:59 PM
To: toronto@turnerfleischer.com
Cc: Chris Bejnar <cbejnar@realworldcom.com>
Subject: FW: Bristol Place 199 Main St N- Solmar Homes
Importance: High

Good afternoon Turner Fleischer team,

The following e-mail was sent to Solmar Homes and Brampton Planning staff.

Happy to discuss.

Chris Bejnar
Tel: 416-899-5567

From: Chris Bejnar
Sent: December 21, 2021 12:31 PM
To: info@solmar.ca
Cc: Chris Bejnar <cbejnar@realworldcom.com>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>
Subject: FW: 199 Main St N- Solmar Homes Bristol Place
Importance: High

Good afternoon Solmar team,

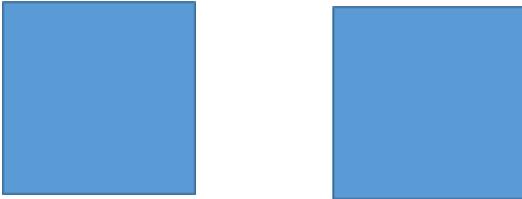
As there will be little room for any public comment on your new proposed development "Bristol Place" in Brampton, can we just get a bit better with the architecture? These will be massive towers at almost 50 floors and will be the most prominent structures visible in Brampton's emerging Downtown.

I'm all for the heights, but I'm struggling with the design. Can there be a few more "steps" moving up the tower? Maybe an outdoor terrace or roof terrace? Will there be some interesting architectural lighting for the project? As well, has turning the buildings 90 degrees been considered to ensure all units have a decent view?

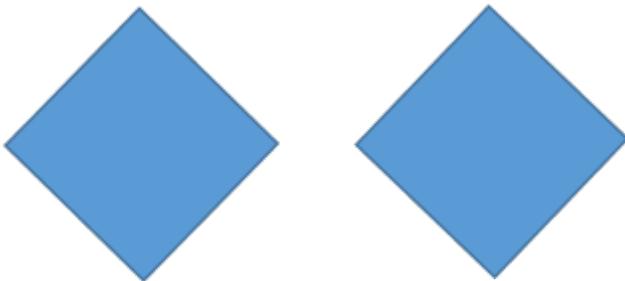
As well, a strong condo declaration prohibiting short term rentals like AirBnB will be needed to help purchasers wanting to purchase to live in this development. As you are well aware, a strong Condo declaration gives the future Board of Directors legislative powers. I'm all for investors purchasing, however there are many investors who don't follow the rules and will take advantage. Ensuring there is a minimum 6 month lease will prevent these towers being turned into a hotel like so many condo projects in the GTA.

Let's make this development the best it can be!

Proposed Towers (side by side) -not much of a view for interior condominium units:



Suggested: Rotate towers 90 degrees so that every unit has a view:





I look forward to a discussion.

Thanks!

Chris Bejnar
Tel: 416-899-5567

From: Chris Bejnar
Sent: December 1, 2021 2:06 PM
To: Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>
Cc: Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; info@solmar.ca
Subject: 199 Main St N- Solmar Homes Bristol Place

Hi Cynthia,

Is this the final approved design for Solmar's Bristol Place project? I get that Council has used a **surprising MZO** for what would normally go through the regular Planning process to try and fast track new residential units for

Brampton. However we still need to get the **best design** for what will become the largest residential high-rise project in our history!

Solmar Homes will be making substantial profits building this project. **There's definitely room for improvement on their design!**

Chris Bejnar
Tel: 416-899-5567

From: Vanderberg, David (PD&D) [<mailto:David.Vanderberg@brampton.ca>]
Sent: November 30, 2021 4:56 PM
To: Chris Bejnar <cbejnar@realworldcom.com>
Cc: Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>
Subject: Re: [EXTERNAL]199 Main St N- Solmar Homes Bristol Place

Hi Chris,

Thank you for email. This application is in the area for which Cynthia is the manager and I've copied her on this email for her to provide a response.

