

Date: 2022-08-03

File: OZS-2022-0035

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(to facilitate a 39-storey mixed-building)
Gagnon Walker Domes Ltd. – Marui Matteo Silvestro, Guido
D’Alesio and 2088205 Ontario Ltd.
22, 24, 26, 28 and 32 John Street
South of Queen Street East and East of Main Street West
Ward 3

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Report Number: Planning, Bld & Ec Dev-2022-784

Recommendations:

1. **That** the report titled: Information Report, Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, dated August 3rd, 2022, to the Planning and Development Committee meeting of August 22nd, 2022 be received, and,
2. **That**, Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant has submitted an Official Plan and Zoning By-law Amendment to re-develop the site with a 39-storey, 353-unit residential apartment and student residence with ground floor commercial.**

- **The lands are designated ‘Central Area’ in the City of Brampton Official Plan. An Amendment to the Official Plan is not required.**
- **The lands are within the Downtown Brampton Secondary Plan and designated as Central Area Mixed Use and Office Node. Lands designated central area mixed-use are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, as well as a full range of entertainment and cultural uses. The overall maximum floor space index which is permitted in specific areas is 3.5 with a corresponding maximum of 3.5 residential in the immediate four corners area. An Amendment to the Secondary Plan is required to recognize the increase in FSI.**
- **The properties are zoned ‘Downtown Commercial – Section 3154 (DC-3154), as per Zoning By-law 270-2004, as amended, which permits uses such as retail establishment, office, personal service shop, etc. An amendment to the Zoning By-law is required in order to permit the proposed uses.**
- **This information Report and associated Public Meeting facilitate compliance with the Strategic Plan’s ‘Good Government’ priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

Gagnon Walker Domes Ltd. submitted the subject applications on behalf of Marui Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. on June 23rd, 2022. The application has not been deemed complete at the time of the writing of this report. Additional information is needed related to the submitted Heritage Impact Assessment (HIA) and Wind Study as both do not meet the City’s Terms of References. The City has received correspondence from the applicant indicating the studies will be submitted prior to the public meeting date. This will allow staff to commence the review process and publish them on-line for review by members of the public. Should the revised wind study and HIA trigger changes to the proposal, there may be a need for a second public meeting. As such, while the application has not been deemed complete, staff are satisfied in bringing this application to a Public Meeting.

Current Situation:

A proposal to amend the Official Plan and Zoning By-law has been submitted to facilitate the redevelopment of the lands for a 39-storey, 353 unit, residential apartment and student residence with ground floor commercial. The following is a summary of the proposal:

- 39 storeys
- Average Floor Plate:
 - Podium (floors 1-10) 905m² (9,741 ft²)
 - Tower (11-39) 710.77 m² (7,650 ft²)
- Residential apartment units:
 - Bachelor: 25 units
 - 1 Bedroom: 133 units
 - 2 Bedroom: 103 units
 - 3 Bedroom: 15 units
 - Total: 276 units
- Student residences:
 - 2 Bedroom: 27 units (54 beds)
 - 4 Bedroom: 50 units (200 beds)
 - Total: 77 units (254 beds)
- Ground Floor Commercial: 100.75 m² (1,084.43 ft²);
- Floor Space Index: 21.71
- Site Coverage: 71.36%
- Amenity Area:
 - Residential (indoor) 347.19m² (3,737.12 ft²)
 - Residential (outdoor) 291.24m² (3,134.88 ft²)
 - Student Residence (outdoor) 38.37m² (413.01ft²)
- Parking:
 - Vehicular: 78 (4 accessible)
 - Loading: 1

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

The lands have the following characteristics:

- Is municipally known as 22, 24, 26, 28, and 32 John Street
- Is irregular in shape having a total area of approximately 0.14 hectares (0.35 acres)
- A frontage of approximately 46.95 metres (153.03 feet) along John Street and 21.95 metres (72.01 feet) along Chapel Street.
- The site is currently occupied by two semi-detached dwellings and one single detached dwelling.
- The properties at 22 and 24 John Street are “listed” heritage sites

The property is located on the southwest quadrant of Queen Street East, John Street, Chapel Street and Main Street South. The surrounding area land uses are described as follows:

- North: Mixed use buildings ranging in height to a maximum of 9 storeys along Queen Street East;
- South: St. Paul's United Church and 1-2 storey detach dwellings that are used for office purposes;
- East: The Brampton Armoury and beyond is the Brampton library;
- West: Chapelview Residence (15 storeys) and beyond are mixed use properties fronting Main Street South and City Hall beyond.

Technical Considerations:

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

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

- The appropriateness of the density and the compatibility with the surrounding land uses;
- The appropriateness to have residential and student houses combined and how to ensure the separation;
- How to best integrate the proposed development with the existing neighborhood;
- Whether the proposed demolition of the listed heritage building on the properties is appropriate; and
- The location and functionality of the lobby to the student housing related to Crime Prevention Through Environmental Design (CPTED).

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

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 59, which achieves the City's Silver threshold. City staff will verify the sustainability score prior to the Recommendation Report. The applicant also submitted

a Sustainability Snapshot, which is found in Appendix 9, which will also be verified by staff prior to a Recommendation Report being brought forward.

Public Meeting Notification Area:

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

Corporate Implications:

Financial Implications:

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

Other Implications:

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

Term of Council Priorities:

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

Living the Mosaic – 2040 Vision

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

Conclusion:

Staff will consider comments from stakeholders and the public in the analysis required for this application. A future Recommendation Report will detail a complete technical analysis to assess the planning merits of this application.

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Attachments:

- Appendix 1: Concept Plan
- Appendix 1A: Rendering
- Appendix 2: Location Map
- Appendix 3: Official Plan Designation
- Appendix 4: Secondary Plan Designation
- Appendix 5: Zoning Designation
- Appendix 6: Aerial and Existing Uses
- Appendix 7: Heritage Uses
- Appendix 8: Information Summary
- Appendix 9: Sustainability Snapshot