



## Request for Delegation

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2  
Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☒ Planning & Development Committee  
☐ Committee of Council  
☐ Other

Meeting Date Requested: January 31, 2022 Agenda Item (if applicable): 5.1

Name of Individual(s): Dermot Sweeny, Sweeny&Co & Lincoln Lo, Malone Given Parsons Ltd.  
Position/Title: Founding Principal & Principal  
Organization/Person being Represented: Greenwin Corp. and Sweeny Holdings Inc.  
Full Address for Contact: 1601-134 Peter Street 201-140 Renfrew Drive  
Toronto, ON M5V 2H2 Markham, ON L3R 6B3  
Telephone No. 416-971-6252, 905-513-0170 Email/ Fax No. dermot@sweenyandco.com, llo@mgp.ca

Subject Matter to be Discussed	Application to Amend the Zoning By-law, Malone Given Parsons Ltd. - Greenwin Corp./Sweeny Holdings Ltd.- File - OZS-2021-0053
Action Requested	Presentation on behalf of the Owner

Note: a delegation is limited to not more than five minutes.

Attach additional page if required.

I am submitting a formal presentation to accompany my delegation: ☒ Yes ☐ No

I will require the following audio-visual equipment/software for my presentation:

☐ Computer Notebook ☐ DVD Player ☒ PowerPoint  
☐ Other - please specify \_\_\_\_\_

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:** (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and/or distribution at the meeting, and (ii) for PowerPoint and other visual presentations, an electronic copy of the presentation (e.g., DVD, CD, .ppt file) to ensure compatibility with corporate equipment.  
Once the above information is received by the City Clerk's Office, you will be contacted by a Legislative Coordinator **to confirm your placement on the appropriate agenda.**

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable Council/Committee agenda and will be attached to that agenda. Questions about the collection of personal information should be directed to the Deputy City Clerk, Office of the CAO, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Greenwin Corp. and Sweeny Holdings Inc.  
Application for Zoning By-law Amendment (OZS-2021-0053)  
**31-33 George St. & 18-28 Elizabeth St.**

