

**From:** Tony Linardi < >  
**Sent:** 2022/12/14 11:16 AM  
**To:** Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>; MayorBrown <MayorBrown@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>  
**Cc:** NED MIKLOSKA < >; Vaibhav Sharma < >; Jasmohan Mankoo < >; Greg Hirtle < >; Sandra Linardi < >; Tanya Sidhu < >;

**Subject:** [EXTERNAL]Community Concerns re: 227 & 229 Main Street Proposed Development (File: OZS-2021-0056)

**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 Honourable Mayor, Councillors and City Staff,

The existing stable community of Hodgson Street Neighbourhood residents are concerned regarding the application from the Ivory Group to build two Tall Buildings (19 storey and 26 storey condominium towers) abutting our single-family community, specifically:

- Whether the City still supports the maximum height of 6-10 storeys as per the proper planning principles previously stated by the City/Region and Metrolinx planners (as described in the Hurontario/Main Street Corridor Master Plan Report (Report), and
- the lack of developer-led consultation with local residents on their application to build Tall Buildings (the Report and neighbouring Main Street developments each had significant community involvement)

### **Existing Reports and Proper Planning**

All available studies have identified that the subject property is in a Height Transition area and a Special Frontage area. Attached is Figure 8.2.2 from the Report which shows development of the subject property is to have a maximum height of 10 storeys on the portion of the property abutting Main Street, and includes a height transition area and boundary where it abuts our individual homes. Further, the Report identifies that the subject property is a Special Frontage area, which is meant to protect the existing character of the area. We don't believe a 6' fence should be deemed to be a proper transition from a 26 storey and 19 storey Tall Buildings to single family homes, or that such Tall Buildings would be in keeping with the character of the area.

In a similar area a few blocks away at Main St. and Nanwood Drive (Brampton Mall, which is already a commercial development), the Report further explains the rationale to have a maximum 10 storey building height near existing low density residential homes. In that section, even though the existing homes are across the street from potential development, the Report

provides for a general 10 storey maximum, and reduces that maximum to 6 storeys in certain locations. Residents in our neighbourhood would be even more impacted than those behind Brampton Mall (since our homes are adjacent to the subject property and have more serious concerns about overlook, privacy, building massing and sky view).

For reference, we understand that the City's Urban Design and DS also support the reduction of the building heights as stated in their consolidated comments (July 18, 2022): "to reduce the tower height which would improve the transition conditions to the existing low-rise context." This is further supported by Brampton's Development Design Guidelines, which state "Abrupt changes in massing of adjacent structures and/or lot widths are to be avoided." Given the special designation, nature and location of the property, the typical 45-degree angular plane should certainly not be increased as suggested by the application. To allow for a proper transition and to become part of a cohesive community, the angular plane should be reduced to affect a building mass, orientation and structure of between 6-10 storeys, in accordance with proper planning principles and the existing City of Brampton design requirements.

### **Example of Our Neighbourhood, Councillors, the Mayor and Developers Working Together**

The neighbourhood residents have had meaningful participation in prior developments abutting our homes and fronting Main Street in the recent past. In 2013, a developer had proposed to build Tall Buildings at 221 & 225 Main Street (abutting the proposed new development to the North). In that case, there were serious and honest on-going discussions with the residents. The developer, City Planners, Mayor Fennel, and Councillors Sanderson and Callahan, each (collectively and individually) participated in several meetings with the residents, both at City Hall and on our street. After much discussion and compromise, the City and the Developer had agreed to a reduced 7 storey building and layout. The revised concept layout was shared with the residents, and we had suggested that they consider increasing (yes increase) the height by 1 storey on Main Street, and scale back (step-down) the building mass towards our homes. The City and developer agreed that this made sense, and the City of Brampton now has a building that better suits the neighbourhood, and is an asset to the City.

At that time, with knowledge of the LRT and future population growth, the Recommendation Report considered the current subject property at 227 and 229 Main Street and stated "in order to ensure that an appropriate amount of development potential will be maintained on the abutting lands to the south, the City has requested that a tertiary plan (see below) be provided for these lands". The Tertiary Plan (attached) that was developed and included with the Recommendation Report, provided for an **L-Shaped 8 Storey** structure for future development at 227 and 229 Main Street (the current subject property), which would be in keeping with the character and quality of both the existing community abutting the development, and the future planned community across the street (Rio Can Shopper's World).