Thanks

David

From: Chris Bejnar <cbejnar@realworldcom.com>
Sent: Tuesday, November 30, 2021 2:15 PM
To: Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>
Cc: Chris Bejnar <cbejnar@realworldcom.com>
Subject: [EXTERNAL]199 Main St N- Solmar Homes Bristol Place

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Hi David,

I hope all is well.

Will this be the **final design** for Solmar's twin tower development (Bristol Place) located at 199 Main St N?

Has this been already reviewed by the Urban Design Review Panel? Perhaps we can get Solmar to add a bit more interesting roof lines like their original Edge Condo proposal in Mississauga?

BTW...Solmar dramatically changed what was first proposed to what is getting built. Planning needs to be a bit more demanding on the quality of architecture from this developer.

I hope we can get an improvement on a more dramatic roof line, architectural lighting and possibly more terraces on the elevations?

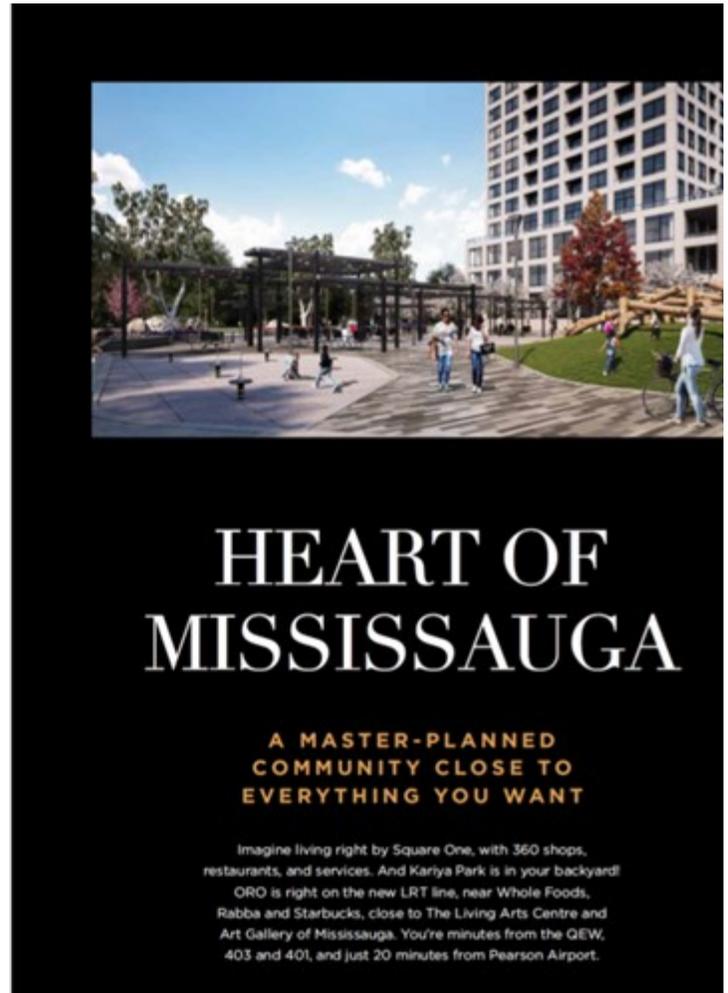
Sales Video:



Solmar's Original Edge Towers Design - Mississauga



Final design for Solmar Edge Mississauga Development! (What happened?)