Statutory Public Meeting  
January 31, 2022



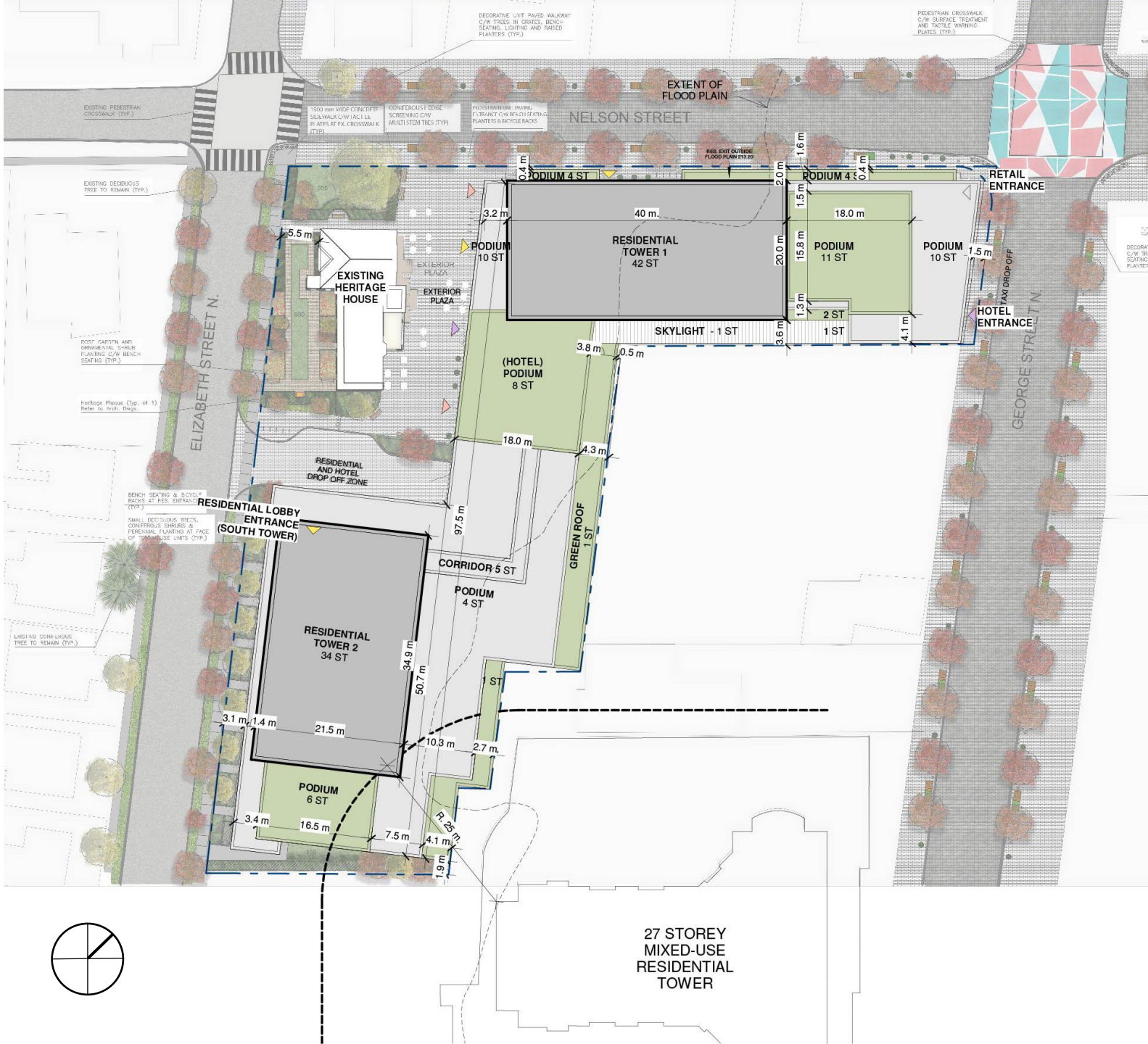


# Proposed Site Plan

PROJECT STATISTICS		
	Provided	
Site Area		6,049 m2
GFA/NFA	Total:	56,268 m2
	Retail:	694 m2
	Hotel:	9,638.2 m2
	Residential:	45,935.8 m2
	Amenity:	2,114 m2
Density		FSI 9.30
Total Units / mix		771 rental units: min. 40 affordable units, 205 hotel suites
Vehicle Parking		477 spaces; 12 barrier-free

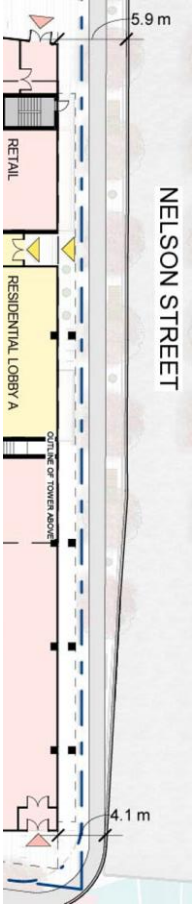
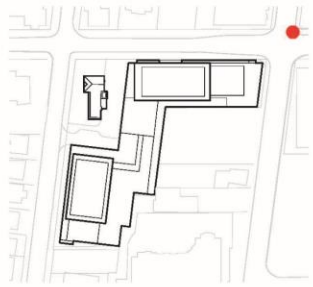
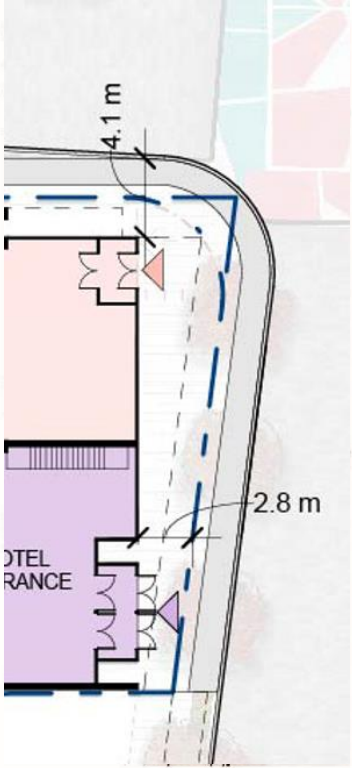
## Project Information:

- 34- and 42-storey towers
- Residential, hotel and retail uses
- Rental housing tenure / Min. 40 affordable housing units
- Restoring Haggertlea Heritage Home
- Exploring sustainable features like rainwater harvesting / heat recovery
- Introducing indoor mid-block connection
- Above-grade parking designed to be converted for office use if warranted