### **Character of the Community**

The proposed heights are not supported by the City of Brampton Urban Design or Development Guidelines. The heights do not follow recommendations and conclusions of relevant Planning Reports. The 19 and 26 storey Tall Buildings being proposed at 227 and 229 Main Street are completely out of character with the existing community and planned redevelopment of Shoppers World across the street and to the South. Rio Can acknowledged our existing community by planning their Tall Buildings closer to Steeles, and scaling down the Height and Mass of the development towards Charolais Boulevard. We would like the Ivory Group to also recognize our existing neighbourhood, and plan appropriately. The Ivory Group's Tall Buildings on the North Side of Charolais will be much taller than what Rio Can has planned immediately across the street.

The existing community would like the eventual development to be an asset to Brampton and enhance our neighbourhood – not detract from it. Although their application indicates they would actively engage in community consultation, other than the mandated statutory meeting initiated by the City, to our knowledge there has been no engagement from the developer with any neighbourhood residents, or delegates that participated in the initial Planning & Development Committee Meeting.

We ask for your support in ensuring that the development that takes place is done in a matter that is of an appropriate scale, taking into account the neighbouring properties and community.

### **Our Request**

We understand that the application has been deferred in order to work on various issues, including the building height, orientation and mass. A brief email to the community residents identifying whether or not the City plans to enforce the 6-10 storey height maximum as identified in previous studies, reports, and plans, with appropriate massing and building orientation, would be appreciated. Alternatively, if the City will be supporting the application to exceed the previously planned heights, a meeting with the City and the residents (we could meet virtually or at City Hall) to discuss how the residents can work with the City and the developer, in order to ensure a win-win outcome, would be worthwhile.

We look forward to your support in helping to make Brampton an even better place to live.

Thank You,  
Tony Linardi  
Hodgson Street  
Brampton, Ontario

**From:** Tony L

**Sent:** March 7, 2022 4:51 PM

**To:** [martin.medeiros@brampton.ca](mailto:martin.medeiros@brampton.ca); [jeff.bowman@brampton.ca](mailto:jeff.bowman@brampton.ca); [mayorbrown@brampton.ca](mailto:mayorbrown@brampton.ca)

**Cc:** Henderson, Kelly <[Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca)>; Sandra Linardi <

>; NED

MIKLOSKA <

>; Vaibhav Sharma <

>

**Subject:** Community Concerns re: 227 & 229 Main Street Proposed Development (File: OZS-2021-0056)

Hello Honorable Councilors Medeiros and Bowan, and Honourable Mayor Brown,

I am a delegate to speak at this evening's Planning and Development Meeting regarding the proposed development at 227 and 229 Main Street (File: OZS-2021-0056). I was not able to provide a presentation 1-week in advance, so I will only have speaking points this evening, although I do want to provide you with the attached Figure from the Hurontario/Main Street Corridor Master Plan, and a comment below in case there are connection difficulties.

Some of the resident's main concerns are that the planning and development which occurred a few years ago regarding this site, appears to not be mentioned anywhere. This property at Charolais & Main Street South is part of the Hurontario/Main Street Corridor Master Plan, and you can see from the attached Figure that, after much planning, assessment and consultation, it was determined that this location should have a maximum building height of 10 Storeys and include a height transition area. City Council adopted the Secondary Plan, to incorporate the Master Plan only up to Charolais Blvd. (south Side) on March 23, 2017, since the LRT was not approved to go beyond through Main Street to downtown. The Site touches the Secondary plan boundary, as it is on Charolais (North side).

The Planning Principles expressed in the Hurontario/Main Street Corridor Master Plan are still equally valid on both sides of Charolais Blvd, especially given the fact that both preferred LRT extension routes follow the path identified in the Master Plan. Following proper planning principles, the building height should be limited to 10 Storeys, as per the Master Plan.

The residents of Hodgson Street and the surrounding community appreciated the collaboration expended during the development of the Master Plan, and we look forward to working with the City to enhance our community, without detriment to existing stable neighborhoods.