Chris Bejnar
Tel: 416-899-5567

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: July 5, 2022 10:54 AM

Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Brenton, Terri <Terri.Brenton@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [OZS-2022-0011] 199-221 Main St. N, 33-44 Thomas St. and 4 Market St. - Public Meeting Follow Up Letter for July 25 PDC

Importance: High

Good Morning,

A Public Meeting with respect to the above referenced development proposal was held on May 16, 2022. The Recommendation Report is now nearing completion and is tentatively scheduled to be considered at an upcoming Planning and Development Committee Meeting to be held on **July 25, 2022 at 7:00 p.m.**

If you have any further questions or concerns please contact the assigned planner, **Nasir Mahmood** at Nasir.Mahmood@brampton.ca

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Mahmood, Nasir

From: Chris Bejnar <cbejnar@realworldcom.com>
Sent: 2022/04/18 12:06 PM
To: Caruso, Carmen
Cc: Vanderberg, David (PD&D)
Subject: [EXTERNAL]Solmar - Bristol Place File OZS-2022-0011

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

Hi Carmen,

As you're the planner for this project, could you send me some more information? The search only shows this:

Project Description:

199, 203, 205, 207, 209, 219 and 221 Main Street North, 34, 38, 42 and 44 Thomas Street, and 4 Market Street
The subject site is situated in the heart of the City's Downtown, an area with access to a broad range of uses including an Urban Growth Centre (UGC). The subject site is located within both the City's UGC and the draft Brampton GO growth area that is meant to accommodate the highest densities within the City of Brampton, as directed by Provincial policy documents (PPS 2020 and Growth Plan 2020), the Owner is proposing two mixed-use, 48-storey to three bedroom units. The subject site is proposed to be built up with two separate podium structures, ranging in height from the edge of the podium structures to minimize shadowing on the public realm. Supporting the vibrancy of the district (P.O.P.S) between the podiums that provides a pedestrian connection from Main Street North to Thomas Street. Vehicular traffic on Main Street North, which functions as the Downtown's main north-south spine for vehicular and transit traffic. The project is animating the public realm and providing existing and future residents access to their daily needs. In addition, a day care community service for the residents of this future development, as well as the broader community.

We need Solmar to do much better on the architecture. This is largest project in Brampton's history, a combined 96 floors! We need to hold Solmar accountable to get better architecture and to build what they actually propose. This project is getting fast-tracked and we need to get them to ensure they leave Brampton defining project, not just padding their pockets with huge profits.

[Solmar's Edge Condos Mississauga v1.0 \(Original proposal\) - Brampton's towers should be as nice](#)



Solmar's Edge Condos v2.0 (second design)



Solmar's Edge Condos – v3.0 FINAL Design (under construction) How do we go from v1.0, v2.0 to this?



Chris Bejnar
Manager, Data Collection Systems

Real World Communications Inc.

P: 905.405.6222 x 208

F: 905.405.6224

C: 416.899.5567

EM: cbejnar@realworldcom.com

Web: www.realworldcom.com

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June 7, 2022

The Corporation of the City of Brampton

To Members of City Council and Staff:

- Carmen Caruso, Central Area Planner
- Allen Parson, Director, Development Services

RE: City File: OZS-2022-0011

As a resident of Brampton and property owner at 58 Church Street East, I became aware of and attended a Virtual Public Open House Meeting held on Monday May 9th, 2022, and subsequently I spoke at A Statutory Public Meeting held on Monday May 16th, 2022.

I was very surprised and concerned to learn that Brampton City Council has already supported a Minister's Zoning Order made by SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, City File: OZS-222-0011 based on information presented at a September 29, 2021, City Council Meeting.

Upon reviewing the details of that meeting including the letter to "Mayor Brown and Members of Council, City of Brampton", submitted by Solmar Development Corp. dated September 17, 2021, accompanied by a Planning Brief dated September 2021, prepared for Bristol Place Corp., it was concerning to see how significant the impacts will be on the downtown Brampton area if this development proceeds and more importantly, if it proceeds outside of the regular planning process. As we see from the developer's information at the September 29, 2021, Council Meeting to the May 9th, 2022, Virtual Public Open House Meeting, the parking has been significantly reduced from 1092 spots to 466 spots. That is reduction of 626 parking spots, how can this be allowed? What other changes will be made that the developer can simply implement without public input? Who is accountable for the changes and what actually gets built? Is it the developer or City Council Members? The developer gets to walk away when the project is complete, where as Council Members will hear from the community about any and all challenges including insufficient parking, light pollution, wind effects, traffic congestion, etc. This will be too late to mitigate risks and incorporate "operational plans and measures" into the site development.