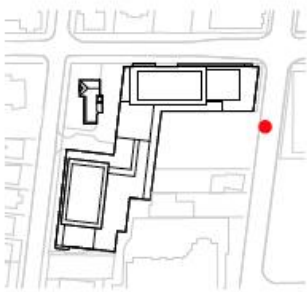
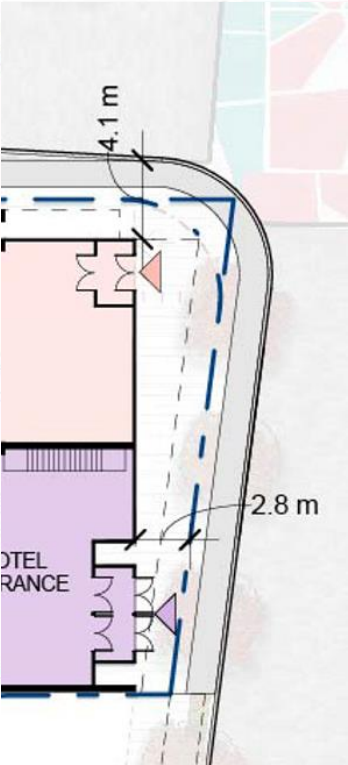


# Rendering



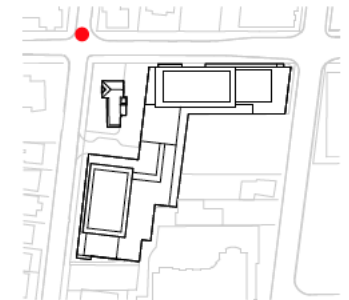


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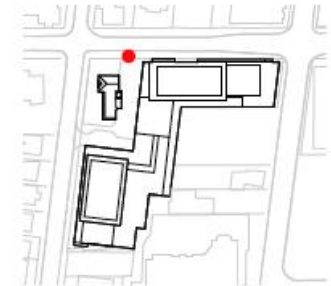


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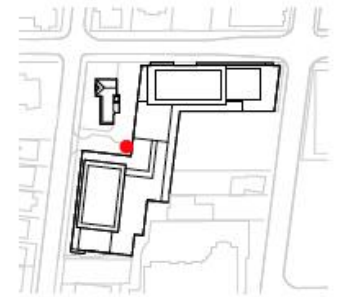




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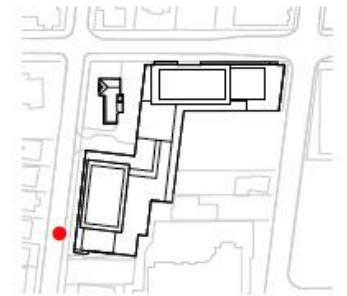


# Rendering





# Rendering



# Stakeholder Engagement

- Downtown Brampton BIA
- The Bhive
- Ryerson Venture Zone
- Metrolinx
- Algoma University
- Kallo Developments
- Inzola Construction
- Altitude Accelerator
- Redwood Properties



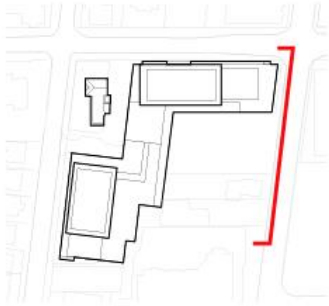
**THANK YOU!**



**ANY QUESTIONS/COMMENTS?**

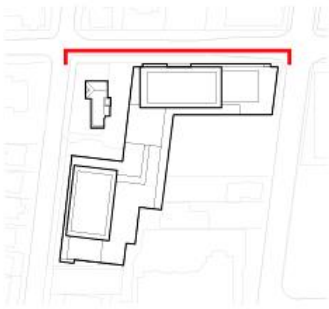
**DTBrampton@Greenwin.ca**

# Elevation: George Street North

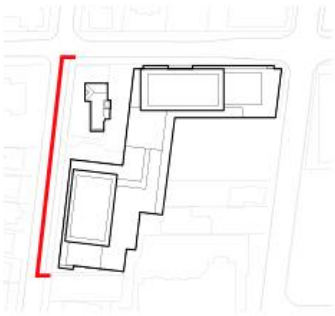




# Elevation: Nelson Street West



# Elevation: Elizabeth Street North





The site plan illustrates the proposed development at the intersection of Nelson St. W. and George St. N. The building footprint is divided into several functional zones: a central yellow retail area, pink residential sections, and purple hotel rooms and offices. A central plaza provides outdoor space, and an indoor connection links the retail and hotel portions. Entrances are clearly marked for retail, residential, and hotel access. The plan also shows the location of the Heritage House Cultural Centre and a loading zone. A north arrow is located in the bottom right corner.

