

**Date:** 2022-08-03

**File:** OZS-2022-0011

**Title:** **Supplementary Recommendation 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 1149  
residential units and 1,400 m<sup>2</sup> of commercial uses at grade)*  
**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

**Contact:** Allan Parsons, Director, Development Services  
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**Report Number:** Planning, Bld & Ec Dev-2022-826

**Recommendations:**

1. **THAT** the report titled: **Supplementary Recommendation 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 August 22, 2022, be received, and,
2. **THAT** the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Supplementary Recommendation Report.
3. **THAT** it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

4. **THAT** the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 5 to this report, be adopted.
5. **THAT** the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 6 to this report, be adopted.

**Overview:**

- This Supplementary Recommendation Report is being submitted to provide staff's response to the Council's questions relating to the impacts of the proposed zero metre front yard setback (along Main Street North) asked during its consideration of the Recommendation Report in the August 10, 2022 Council meeting.
- The applicant is proposing to develop the land with two 48-storey mixed use buildings with 1,149 residential units and ground floor commercial uses.
- The lands are located within an *Anchor Mobility Hub* in the Official Plan.
- The Peel 2051 Regional Official Plan Review indicates that the site is located within a proposed *Major Transit Station Area (MTSA)*.
- The proposed Downtown Brampton Secondary Plan amendment will update the policy relating to the *Proposed Development Permit System Area: Main Street North Development Permit System Area (DPS)* that will provide guiding principles for the development of the site.
- The site is within a *Commercial Mixed Use Three – Development Permit System (CMU3-DPS)* district in the Main Street North Development Permit System By-law. Following the enactment of the proposed Zoning By-law, attached as Appendix 6, it will permit the number of units, at-grade commercial and the general building configuration proposed by the applicant.
- The proposed Official Plan amendment and Main Street North Development Permit System By-law amendment represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, and the general goals and objectives of the Regional Official Plan, and the City of Brampton Official Plan.
- The mandatory Public Open House under the *Planning Act* was held on May 9, 2022. Twenty-four individuals attended.
- The statutory Public Meeting for this application was held on May 16, 2022. Six members of the public attended this Meeting and written submissions were received. Details of the Public Meeting and the written submissions are included in Appendix 9 and Appendix 10 of the Recommendation

**Report (Appendix 7 of this Supplementary Recommendation Report) that was considered by the Committee on July 25, 2022.**

- **The proposal is consistent with the 2018-2022 Term of Council Priorities by supporting the *A City of Opportunities* theme. The proposal is consistent with the direction of revitalizing existing neighbourhoods, and building complete and sustainable communities to accommodate growth for people and jobs.**

### **Background:**

This application was received on April 5, 2022, and was reviewed for completeness and found to be complete in accordance with the *Planning Act*. On June 14, 2022, a formal notice was issued deeming the application complete on April 28, 2022.

Prior to the submission of the formal application, the applicant had requested and received support from Council for Minister's Zoning Order as permitted under Section 47 of the *Planning Act* for the proposed development. Following City Council's support on September 29, 2021, the City has submitted a request to the Minister of Municipal and Housing Affairs. At the time of drafting of this report, a Minister's Order has not been issued.

### Consideration in August 10, 2022 Council Meeting:

A Recommendation Report (Attachment 7) for this application was considered by Council in its meeting of August 10, 2022 when the Council referred it back to staff to look into the potential impacts of the proposed zero metre front yard setback (along Main Street North) and report back to Council. Staff have reviewed this issue, and provide our findings below.

### Potential Impacts of Zero Front Yard Setback

As the proposed concept site plan and ground floor plan (Appendices 1 & 2) for the proposed development show, the proposal includes the conveyance of a 5.0 metre strip of land along the Main Street North frontage to the City for future road widening. After this land conveyance, the applicant proposes that the mixed-use buildings have zero metre setback from the property line along Main Street North. However, staff recommend to Planning Committee that in order to provide for some space for an outdoor amenity area, pedestrian comfort elements, street furniture, and open space landscaped area, to soften the building edge at the front, a minimum setback of 3 metres from the Hurontario Street property line be required, by including this reference in the draft Development Permit System By-law Amendment (contained in the attached Recommendation Report - Appendix 7).