As our elected officials, why would you support an MZO in this particular situation? What is the reason this would warrant bypassing the regular planning process to "fast track" such drastic changes to development as allowing two 48-storey towers to be built amongst an existing low-rise community without the sufficient opportunity for public input? The long-term impact this development will have on the downtown Brampton deserves careful consideration and should involve more public consultation and follow the regular planning process.

It is my understanding that before a municipality provides support to proceed with an MZO, that the necessary investigations and practicality of the development being "pushed through" has been reviewed for impacts including those of risk, fit and community acceptance especially when it comes to severe and far-reaching development changes such as this one has within an existing low to mid-rise community.

The development proposed by SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) at 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, City File: **OZS-222-0011** raises several concerns, including but not limited to the following:

- Extreme building height and proposed design not fitting in with the historical elements and architecture found in the downtown Brampton area
- Issues created by significant lighting, wind, and shadowing these “towering buildings” will have on existing and new residents within the community
- Insufficient parking with impacts being imposed on existing homeowners and businesses in the downtown community
- Impacts to existing “grid locked area” of small streets – despite having one identified entrance on Thomas Street, vehicles somehow must get too Main or Queen Street to exit/enter the area
- Over densification can pose many long-term impacts on, and to, the community including vehicle traffic congestion, insufficient parking for residents and visitors, additional services including vehicles to support garbage collection, emergency responses (Police/Fire/Paramedics).

In addition to the proposed 2 – 48-storey buildings that this developer is presenting and seeking approval through MZO, the residents of the downtown Brampton area have the following developments occurring around us and these applications are proceeding through regular planning process:

City File # OZS-2021-0003

151 Main Street North

A 30-storey mixed use building planned for the corner of Main & Church

City File # OZS-2021-0011

55, 59, 61 Beech Street

136, 140, 142 Church Street E.

76 Stacked townhouse units & 197 condominium/rental units in a 10-storey building at the Church & Beech Street area

Therefore, as there appears to be no other options for public comment and input, I respectfully request that Brampton City Council revisit this application, withdraw their support for it to bypass the process using a Ministers Zoning Order and have the application proceed through regular planning process.

Sincerely,


Deb Bergamin

905-457-3054

dj.bergamin@yahoo.ca

Mahmood, Nasir

From: Vanderberg, David (PD&D)
Sent: 2022/04/11 3:05 PM
To: Coelho, Sheryl
Cc: Caruso, Carmen
Subject: Fw: [EXTERNAL]Request to Amend: Main St North, Market St, Thomas St to 48 stories

Hi Sheryl,

Carmen is the lucky planner.

Carmen - To add to what I suspect is a pretty big pile of emails.

David

From: Planning Development <Planning.Development@brampton.ca>
Sent: Monday, April 11, 2022 2:55 PM
To: Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>
Subject: FW: [EXTERNAL]Request to Amend: Main St North, Market St, Thomas St to 48 stories

Hi David,
Who is taking care of the below project. Accella is giving me issues, nothing coming up.

Thanks

Sheryl Coelho
Business Services Clerk
Planning Building and Economic Development
City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
E: sheryl.coelho@brampton.ca | T: 905.874.2050 | W: www.brampton.ca

-----Original Message-----

From: Jaqui Everett <jaqui.everett@gmail.com>
Sent: 2022/04/11 2:13 PM
To: Planning Development <Planning.Development@brampton.ca>
Cc: Jean Dodds <jjdodds2389@gmail.com>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>
Subject: [EXTERNAL]Request to Amend: Main St North, Market St, Thomas St to 48 stories

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

Hi, while walking my dog this morning I was shocked to see this request to amend sign. I suppose anyone has the right to request an amendment however I was wondering if and when I would be able to give input to your decision making process.

