

Recommendation Report

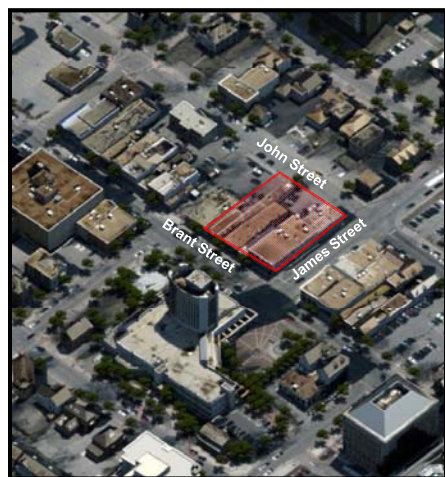
421 – 431 Brant Street

**Applications for Official Plan &
Zoning By-law Amendments**

Files: 505/01/17 & 520-02/17



Development Site



Site and Surrounding Area:

- 421 – 431 Brant Street
- Bound by Brant, James and John Streets.
- Lands comprise 0.2 hectares (0.5 acres)



Planning Applications



Original Proposal:

- Official Plan & Zoning By-law amendments to permit:
 - 27-storey mixed use building
 - Commercial / retail uses at grade
 - Office uses on 2nd floor
 - 183 residential units



Official Plan Designation



- Schedule B:
'Downtown Mixed Use Centre'
 - Within the 'Downtown Urban Growth Centre'



- Schedule E:
'Downtown Core Precinct'
 - Site specific policy permits a max height of 12 storeys



Proposed Amendments

- **Official Plan Amendment**
 - Proposed height and floor area ratio (FAR) exceed permissions
- **Zoning By-law Amendment**
 - Proposal requires following zoning relief:
 - Setbacks;
 - Maximum building height;
 - Maximum floor area ratio (FAR);
 - Glazing percentage;



Recommended Modified Approval

- 23 storey building (includes 1 storey of rooftop amenity area);
- 4 storey podium;
 - Ground floor retail / commercial space;
 - 2nd floor office space;
- 169 residential units (max);
- Parking ratio of 1.2 spaces per unit + 8 dedicated visitor spaces;
- Generous setbacks from Brant St; James St and John Street;
- 128m² publicly accessible open space at Brant St and James Street; and
- Building setbacks and terracing above the 4th floor and above the 18th floor.



Policy Framework

12 Storeys vs 23 Storeys

12 Storeys (Currently Permitted by Official Plan)

- Longer, wider building with negative impacts:
 - Shadows;
 - Wind;
 - Blocks sky views;
 - Does not relate to pedestrian / human scale.
 - Cavernous feel.

23 Storeys

- Taller, narrower building:
 - Human-scale podium;
 - Narrow shadow that moves quickly;
 - Provides and frames sky views;
 - Reinforces public realm and streetscape;
 - Provides appropriate transition to adjacent property;

12 Storeys

23 Storeys

Looking East across Brant Street from City Hall

Key Attributes of Modified Development

- New public space on the east side of Brant Street;
- Establishes new view corridors to City Hall, the Cenotaph and Civic Square;
- Opportunity for new public art to reinforce this area as a civic node;
- Wider sidewalks through increased building setbacks;
- Recognition of existing Brant Street character and rhythm;
- Design excellence – compliance with the City’s Tall Building Design Guidelines and Downtown Urban Design Guidelines;
- Office space in the building;
- Sufficient parking including dedicated visitor parking spaces;
- Larger units with multiple bedrooms.



Recommending Modified Approval

- Modified development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends a modified approval of the applications to amend the Official Plan and Zoning By-law, subject to the conditions outlined in Report PB-62-17.