# Sun Shadow Study



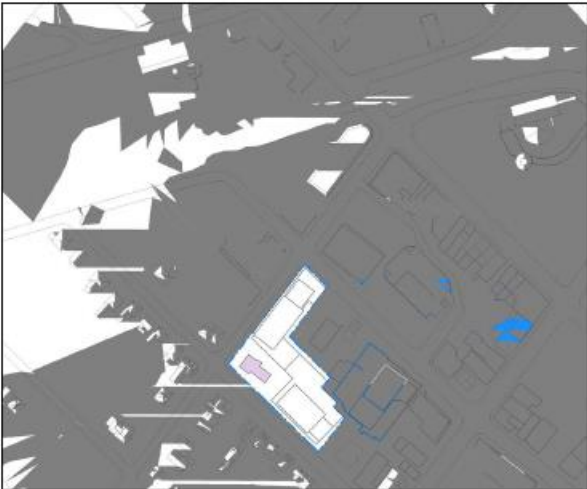
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MARCH 21, 12:30



MARCH 21, 15:30



MARCH 21, 18:30



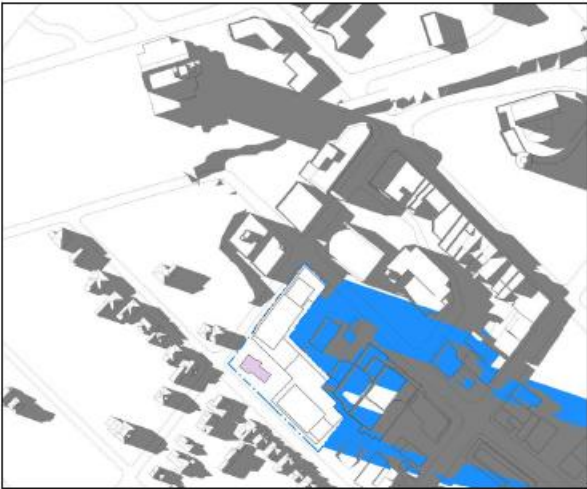
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# Sun Shadow Study