My objection is the 48 story request. I live at 6 David St and can't imagine looking out my front door and seeing this

obelisk. I'm sure I would lose most of the sun in my front yard and maybe some in the back!

Secondly I am concerned about the reduced value of my home. No one wants to live in the shadows of a building like this with people looking down at you all the time.

Thirdly what about the traffic and parking? I know we hope the people who live there won't need vehicles but given our location each dwelling will need at least one. If we assume there are ten dwellings on each floor of the two towers we are looking at about 960+ vehicles needing some where to park.

I am asking that the amendment request be denied in consideration of those to us who have lived in the area for years. I can't tell you how upset I feel having read that sign and thinking my world is about to be sold to a developer. Please, don't do this.

Again, I request to be invited to any public input meetings and hope you can tell me how to make an impact on this decision.

Thank you
Jaqueline Everett
6 David St
Brampton, On

Mahmood, Nasir

From: Jaqui Everett <jaqui.everett@gmail.com>
Sent: 2022/05/05 5:09 PM
To: minister.mah@ontario.ca
Cc: deepsaila@yahoo.ca; Caruso, Carmen
Subject: [EXTERNAL]Re: MZO submitted by SGL Planning and Design Inc 199-221 Main St N Brampton

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

> On May 5, 2022, at 5:05 PM, Jaqui Everett <jaqui.everett@gmail.com> wrote:

>

> Dear Mr. Clark

>

> I am writing to request this MZO be denied by the Ministry.

>

> Twenty years ago we purchased 6 David St in Brampton. It's in the oldest area of Brampton and we were thrilled to take on this home that was still being held up by old logs (since replaced).

>

> Soon after we got a dog and I walked every street in the neighbourhood. It was then and still is a very historical area. The old homes with their architectural details fascinated me and I was proud to be in the middle of it. I felt like I had moved Home.

>

> The request submitted by SGL Planning and Design Inc is for two 48 tower apartments to be built practically on my front door. I face south and the buildings will be across the street starting the third lot down. In the winter we will not get any sun in the front of our house. In the summer, part of spring and part of fall we will get seriously less sun. Many other residents will suffer the same thing. On top of that the view out the front will be destroyed. To us and others the whole thing is unfathomable. We feel like our historical area is being invaded.

>

> The area included in the MZO needs work, I admit it is pretty ugly. Brampton's plan for is apartment buildings, and townhomes built with some architectural interest to make them fit in with the rest of us. Obviously we like this plan.

>

> Is there an honourable developer that could build these structures and be proud of them knowing they look good, work well, and create housing? Does the Government of Ontario want these towers? Brampton's plan is ready, it's been approved. The only thing dragging out the building of homes here is the developer.

>

> It takes years to build something like that, years! Would it not be so much faster to provide more housing if the government of Ontario worked with Brampton's plan? Tell the developer to build to the plan. Do not let them put it up for sale just because they did not get what they wanted. Take a stand for what is right in this instance. They knew the plan when they purchased the land. Make them build it.

>

> This is not progress, this is gluttony!

> Developer gluttony.

> Thank you for reading my note.

>

> Jaqueline Everett

> 6 David Street

> Brampton, On

>

>

>

>

>

>

Tuesday, June 7, 2022

To: Brampton City Council and staff, His Worship Patrick Brown Mayor, City of Brampton, MPP
Brampton South Prabmeet Sarkaria, Minister of Housing and Administration Steve Clark and Premier
Doug Ford

My name is Melissa Bergamin and I am a concerned Brampton resident writing this letter as an official note of opposition to the MZO request by **SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) for the proposed project located on 199-221 Main Street North, 34-44 Thomas Street and 4 Market Street with a City of Brampton file number of OZS-2022-0011**. There are three serious concerns that I have with this application which are outlined here and expanded upon below.