The Recommendation Report (Appendix 7) was considered by the Planning and Development Committee on July 25, 2022. Upon the applicant's request during the Planning and Development Committee meeting, the Committee directed that a reduction in the minimum front yard setback along Main Street North requirement from 3.0 metres

to zero (0) metres be accommodated. Staff envision the following potential impacts from adopting a zero metre front yard setback:

### *Pedestrian Amenity Area*

One of the advantages of providing a minimum of 3.0 metre setback from the lot line abutting Main Street North would be to accommodate on the subject lands a modestly sized patio/pedestrian amenity area containing pedestrian comfort features (including street furniture, art, and trash receptacles) where the residents/public could enjoy the sunshine, socialize, and indulge in outdoor activities, thereby enriching life along Main Street North facade. A zero metre setback from the lot line abutting Main Street North would not facilitate the residents/public of a place to enjoy the outdoors on a patio/amenity area.

### *Open Space Landscaped Area*

Another advantage of providing a 3.0 metre setback from the lot line would be the opportunity to soften up the high-rise building's street edge with landscaping/hardscaping, and provide an aesthetically pleasing experience to pedestrians. In view of the significant height of the proposed mixed use towers, it seems particularly necessary to staff to have at least a 3.0 metre frontage along Main Street North to accommodate for these features. The attached aerial view and streetscape renderings (Appendix 3, 4, 4A) depict a patio, street furniture and landscaped area at the building frontage along Main Street North to be located within the City's right of way. However, this area is to be conveyed to the City for future road widening – and although this City right-of-way area may be able to be used for open-space purposes for a short period of time, in the future when the area is required for road widening to accommodate higher order transit, there would be no space left for a pedestrian amenity area or landscaping to soften up the street edge, and the high-rise buildings will be directly adjacent to the sidewalk.

### **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).

- 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. 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.

#### Summary of Recommendations:

This report recommends that Council approve the proposed Official Plan amendment and the Main Street North Development Permit System By-law amendment generally in accordance with Appendix 5 and Appendix 6, respectively. These documents will be used to implement a future application for a Development Permit, which will evaluate the detailed design of the site.

#### Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The application to amend the Official Plan and the Main Street North Development Permit System By-law is consistent with the Provincial Policy Statement, the vision of the City's Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The proposal represents good planning.

The property is located within the *Downtown Brampton Anchor Mobility Hub*, an *Urban Growth Centre* and the Main Street North *Primary Intensification Corridor* as indicated in the City of Brampton Official Plan, which are intended to be areas of intensification. The

proposed development will be transit-supportive and offer a pedestrian-friendly design that will be expected to be developed with high quality architectural treatment.

The various studies submitted by the applicant in support of the application have been reviewed by City staff as well as staff from circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective. Some reports/studies require further review and approval. As such, the proposed Development Permit By-law includes provisions that these reports/studies be approved prior to the issuance of a Development Permit for the development.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis contained of the Recommendation Report (Appendix 7 to this Supplementary Recommendation Report).

#### Matters of Provincial Interest:

##### *Planning Act:*

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the *Planning Act*. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities by providing high density residential development in an area planned for intensification and diverse land uses as noted in the Official Plan. It will provide for adequate amenity area and recreational facilities to serve the needs of the residents.

The proposed development offers a range of one-bedroom, two-bedroom, and three bedroom units that will serve a diverse range of income and age groups. Further, the proposed development will provide direct access to transit and is located near existing and future retail and institutional services within walking distance, which will encourage active transportation making this site appropriate for a high-density development. Through the detailed design process, the architectural and landscape design will be reviewed with the intention of offering a built-form that is well-designed and encourages a sense of place.

The proposed Official Plan and Main Street North Development Permit System By-law amendment represents orderly development in a location that is suitable for growth and development due to its proximity to existing and planned transit options, and nearby retail, recreational, community and commercial services.

##### *Provincial Policy Statement (PPS):*

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and

development. The proposed development optimizes the use of land and takes advantage of existing infrastructure within the settlement area, while contributing to the mix of uses offered in Brampton. Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe:*

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through more compact building forms and opportunities to provide a diverse range of housing options. The proposed residential unit types, sizes and densities provide a diversity of housing options that will cater to a variety of income levels and housing needs. In addition, the location of the site in the Downtown, and the future development of the site with a mix of residential and retail uses is an element that will facilitate a complete community and further diversify housing options. This development proposal conforms to the applicable sections of the Growth Plan.

Municipal Planning Documents:

*Region of Peel Official Plan:*

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel's growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by directing urban redevelopment to within the urban boundary to help optimize the supply of available land.

The proposed development conforms to the *Urban Growth Centre* and *Regional Intensification Corridor* designation with respect to including a range and mix of high intensity compact forms and activities while facilitating transit-supportive and pedestrian-oriented urban forms. Further, the development utilizes existing servicing and transit infrastructure, provides a compact built form, offers direct access to transit, and incorporates a site design that provides a high-quality public realm and supports active transportation.

