

July 22, 2022

Our file: SM.BR

VIA EMAIL

Mr. Peter Fay, City Clerk
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Fay

**Re: Subject Line Staff Report – Item 7.8
Planning and Development Committee – July 25, 2022
Application to Amend the Official Plan and the Main Street North
Development Permit System By-law
Bristol Place Corp. (Solmar Development Corp.)
199 to 221 Main St. North, 34 to 44 Thomas St., and 4 Market St.
City File No: File: OZS-2022-0011**

SGL Planning & Design Inc. represents the owner of the lands municipally addressed as 199 to 221 Main Street North, 34 to 44 Thomas St., and 4 Market St, Bristol Place Corp. ('Bristol'). We have reviewed the above noted staff report and the attached implementing documents and are generally satisfied with the report and the staff recommendations.

The Draft By-law attached to the staff report requires minimum 3-metre, 5-metre and 7-metre building setbacks from Main Street North for floors 1 to 3, 3 to 6, and 7 and above, respectively. In our opinion, these setbacks would significantly impact the podiums of both proposed buildings, as well as Tower A. We note that Tower B would meet the proposed setbacks being located more than 7 metres from Main Street North.

Bristol Place Corp respectfully requests that the Draft By-law, specifically Item 1 (3), Paragraph 0001.2, subparagraph (i) related to the minimum building setbacks to Main Street North be amended as shown and highlighted in yellow in the Draft By-law attached to this letter, specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.

The rationale for this request is as follows:

- The proposal includes a significant land dedication to be provided to the City, generally measuring 5.5 m in depth across the frontage of the site, representing a wider right-of-way along the west side Main Street North than immediately adjacent properties and blocks to the north and south. All of this land will become part of a significantly expanded public realm which will be sufficiently wide to incorporate the sidewalk and other built and natural landscape features to contribute to a beautiful and vibrant street;
- The proposed Main Street North setback of 0 metres to the podium of both buildings are an important part of fulfilling the intended vision for Main Street North, and represents an appropriate interface between the private and public realms. The Main Street North Development Permit System By-law establishes that the subject site and much of the broader surrounding area will ultimately be redeveloped to accommodate built form and grade related non-residential uses. The intent of this is to promote walkability and to facilitate pedestrian movement along Main Street;
- The proposal includes a Privately Owned Publicly-accessible Space (POPS) on the subject site, facilitating pedestrian movement and connections through the site and providing for additional areas for pedestrian activity off Main Street;
- The podiums of both towers will generally line up with the front porch of the dwelling at 195 Main Street North, immediately adjacent to the southeast corner of the site;
- The podiums of both towers have been designed with articulated façades, including at grade, where doors leading directly to the proposed commercial units will be recessed behind the front wall of the podium such that doors swing open onto private property and not into the public realm;
- The proposed Towers are staggered in their relationship with and setbacks to Main Street North. Tower A is closer to the street (3 metres) and Tower B is setback over 12 metres from Main Street North, which adds depth and visual interest to the street;
- A significant amount of work has gone into the establishment of the proposed setbacks, including changes made in response to comments received by City Staff on the applications, which notably includes an increase to the minimum required setback to the north lot line; and
- City Council has already considered and adopted a request from the owner for a Minister's Zoning Order on the site, which was requested on the basis of a site

concept having a 0-metre setback from Main Street North. We have since continued to proceed with a site design and layout based on this Council-adopted site concept.

All combined, it is our opinion that the proposal represents an appropriate relationship to Main Street North, and we respectfully request that the Draft By-law be amended as noted in this letter, for the above noted reasons.

Yours very truly,
SGL PLANNING & DESIGN INC.



David Riley, MCIP, RPP
Principal

Attachment: Amended By-law to Amend the Main Street North Development Permit System By-law, 230-2012, as amended

c.c. Jason Schmidt-Shoukri, Commissioner, Planning Building and Economic Development
Allan Parsons, Director, Development Services
Cynthia Owusu-Gyimah, Manager of Development Services
Nasir Mahmood, Development Planner III
Mauro Peverini, Bristol Place Corp.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Amend the Main Street North Development Permit System