- 1) There are discrepancies between the proposal and current plan
- 2) There is 0% affordable housing
- 3) There are many unaddressed environmental concerns.

For these reasons I ask that Brampton City Council revokes their support of this MZO application to the office of the Minister of Housing and Administration or that the Minister denies the request and instead have the application follow the regular planning process.

My first concern is that the proposal from Bristol Place Corp. to develop land on Main Street north was filed and supported for an MZO but there are some **concerning discrepancies**. The initial proposal of two 48-storey towers with 1, 149 units and 1, 092 parking spaces (0.95 spots per unit) has since changed to a total of 466 parking spaces (the bare minimum of 0.40 spots per unit) of which only 351 are residential parking spots which leaves 0.31 spots per unit. Only 1/3 of residents will be able to access a parking spot- where will the other people park? Downtown Brampton does not have an abundance of parking options to begin with, but I suspect the developers don't care because in the May 9th 2022 council meeting their response to the parking situation was "it will sort itself out", which is insulting. For a comparison the Marilyn Monroe buildings in Mississauga have closer to a 1:1 parking spot to unit ratio, which is more inline with what the developers promised in their original brief presented to Council dated September 2021, but according to recent information as noted in the LET'S Connect Notice – advertising a Virtual Public Open House on May 9th, 2022 at 6:30 pm, the developers are no longer planning to deliver the number of parking spots stated in their original proposal. With this change it seems that the initial proposal supported by City Council no longer exists.

The development proposal on Main Street going through the MZO process itself is very concerning. Completely bypassing regular channels and not allowing local residents and businesses to be a part of the planning process seems counter to the democratic society we are supposed to be living in. This particular development consisting of 2 – 48 storey skyscrapers is something that will significantly impact the neighbours which include many single-family homes through the shadow being cast, the increased traffic on Main Street North (Even through the proposal says the only entrance will be on Thomas Street, how do people get there?) and the outrageously low parking plan which would likely lead to streets becoming havens for illegal parking. The brief also talks about these buildings improving the skyline of Brampton, how? They are almost double the height of every other building in the area, that is not complementary at all. Varying heights are appealing to the eye, but not such a stark variation. How many massive skyscrapers are next door neighbours to a single-family home? It would be like two giraffes amongst a bunch of ducks – it doesn't make sense.

Allowing this developer to make such a drastic change to the **original plans** without consequence or holding the developer accountable is setting a negative precedent. What is to stop this or future developers from going up another 10 storeys? Or adding an additional building. This process seems to suggest that it is a blanket approval and the developer can do whatever they desire without honouring their original proposal once the MZO is granted.

My second concern is really the concern of the City of Brampton, Region of Peel and Ontario that is **affordable housing**. After reading through the initial brief which made a lot of references about growth plans for Peel and Brampton and the need of housing – including affordable housing, it actually states “communities shall “provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes” which is very important. A note from the September 29th 2021 Council Meeting states “**WHEREAS** Bill 197 amended Section 47 of the Planning Act to grant the Minister of Municipal Affairs and Housing more order-making powers under Minister’s Zoning Orders (MZOs) to deliver critical priority projects, and these “Enhanced MZOs” **can require the inclusion of affordable housing units in the development**, regardless of whether the host municipality has an official plan with policies addressing inclusionary zoning:” Based upon the brief from the developer and the notes from City Council it seems like this MZO is being pushed and supported to provide affordable housing options. In addition, on May 26, 2022 the Region of Peel released a report titled “Broadening Advocacy Priorities to Improve Housing Affordability in Peel” which takes a close look at the housing issues in Peel and the biggest takeaway from this report to me is the following: “Ultimately, excessive increases in housing prices mean there is not enough supply to address housing demand from residents and investors. While any meaningful response to address the market housing affordability crisis must include a supply response, **affordability must intentionally be prioritized**”. It is obvious the need for more housing and specifically more affordable housing is imperative. Therefore, it is extremely concerning that the sustainability matrix of this **development shows 0% affordable** housing in the plan. 0%. Brampton’s housing prices and rents have been something I, and many others, have been priced out of for years already, and even though another 1000+ units are being proposed I, and many others, will still not be able to afford housing in Brampton. How does this address the housing crisis? How does this project even qualify for an “Enhanced MZO”?