*City of Brampton Official Plan and the Downtown Brampton Secondary Plan:*

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. Both documents intend the Downtown to be developed as a multi-modal, mixed use area with transit supportive densities and intended as the major location for mixed-use development including residential and a range of office, retail institutional and community service facilities. The policies within these documents aim to promote the intensification and improvement of the Central Area as a major focus of commercial and community activity, and promote an increase in the

resident population to create a market for local serving retail, commercial and service uses.

The applicant has applied for an Official Plan amendment to the Downtown Brampton Secondary Plan, and has submitted the background studies to support the approval of this development application. These studies were reviewed by City staff and external agencies, and as a result of this review, it has been determined that the proposed development application is supportable generally based on the attached Official Plan amendment (Appendix 5), and amending Development Permit System By-law (Appendix 6).

#### Application Evaluation:

A detailed description of the evaluation of this proposal against existing provincial and municipal planning documents and policies can be found in Appendix 8 – Detailed Planning Analysis of the Recommendation Report (Appendix 7 of this Supplementary Recommendation Report).

#### Community Engagement:

The application was circulated to City Departments, external commenting agencies and property owners within 240 metres of the subject property, exceeding the *Planning Act* requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Appendix 10 – Correspondence Received, and Appendix 11 – Results of Application Circulation, respectively of the Recommendation Report (Appendix 7 of this Supplementary Recommendation Report). Notice signs were placed on the subject lands to advise members of the public that the development application to amend the Official Plan and the Main Street North Development Permit System By-law was filed with the City.

A virtual Public Open House as required by the *Planning Act* was held on May 9, 2022. 27 individuals registered for the open house and 24 individuals attended.

A Statutory Public Meeting for this application was held on May 16, 2022. Six individuals made representation before the Planning and Development Committee. A number of written submissions were also submitted with respect to this application. Details of the Statutory Public Meeting and the written submissions from residents are included in Appendix 9 and Appendix 10 of the Recommendation Report (Appendix 7 of this Supplementary Recommendation Report).



## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

### Economic Implications:

The Brampton Downtown is a primary location for intensification, given that it will be supported by the highest level of transit. The increased density will provide additional population to support nearby commercial establishments located within walking distance. This is expected to enhance the vitality and viability of the area and the commercial establishments found in the Downtown.

### Other Implications:

There are no other corporate implications associated with this application.

## **Term of Council Priorities:**

This application to amend the Official Plan and the Main Street North Development Permit System By-law is consistent with the *A City of Opportunities* theme. The proposal will result in the development of an underutilized site and will add to the diversity of housing and commercial options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, transit supportive development, and is an example of efficient use of land and resources within built-up areas.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will realize the full potential of Brampton's historic Downtown and making it a priority. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.' The proposed development supports Brampton 2040 Vision 2 – Jobs and Living Centres by taking an underutilized site and developing it with transit supportive residential and commercial uses by taking advantage of height and density.

## **Conclusion:**

Staff recommends approval of the Official Plan and Development Permit System By-law amendments (attached as Appendix 12 and 13), as the following have been satisfied:

- The application is consistent with the Provincial Policy Statement, the goals and objectives of the Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan;

- The proposed development provides an opportunity to direct growth to an existing settlement area and contribute to a range of housing and commercial options;
- The proposed development is located within an *Anchor Mobility Hub* and an *Urban Growth Centre*, and is on a *Primary Intensification Corridor* in close proximity to transit options, amenities, and establishments in Downtown Brampton;
- The development will increase the number of residents in the Downtown increasing the market share for future and existing commercial establishments in the neighbourhood; and,
- All technical requirements will be addressed prior to the approval of a Development Permit through studies submitted in support of the proposal and approved by City staff.

As a result of the above, the proposed development represents good planning and is in the public interest.

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning Building & Economic  
Development

Approved by:

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Jason Schmidt-Shoukri, MPA OAA RPP  
MCIP  
Commissioner  
Planning Building and Economic  
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**Attachments:**

- Appendix 1: Concept Site Plan
- Appendix 2: Ground Floor
- Appendix 3: Aerial View
- Appendix 4: Street Scape - View from North-east
- Appendix 4A: Street View
- Appendix 5: Draft Official Plan Amendment
- Appendix 6: Draft Development Permit System By-law Amendment
- Appendix 7: Recommendation Report (from July 25 PDC Agenda)