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SEPTEMBER 21, 12:30



SEPTEMBER 21, 15:30



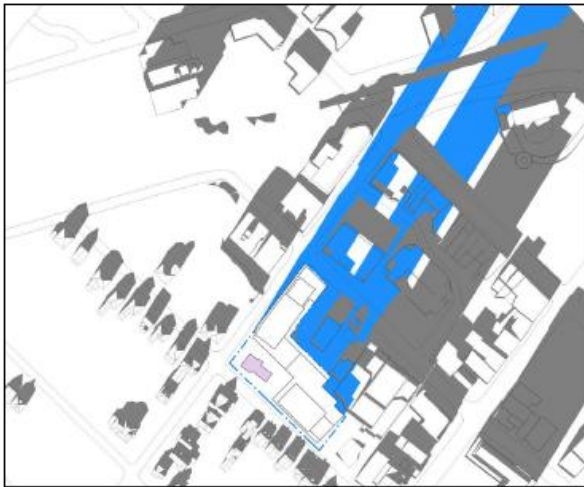
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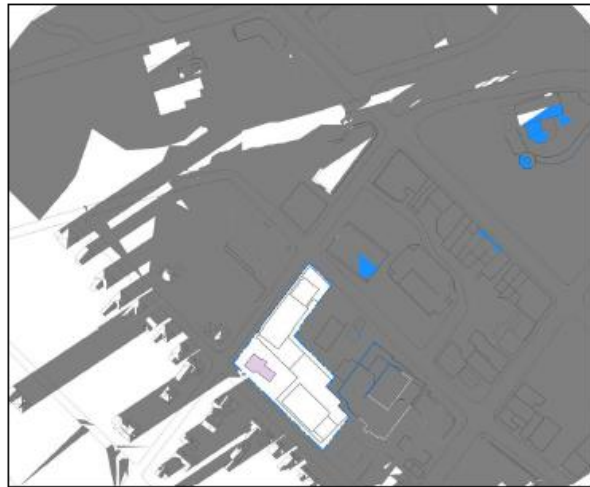
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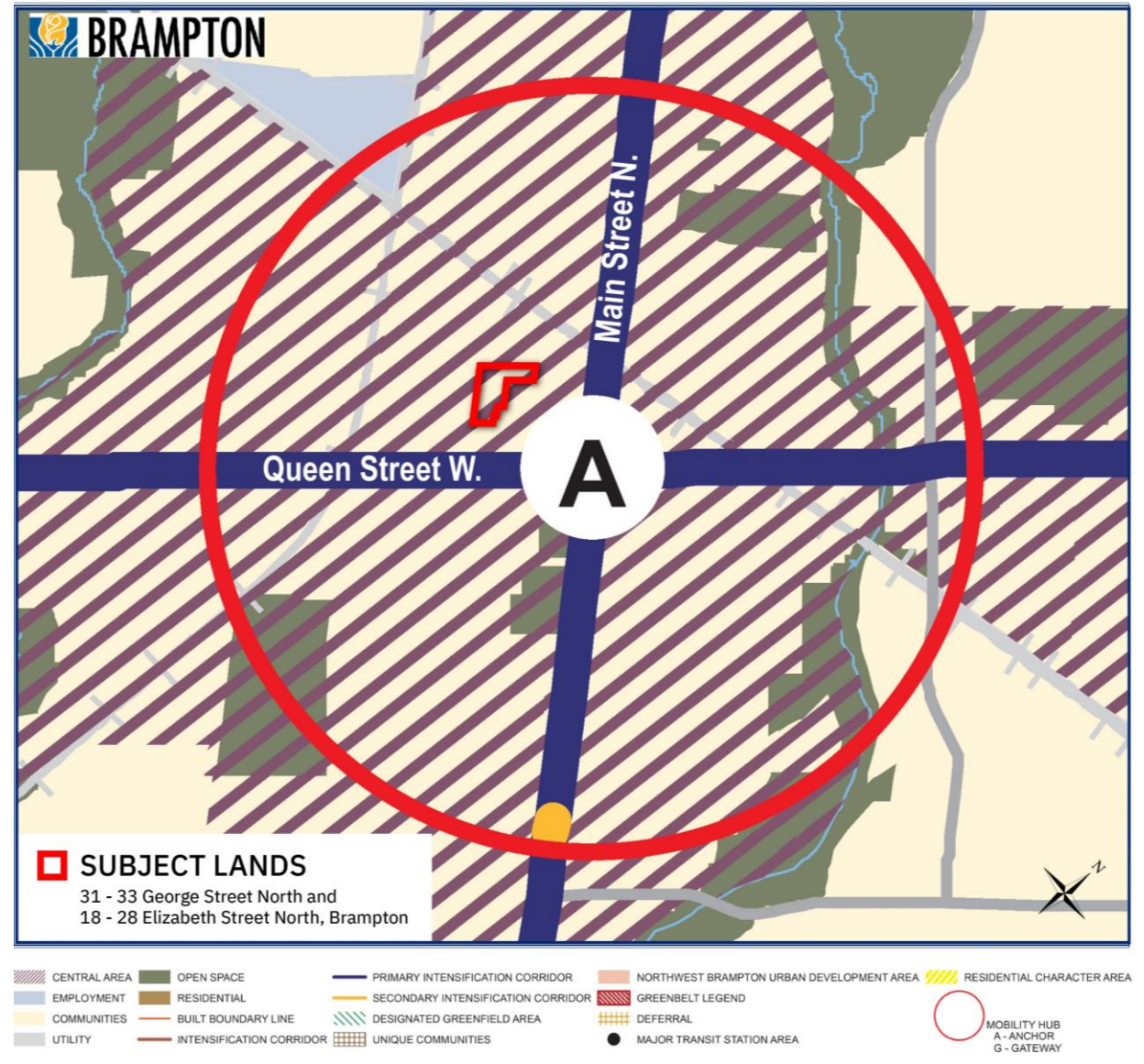
# City of Brampton Official Plan

## City of Brampton Official Plan:

- Central Area
- Urban Growth Centre, Anchor Mobility Hub
- MTSA

## Downtown Brampton Secondary Plan:

- Central Area Mixed Use
  - Special Policy Area 3A
  - Office Node
- 
- No Official Plan Amendment is required.