My third concern is the environmental impact and in short there is no way for me to properly address my concerns for their plans because they did not provide much information at all. The minutes from the September 29 2021 council meeting where the City Councillor’s voted in support of the concerning request for the MZO states the “need to ensure that the City has an opportunity to provide input on areas of concern, **such as environment protection**, plans of subdivision and other applicable matters”. Many environmental areas are covered on the sustainability matrix; however, the sustainability matrix was filled out with barely any information provided on environmental issues. Downtown Brampton is built on a flood plain and designated a “**Special Policy Area**” which puts restrictions on the height of commercial buildings to minimize the risk of damage from floods, but why would there be no restrictions for a residential building? Would they not but at the same risk as a commercial building and since there are no other buildings in the vicinity anywhere near that height **how can the risks be properly assessed?** There is also a lack of information pertaining to the planting of trees displaced by this project and there is no information on the shade provided by a tree canopy on site, also for a building that wants to deny 2/3 of it’s residents parking there hasn’t been the minimum

of 0.8 biking stalls per unit provided either, there is no plan to provide any space for local food production – but perhaps a roof top garden 48 stories in the air is not ideal, no indication of using re-used or recycled material, no information about combatting the heat island effect, no solar readiness, no energy management strategy, regarding light pollution no information about spillage or shut off between 11 pm and 5 am – there are many concerns with a lit building to both residents and the environment, but clearly not the developers, which connects directly to my final point; there is absolutely no information about whether this is a bird friendly design. Our local wildlife is very important, in Canada most species of birds are protected and even causing unintentional injury is an environmental offence. Approximately 25 million birds die each year from collisions with glass in Canada. During the day some of the issues are transparency of glass and reflecting the sky or local habitat. At night the light from buildings can confuse birds who use the moon or stars for navigation, some birds get trapped in artificial light areas flying until they collapse from exhaustion. More comprehensive information about this issue is found on FLAP Canada (flap.org). I'm not sure what environmental concerns have been addressed to the satisfaction of the City of Brampton with this application as there were not many specific details offered.

I have read pages upon pages of documentation at this point, and it feels like there are so many missing pieces to this project that is sneaking past the public to obtain immediate approval. One might argue that the bare minimum requirements were met, but what does that say about the project? Yes, a minimum standard must exist, but why should any developer be allowed to only just meet the bare minimum in every single category – including reducing the parking to a fraction of the initial proposal. What message does this send to the residents of Brampton? Are we not worth more than the bare minimum? Why are our voices being silenced on this particular development proposal?

I am appealing to Brampton City Council, the Minister of Housing and Administration, our MPP Prabmeet Sarkaria and Premier Doug Ford to intervene to intervene and stop this MZO and have the application proceed through the regular planning process.

Sincerely,

Melissa Bergamin
(905)457-3054
melissabergamin@yahoo.ca

Distributed to:

Mayor Patrick Brown
MPP Prabmeet Sarkaria – registered mail
Minister of Housing and Administration Steve Clark – registered mail
Premier Doug Ford – registered mail
City Councillor Rowena Santos – hand delivered
City Councillor Paul Vicente – hand delivered
City Councillor Doug Whillans – hand delivered
City Councillor Michael Palleschi – hand delivered

City Councillor Jeff Bowman – hand delivered
City Councillor Martin Medeiros – hand delivered
City Councillor Charmaine Williams – hand delivered
City Councillor Pat Fortini – hand delivered
City Councillor Harkirat Singh – hand delivered
City Councillor Gurpreet Dhillon – hand delivered
City Planner Carmen Caruso – hand delivered
Director of Development Services Allan Parsons – hand delivered

Mahmood, Nasir

From: Planning Development
Sent: 2022/05/12 8:41 AM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]File OZS-2022-0011

Good Morning Carmen,
Please see email below.