Thank You,  
Tony Linardi

# DENSITY & HEIGHT MAP

**Figure 8.2.2**  
**Main Street South**  
**Heritage Area Density**  
**and Height Map**

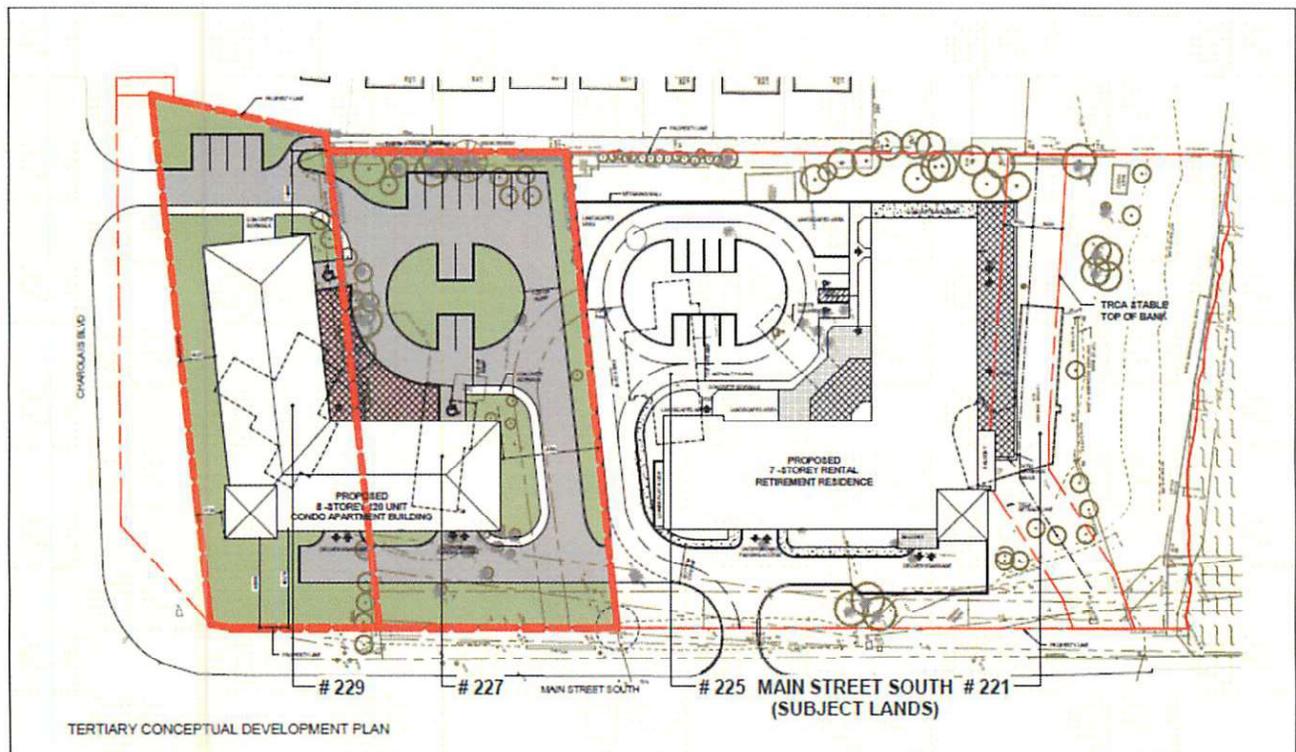


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The owner of the abutting property to the south, 227 Main Street South (a holistic spa, service commercial uses) has raised issues with respect to privacy. Staff has reviewed this matter and has determined that the proposed development will not impact the privacy of the abutting property. In this respect, it was found that the main amenity area on that property, containing a wood deck, is densely screened from the subject lands by four mature trees and the minimum distance to the closest proposed south facing suites is approximately 35 metres. The proposed suites do not overlook the deck. In addition, a mix of deciduous and coniferous trees is proposed to be planted along the building's south wall, which will increase the privacy between the proposed building and the abutting property to the south.

The applicant has advised that 227 Main Street South was recently purchased by the owner of the property located at the north-west corner of Main Street South and Charolais Boulevard (229 Main Street South). In order to ensure that an appropriate amount of development potential will be maintained on the abutting lands to the south, the City has requested that a tertiary plan (see below) be provided for these lands. The tertiary plan shows the use of a shared driveway that is to be located on the subject lands.

**Figure 3.0 – Tertiary Plan**



There is a proposed setback of approximately 15.0 metres (50 feet) from Main Street South to the proposed building. This setback is the minimal setback possible due to the presence of a servicing easement across the front of the property and setback requirements from the Etobicoke Creek watershed. This setback will also allow a single