By-law, 230-2012, as amended

1. By-law 230-2012, as amended, is hereby further amended:
- (1) By adding the following Section 4.2.1 to Part 4.0 Development Regulations:
- “4.2.1 In this by-law and its Schedules, a district may be particularized with a suffix, consisting of the word “section”, followed by a four digit whole number (that is, a number without a decimal point); and such whole number may be preceded by a dash or be enclosed by brackets. The suffix is a reference to a Special Section in Part 4.0 of this by-law. In addition to regulations and restrictions contained in the Special Section, all regulations and restrictions of the Parent Zone (listed in Section of this by-law) before the Special Section and all other provisions shall also apply to the particular zone provided that they are not in conflict with the regulations and restrictions set out in the applicable Special Section, unless clearly indicated otherwise. There is no functional difference between any way of denoting the suffix, for example, districts described as CMU2-DPS Section 0001, CMU3-DPS Section 0001, R1B-DPS Section 0001 would all be subject to the regulations and restrictions in Section 0001 to this by-law.”
- (2) By changing the district designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Central Area Mixed Use Three – Development Permit System (CMU3-DPS)	Central Area Mixed Use Three – Section 0001 (CMU3-DPS-0001).

- (3) By adding thereto, the following Sections:
- “0001 The lands designated CMU3-DPS-0001 on Schedule A to this by-law:
- 0001.1 Shall only be used for the following purposes:
- (a) Purposes permitted in the CMU2-DPS District;
 - (b) Purposes permitted in the CMU3-DPS District;
 - (c) A Retirement Home;
 - (d) Purposes accessory to the permitted uses.

0001.2 Shall be subject to the following requirements and restrictions:

- (a) Maximum Floor Space Index: 12;
- (b) Maximum Number of Dwelling Units: 1150;
- (c) Minimum Lot Area: None;
- (d) Minimum Lot Width: None;
- (e) Maximum Height: 48-storeys;
- (f) Maximum Building Floor Plate Above 6th Storey: 785 square metres;
- (g) Minimum Non-Residential Gross Floor Area at Ground Level: 1400 square metres
- (h) Minimum Distance Between Buildings Above the 6th Storey: 25 metres;
- (i) Minimum Setback From the Lot Line Abutting Main Street North to:
 - ~~(i) The first 3 storeys: 3.0 metres;~~
 - ~~(ii) Any portion of the building above 3 storeys: 5.0 metres;~~
 - ~~(iii) Any portion of the building above 6 storey: 7.0 metres~~
 - i) The first 6 storeys 0.0 metres
 - ii) Any portion of the building above the 6th storey 3.0 metres
- (i) Minimum Setback From the North Lot Line to any portion of the building: 6.0 metres;
- (j) Minimum Setback From the Lot Line Abutting Thomas Street to:
 - (i) The first 4-storeys: 1.5 metres;
 - (ii) Any Portion of a Building above 4-storeys: 4.0 metres;
- (k) The Minimum Setback From the Interior Side Lot Line of the Property Addressed as 195 Main Street North:
 - (i) to the first 6-storeys: 5.0 metres;
 - (ii) Above 6 storeys: 7.0 metres
- (l) Maximum Permitted Encroachment of a Balcony or Patio Into Any Required Yard Shall be 1.5 metres.
- (m) Total Number of Parking Spaces:
 - (i) Visitor Parking Spaces: 0.20 spaces per unit.
- (n) Total Number of Bicycle Parking Spaces:
 - (ii) Residential Units: 0.50 per unit
 - (iii) Non-residential Space: 1 per 500 sq. m.
- (o) Schedule 3, 4, 5, 6, 6-1A and 6-1B shall not apply.
- (p) All lands within the CMU3-DPS-0001 Designation shall be considered one lot for the purposes of this special section, and the front lot line shall be deemed to be Main Street North.

0002 A Development Permit shall not be approved until the following conditions have been fulfilled to the satisfaction of the Commissioner of Planning, Building, and Economic Development Department:

- (a) Approval of the following technical studies:
 - i. Wind Study
 - ii. Shadow Impact Study
 - iii. Traffic Impact Study
 - iv. Urban Design Brief
 - v. Archaeological Report
 - vi. Arborist Report
 - vii. Phase 1 Environmental Site Assessment (and Phase 2 Environmental Site Assessment if required)
 - viii. Geotechnical Investigation

- (b) Execution of a development agreement to provide Community Benefits in exchange for the increased height and density in accordance with Section 9.4.6 of the Downtown Brampton Secondary Plan Area 7 and Section 37 of the *Planning Act*.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

20__ /month/day

[insert name]

Patrick Brown, Mayor

Approved as to
content.

