

**From:** peter bailey  
**Sent:** 2022/01/25 4:19 PM  
**To:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>  
**Cc:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>  
**Subject:** [EXTERNAL]file# OZS-2021-0053

Good afternoon Mr. Caruso,

Just a few other comments and questions I'd like to see duly noted in the Planning Committee meeting on Jan. 31. 22

The Notice of Public Meeting went a radius of how many meters from the application. 250m? 500m?

What is the actual frontage facing onto George St. N.?

All sidewalks on Elizabeth/Nelson/GeorgeN Streets must to the at least twice as wide.

Much deeper setbacks from the sidewalk on all three sides.

Architecturally there is nothing impressive in the design. In fact, it is designed to maximize density in a small and dense area already.

Both buildings require *angular plane* in their design.

The design lacks character.

There should be a *gateway design* at the Nelson/GeorgeN corner.

There is zero *compatibility* with The Renaissance.

There is no visual relationship between built and unbuilt space.

There is no focal point of interest to act as a visual marker.

What is the *sustainability* of the proposal?

I didn't see any street furniture.

The design creates a massive *streetwall* on both Elisabeth N and Nelson St.

There should be a gentle high transition on both buildings.

The urban fabric should include a pedestrian laneway similar in width to the 3 or 4 existing laneways in the downtown.

Existing vistas and view terminus from the perspective of The Renaissance must be preserved.

The number of trees and shrubs corresponding in size and number of existing trees and shrubs must be replicated using non-invasive and native species.

Is there a recent feasibility study of building a hotel?

The recent announcement from Rogers will change the dynamics of the entire downtown. This proposal doesn't take into consideration Rogers being across the street and bringing in an additional 3000 people into the area.

Rogers Dixie Rd Campus has 5 parking lots the size of 5 football fields crammed full every day.

I reserve the right to provide additional information and comments in the future.

Peter Bailey

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**From:** peter bailey  
**Sent:** 2022/01/26 10:07 AM  
**To:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>; City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>  
**Subject:** [EXTERNAL]Re: item 5.1 on the agenda for the Jan. 31 meeting of Brampton's Planning Committee.

Please include in the correspondence for the January 31 Planning Committee meeting at Brampton Council.

**Re: Malone Given Parson [MGP] - Greenwin corp./Sweeny Holdings Ltd.**

**Re: Rogers's MZO**

The Rogers Communications commissioned Schnarr & Ass. proposal is as expected interesting and exciting. The cover letter from the VP at Rogers is also timely especially following the recent announcement by Premier Doug Ford in regards to his government's policy to encourage developers to build *affordable housing* in the form of high-rise rental apartments located in high-density city cores within close proximity to major transportation hubs.

Rogers's intention to re-purpose their sprawling Dixie Rd employment lands and relocate to downtown Brampton is promising. It's too bad the latest buzzword in urban development is MZO. As designed, the MZO route effectively removes both the public's and to some degree the city's input into development proposals with a municipality.

Perhaps this is why interested parties had to discover the Rogers proposal in unorthodox media venues including social media. I haven't seen any mainstream media reporting on this story as of yet. The city hasn't commented on this proposal either. Perhaps they too were caught off-guard.

There is a lot of development being planned within Brampton's downtown but little or no details on where and what it entails. I was of the understanding a Public Meeting Notice must be sent to all residents within a 500m radius of an application to amend a zoning by-law. Is that still the requirement? Or is it a 250m radius? Or less?

If a 500m radius to notify residents of applications to amend zoning by-laws, then residents living at The Renaissance at 9 George St. N. should have been invited to participate in other applications in their immediate area. Likewise, residents and businesses located within 500m of 9 George St N should have been invited to participate in the current application before the Planning Committee. Did this public notice go out to both the downtown business community

and the nearby residential homeowners? Was it sent to the residents at The Belvedere and The Hallmark and other apartments in the downtown?

The overall mistrust of the Patrick Brown/David Barrick approach to governing the city hasn't inspired confidence or trust in municipal matters that affects thousands of constituents. Until the current culture of secrecy is eliminated and a culture of transparency and accountability is restored at city hall, a dark cloud of suspicion and mistrust will continue to hang over the entire city. Perhaps that is why Rogers has decided to go the MZO route that bypasses not only the public involvement process but can remove city hall as well.

It is very interesting to look at the Rogers proposal. Schedule 2 in the Schnarr proposal indicates an aerial view of the Rogers complex at 8200 Dixie Rd. Currently, there are 5 football field size parking lots to accommodate their 3,000 people workforce. How will that massive number of vehicles be transplanted into an area a fraction of the size in an already gridlocked and parking challenged neighbourhood? The MGP proposal of 771 rental units, a 205 suite hotel, 700 sq m of commercial space, and only 440 parking spaces 50 m from the Rogers proposed site is currently before the Planning Committee? Will this change MGP's perspective and approach to the application before the Planning Committee?

Will Rogers rethink their plan to locate in the City Centre?

If one were to include the MGP proposal and all future development proposals and the city-owned properties within a 100m to 200m radius and the several high-density towers planned within a 500m radius of the Rogers' proposal and include updated traffic studies and the projected impact on GO parking and city-owned parking lots, Council must be skeptical of the havoc the combination of multiple proposals and applications to change zoning by-laws in the downtown core will create?

Poor planning and irresponsible politicians seem to go hand in hand.

Something has to give. I would hope Council doesn't take the MGP proposal lightly and not ask important and targeted questions such as traffic concerns, parking concerns, the lack of public meetings, poor planning, no insight, no realistic vision, increasing the workload on our overburdened social and emergency services, and many other concerns and issues.

Keep in mind there is no second hospital, no massive plan to upgrade the infrastructure, no new schools planned, no walkable grocery stores, emergency response units stretched to their limits, gridlock, combined with the city going to great lengths to keep the public in the dark? Why is that?

It should be the priority of the City Council to encourage well-designed proposals and remove the greed, corruption, and secrecy connected to all proposals. Is that possible Mayor Brown?

High-density housing mustn't be allowed to create communities with high-need.

Mayor Patrick Brown and Ward 1 & 5 Regional Councilors Paul Vicente and Rowena Santos have done a terrible job at communicating all of the applications to amend the zoning by-laws.

The fact is they haven't communicated with their constituents on any of the applications to amend zoning by-laws downtown. Why is that?

These three elected representatives have spent thousands of tax dollars on newsletters and self-promotional photo ops but failed to mention the highrise high-density in the downtown.

Their most recent newsletter titled *Public Notice Ward 1 & 5* includes campaign-style photos of themselves encouraging condo residents to construct skating rinks in their back yards.

This is indicative of the lack of professionalism and accountability they have placed on this and the other proposals that will affect their constituents at The Renaissance and the entire city.

We've waited years to see a positive and realistic approach to development downtown.

If the situation doesn't change immediately and the process becomes more transparent, residents will wait longer to see what could be and should be a vibrant and prosperous downtown.

Regards,

Peter Bailey