

Date: 2022-01-07

File: OZS-2021-0053

Title: **Information Report**
Application to Amend the Zoning By-law
(To permit mixed-use buildings containing residential, hotel and commercial uses within a 42-storey and a 34-storey tower)
Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd.
31-33 George Street North and 18-28 Elizabeth Street North
Southeast corner of Elizabeth Street North and Nelson Street West
Ward: 1

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Report Number: Planning, Bld & Ec Dev-2021-1211

Recommendations:

1. **That** the report titled: **Information Report** - Application to Amend the Zoning By-law, **Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd.**, 31-33 George Street and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053), to the Planning and Development Committee Meeting of January 31, 2022, be received, and,
2. **That** 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 proposes to amend the Zoning By-law to permit the lands to be developed for mixed-use development comprised of a 42-storey tower and a 34-storey tower with podiums ranging from 4 to 11-storeys.**

- The proposed development will contain 771 rental dwelling units, 205 hotel suites, and 694 square metres of commercial space. Forty of the residential units are intended to be affordable units.
- The lands are designated *Central Area* in the Official Plan and *Central Area Mixed Use* in the Downtown Brampton Secondary Plan (Area 7). An amendment to the Official Plan or the Secondary Plan is not required to facilitate this proposal.
- The lands are zoned *Residential Extended One Zone – R2B(1)* and *Downtown Commercial One Zone – DC1*, which does not permit residential and commercial development to the extent proposed by the applicant. An amendment to the Zoning By-law is required.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on November 8, 2021 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On December 21, 2021, a formal notice was issued deeming the application complete on November 15, 2021.

Current Situation:

Proposal:

The applicant is proposing to amend the Zoning By-law to permit a mixed-use building on a 0.60 hectare (1.49 acre) site. Details of the proposal are as follows (see Appendix 1 to 1D):

- 2 towers – 42 and 34-storeys in height with a total Gross Floor Area (GFA) of 56,268 square metres;
- A total of 771 residential units comprised of:
 - 15 bachelor units;
 - 513 one bedroom units;
 - 225 two bedroom units;
 - 18 three bedroom units;
- 40 of the units are intended to be affordable;
- 205 hotel suites;
- 694 square metres of retail space;
- A total of 477 residential parking spaces:

- 326 parking spaces for residents;
- 151 for visitors; and,
- All parking is to be located within a 6-level parking structure including one level located below grade;
- Non-residential vehicular parking will be accommodated off-site in paid public parking facilities;
- 530 bicycle spaces;
- One access point from Elizabeth Street North;
- A Floor Space Index (FSI) of approximately 9.3; and;
- Preservation of the existing heritage resource (Haggertlea mansion) on site.

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 31-33 George Street North and 18-28 Elizabeth Street North on the southeast corner of Elizabeth Street North and Nelson Street West;
- Has a total area of 0.6 hectares (1.49 acres);
- Has frontage of approximately 25.6 metres along George Street North, 101.3 metres along Nelson Street West, and 101.8 metres along Elizabeth Street North;
- Is occupied by the Haggertlea mansion (to be preserved), 4 single detached dwellings with associated accessory structures, and a 2 storey mixed-use building. A number of trees and some vegetation are also located on the site.

The surrounding land uses are described as follows:

- North: Two office buildings owned by the City, and a Metrolinx parking lot are currently located to the north. Beyond these uses is Railroad Street and the Downtown Brampton GO Station.
- East: A 27-storey mixed-use building and commercial uses that front onto George Street North. Beyond George Street North is vacant land which is expected to occupy the City project for a future Centre for Innovation (CFI);
- West: Elizabeth Street North, beyond are single-detached and semi-detached residential dwellings; and,
- South: Hydro electric facilities.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future

Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

- The height and density being proposed will be evaluated to ensure that they are consistent with the long term objectives for development in the area.
- A portion of this site is located within Special Policy Area 3A (SPA 3A) as outlined in the Downtown Brampton Secondary Plan. SPA 3A includes policies that require new buildings be adequately floodproofed, limit the total gross floor area (GFA) for non-residential uses, and limit the total number of new residential units that can be constructed within the entire SPA 3A area. Part of the review of this application will include an assessment to determine if the proposal conforms to the Special Policy Area policies.
- The appropriateness of one access point to the site on Elizabeth Street North will be further explored.
- A review of transit requirements are required to ensure that road widths can accommodate current and future transit infrastructure.
- Building setbacks from public streets are to be reviewed to ensure that a tree-lined, well landscaped public realm can be accommodated.
- Review of setbacks to neighbouring properties and the associated development potential of those lands.
- There is an easement located on 18 Elizabeth Street North in favour of the owner of 9 and 11 George Street North that acts as an emergency egress to flood free lands as required by Special Policy Area 3A. The easement will need to be maintained, or appropriate alternatives provided, ensuring that the abutting site is safe and accessible through the entire development process, including before and after any construction period.
- The opportunity for alternative at-grade uses such as commercial or live work to animate the street are to be explored.
- The design of the buildings should be sympathetic to the existing heritage building that is to be preserved on the site. The size and height of the podium should not overwhelm the heritage resource.

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 technical aspects, including matters addressed in the studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, along with the complete application requirements, including studies, has been posted to 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 a future Recommendation Report.

Economic Development Implications:

Economic Development staff view the Central Area as a primary location for intensification. Staff will review the application for any economic development implications and provide further comments at the Recommendation Report stage.

Other Implications:

Section 37 Bonusing:

In accordance with Section 37 of the Planning Act and policies contained in the City's Official Plan (Section 5.12), the City can secure community benefits such as affordable housing units, public art, daycares, etc. when increases in permitted height and/or density are requested through a rezoning development application. This proposal in its current format qualifies for density bonusing. As per Brampton's Council endorsed Implementation Plan, the lands in this proposal that are proposed to be rezoned to high density uses, specifically the lands proposed for apartments will be subject to density bonusing.

Brampton will require a benefit contribution between 20-60% of the uplift value after rezoning. An Appraisal Report will be submitted by the applicant as per the Terms and Conditions on the City's website and this report will be reviewed and approved by the City's Realty team in order to determine the uplift value. Cash-in-lieu contributions instead of the preferred in-kind contribution benefits are also permissible.

A pre-requisite to Brampton's density bonusing approach is that an application must be deemed to be good planning through the development review process. Should this proposal be deemed to represent good planning, staff will include any negotiated community benefit provisions within the Recommendation Report and the draft Zoning By-law.

Technical Implications:

Any other technical planning and development implications that arise through the review of 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 *A Well-run City (Good Government)* Priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: West Elevation
- Appendix 1B: South Elevation
- Appendix 1C: East Elevation
- Appendix 1D: North Elevation
- Appendix 1E: Massing View North and East
- Appendix 1F: Massing View West and South
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Special Policy Area 3 and Sub Areas
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Information Summary