20__ /month/day

[insert name]

Peter Fay, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

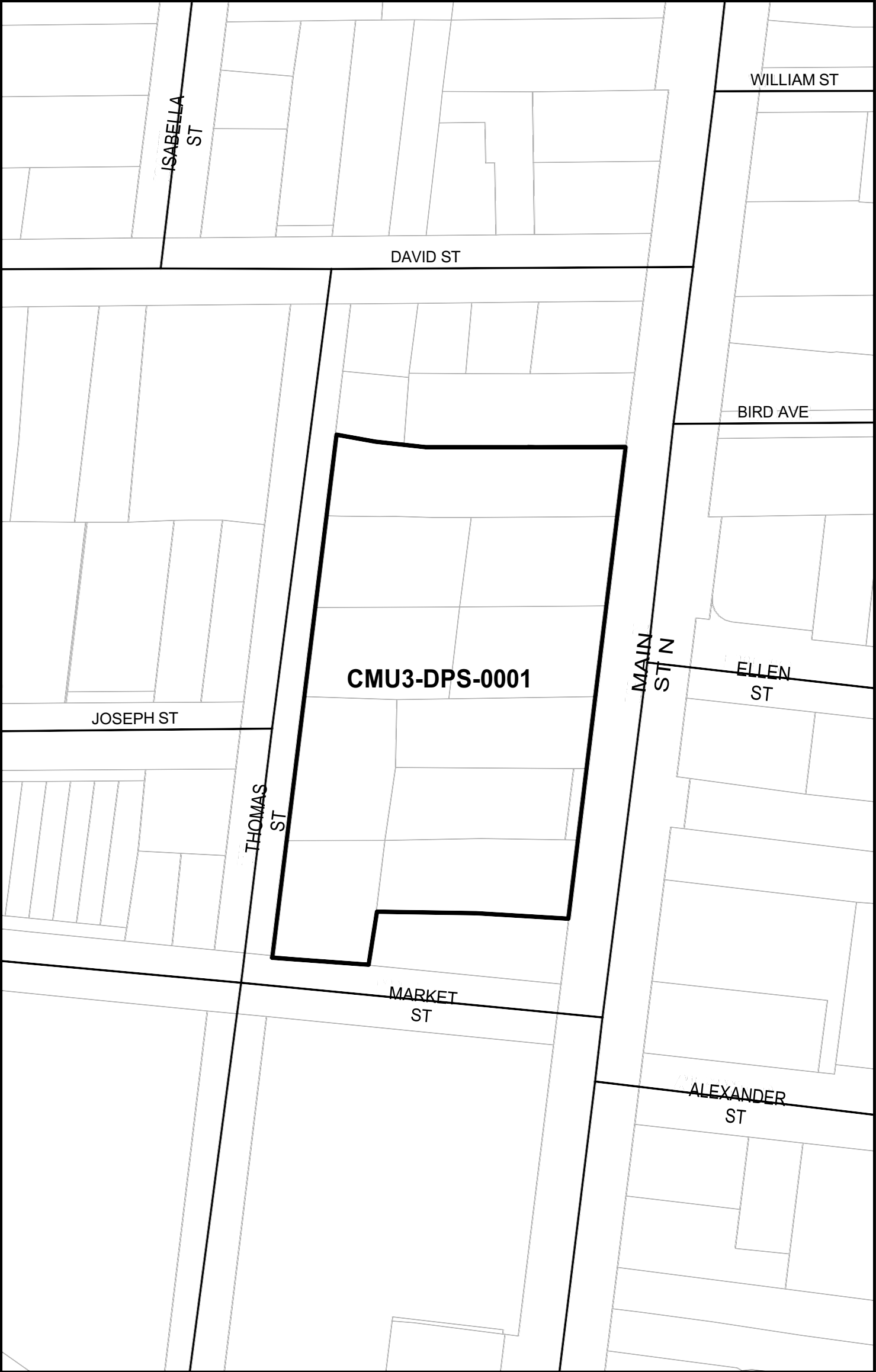
The purpose of By-law _____ is to amend the Amend the Main Street North Development Permit System By-law, 230-2012, as amended, pursuant to an application by Solmar Development Corp. (File: OZS-2022-0011).

