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Sent: January 28, 2022 2:27 PM

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Subject: File OZS-2021-0053 Greenwin Corp. / Sweeny Holdings two tower Proposal- Comments/Suggestions from Chris Bejnar

Good afternoon everyone,

I would like to submit my comments/suggestions on the Greenwin/Sweeny two tower proposal (**OZS-2021-0053**) located at Nelson and George in Downtown Brampton to be discussed at Mondays' Jan. 31st 2022 Planning and Development Committee meeting.

I would like to state that I'm all for intensification and development in our Downtown core. It has to be planned properly and sensitively and with the highest standards as we only get **one chance** to revitalize these areas, **so let's get it right!**

- 1) I'm encouraged that this proposal includes a **200+ room hotel**, an integral piece that has been missing in our Downtown for decades!. I have no issues with two towers or the heights proposed (42 and 34 storeys) for this location. In order to alleviate some of the concerns of 9 George St. N. condo owners a potential solution could be to reduce the footprint of the towers (less rectangular) and increase the heights to 50 and 42 to achieve the same square footage while creating less view interference and shadowing. Introducing a "step design" could help make the two towers less obtrusive to its neighbours. **(see refer to image of Cortel Group CG condo below)**
- 2) The grid window architecture for this proposal , although simple, has been **duplicated many times** all over the GTA, including in Downtown Mississauga. **Don't we want this development to help redefine our Downtown core?** If the answer is yes, there needs to be some changes made to the overall design. (ex. design/texture/colour of the building envelope, more interesting roof lines , roof architectural lighting feature). **Please refer to some of the many similar designs below.**
- 3) Why not negotiate with the Province of Ontario (LCBO) and other land owners (restaurants) to include the parcel on George St. N. that will be surrounded on all sides by a 5 storey concrete wall? This will become a very difficult piece to re-develop and could further obstruct the views for both 9 George St. N. condo owners and residents of the proposed east tower. Why not make this a podium for roof top recreational amenities like an outdoor pool/skating rink and gardens? Lower floors could be comprised of badly needed hotel meeting/convention space for weddings, small trade shows and business meetings. The ground floor could

accommodate a larger LCBO with high quality retail space for new tenants. **This would be a missed opportunity if not explored further by the developer.**

- 4) The incorporation of the listed Heritage property “Haggertlea” on the N/W corner of this development is **disastrous!** There must be a better way to incorporate this structure. One idea would be to make the property the entrance to the hotel incorporating the home into premium guest or meeting rooms. An excellent example of a re-purposed heritage home is Alderlea adjacent to Gage Park. What better way to welcome guests to Downtown Brampton by showcasing our rich heritage with another restored listed heritage home in our Downtown core. **This property cannot be isolated by surrounding it with an ugly 5 storey concrete wall!**

This Greenwin/Sweeny proposal will help redefine our Downtown! The proposed “grid window” design has recently been duplicated many times all over the GTA. Can’t we get something more interesting and unique?

Solmar’s Edge 1, 2, 3 Condos (Downtown Mississauga)



The Grid Condos (Downtown Toronto)



Tridel's Islington Terrace (Etobicoke Downtown)



Monarch's Herron Hill Condos (North York)



Cortel Group's CG Condo (Downtown Vaughan) Same grid window design with added colour. Good example of "step design".



Greenwin/Sweeny Proposal (Downtown Brampton)



Thank you!

**Chris Bejnar
Brampton Resident**

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