Kind Regards
Sheryl

Sheryl Coelho
Business Services Clerk
Planning Building and Economic Development City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
E: sheryl.coelho@brampton.ca | T: 905.874.2050 | W: www.brampton.ca

-----Original Message-----

From: 28g gmail <onvacation28@gmail.com>
Sent: 2022/05/11 5:12 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]File OZS-2022-0011

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

To whom it might concern,

This email serves to express my displeasure and disagreement with this proposal. Yet another plan to continue destroying the heritage of Brampton and crowding the downtown area.

I have seen a number of buildings and centennial trees being forever destroyed to accommodate for these brutal structures that add nothing to the area and the landscape but cement, pollution, congestion and disruption. Unfortunately quite a few are going up around here, so we will have to deal with the aggravation for a few years.

It would be nicer to see real attempts to restore and preserve our past, as it paved the way for us to be here. These houses and trees you will be destroying can be salvaged and put to better use if there was a will for that. There's ample space in Brampton for new developments and investments. Why bring everything here?

Downtown Brampton used to be such a pleasant and quiet area... Sadly those days are gone.

Hopefully the persons designated to make these decisions are listening to the feedback from the downtown area residents.

Respectfully,

Sent from my iPhone

Mahmood, Nasir

From: Tracey Chiasson <tchiasson@somlaw.ca>
Sent: 2022/05/10 12:36 PM
To: Caruso, Carmen; City Clerks Office
Subject: [EXTERNAL]199-221 Main Street North (OZS-2022-0011)

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

Good afternoon,

I would like to register for the Statutory Public meeting on May 16 if I could be added. I will not be able to speak but will attend.

I wanted to submit in writing my comments on this proposed development. I took part in the Virtual Public Open house meeting last night. While I am not sure that comments from residents will do anything, I guess we can only try.

They are building two 49 floor buildings. Another building is going up at the corner of Thomas and Church. Another building is going up at the corner of Main and and Church. And I am sure there are many more going up - City Council went ahead and delisted a number of heritage buildings. Without a final heritage assessment report. Which leads me to believe that there will be more buildings going up. My neighbours are jumping through hoops to try and get a heritage assessment report (at an extremely expensive pricetag) to renovate their historical homes and stay in this neighbourhood. Why are they even bothering? It doesn't appear that the City wants to keep any heritage especially in the downtown. Our neighbourhood is going to be completely surrounded by apartment/condo buildings.

Our neighbourhood has been fighting a few out of character builds going on and I feel it has all been for naught.

Sure I understand that there is a housing shortage. Does it all need to go in the exact same area? I guess I am just really sad actually and disappointed that the heritage of the downtown area is basically being ignored to be able to have 10,000 people move in. All of whom apparently will not need cars because this developer and I am sure the other developers think people can walk everywhere and take public transit. We don't even have weekend GO service!!! Which has been in the works for the entire time I have been taking the GO Train (34 years). Only recently was all day service added to this line.

With all the proposed buildings, just not sure why this development needs to skyrocket over all of Brampton, over all of our front and back yards, over basically everything. Why can't they just be normal size buildings. I honestly can't imagine walking down Thomas if they are up and the wind tunnel it will create. On windy days, you get blown away now with the apartment that is there. Also, I am not an expert, but can't see all the old sewer pipes being able to sustain all of this infrastructure.

Thanks for your time and letting us have our two cents worth.

Tracey Chiasson
6 Isabella St
416-816-5007