EFFECT OF THE BY-LAW

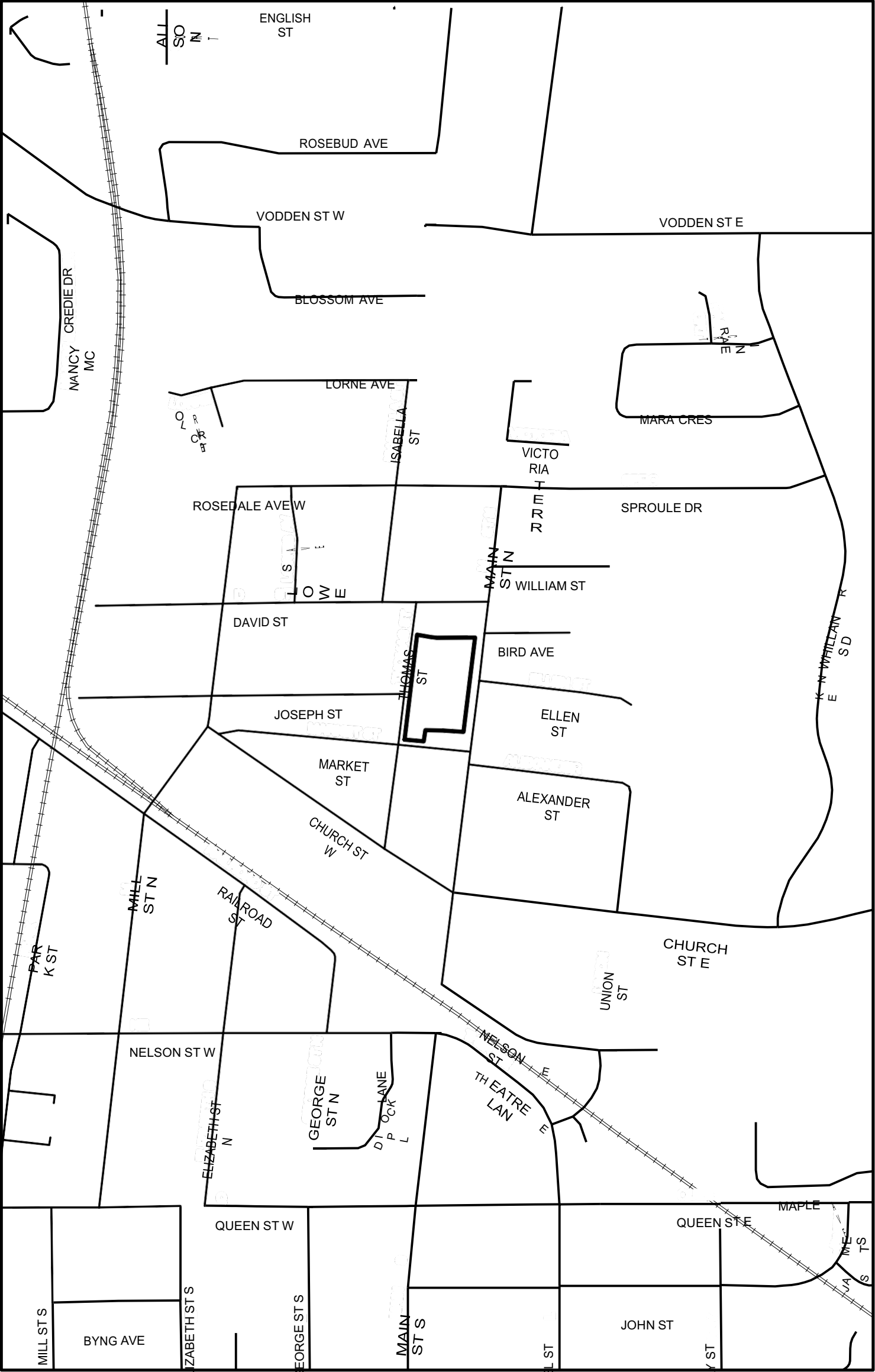
The effect of By-law _____ is to permit the use of the subject lands for two 48 storey mixed use buildings. The development will yield 1149 residential units, and commercial space at grade.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are the lands bounded by Main Street North, Market Street, Thomas Street, and David Street excepting lands municipally known as 195, 223 and 227 Main Street North; 48 and 54 Thomas Street; and 5 and 7 David Street, within the Downtown Brampton Secondary Plan Area 7.



PART LOTS 6&7, CONCESSION 1 W.H.S.



Date: 2022/07/15

BY-LAW _____