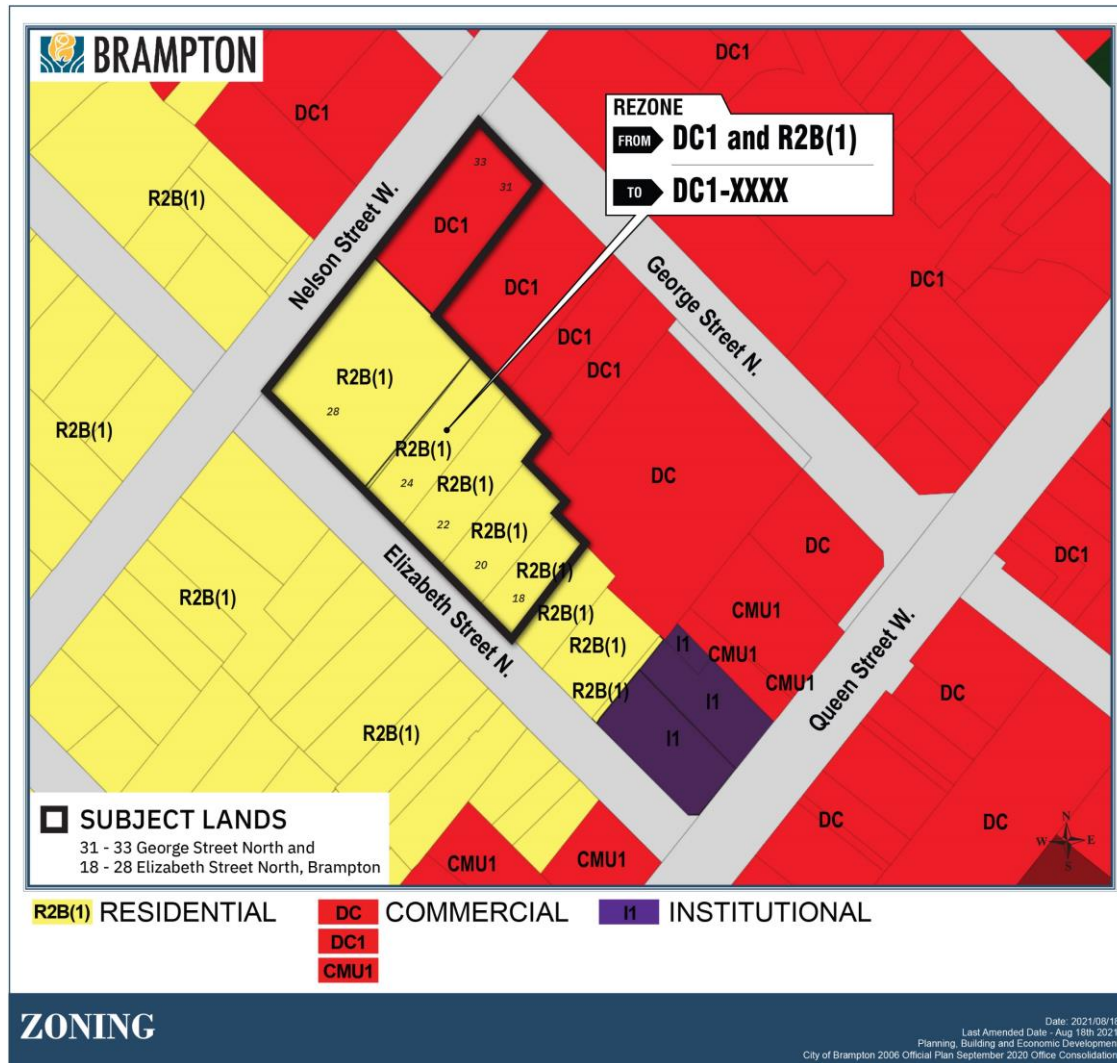


## SCHEDULE 1 CITY CONCEPT



# Zoning By-law 270-2004

## Zoning By-law Amendment



### Current:

- *Downtown Commercial One (DC1)*
  - Uses: commercial uses, apartment dwelling, place of worship
  - Max. Height: 68.0 metres
  - FSI: N/A
- *Residential Extended One (R2B(1))*
  - Uses: low-rise residential uses, place of worship
  - Max. Height: 10.6 metres
  - FSI: N/A

### Proposed:

- *Downtown Commercial One (DC1-XXXX)*
  - Uses: all permitted uses in DC1 and a community centre
  - Max. Height: 146.1 m
  - FSI: 9.30
  - Other site-specific provisions including yard setbacks and definitions



# Site Location & Context



**SUBJECT LANDS**  
31 - 33 George Street North and  
18 - 28 Elizabeth Street North, Brampton

