

Sidhu, Tejinder

From: Penny Harron <[REDACTED]>
Sent: 2022/01/09 7:33 AM
To: Caruso, Carmen; Santos, Rowena - Councillor
Subject: [EXTERNAL]FW: Proposal for mix use development at 31-33 George and 18-28 Elizabeth
Attachments: IMG_5588.jpg

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso,

I am writing to you as a resident of [REDACTED]

I am outraged that this condo development is even a consideration! 2 towers, one 42 stories and the other 34 stories!!! The attached picture shows my [REDACTED] at [REDACTED] which is 27 stories dwarfed and in the shadow of these 2 towers. This proposal also include retail and a hotel!

What kind of infrastructure is there to even accommodate the added volume of cars and people. It is bad enough now! There is already just north west of our building 2 rental towers on Railroad St in the works. Are you trying to make downtown a concrete jungle??? What do we need a 42 and 34 story building for? What an eyesore! There should be a restriction as to how tall a building is in Brampton!

The 2 new proposed buildings will be rentals as is the one on Railroad. Our [REDACTED] at [REDACTED] is not a rental and we have over 350 units that pay our taxes to the City of Brampton! Not to mention that these towers will be mere meters of our building!

We already have problems downtown Brampton with homeless hanging out at the corners of Nelson and George. Add another rental building and a hotel to the mix and that is trouble waiting to happen! When are you starting any of the other projects that were promised? All I stare at is a new surface parking lot that looks awful and an empty lot that maybe will one day be a Innovation Centre. Look at the stores and restaurants on Main St...that needs work!

I hope you take into consideration the owners of [REDACTED] who are tax payers and want improvements in the downtown core but not by way of adding this new proposed development right on top of our home!

If you wish to contact me please feel free.

Penny Harron
[REDACTED]
[REDACTED]

Sidhu, Tejinder

From: Helen Andrews <[REDACTED]>
Sent: 2022/01/10 2:07 PM
To: Caruso, Carmen
Subject: [EXTERNAL]FW: City File OZS-2021-0053

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon:

I am opposed to this application.

There is currently no infrastructure in place to handle the extra traffic that will be created when the new rental units open up.

I would like to see the plans to cover the infrastructure for water supply and road congestion with the addition of 771 new residential dwellings with at least 477 new parking spots.

Helen Andrews
[REDACTED]
[REDACTED]
Brampton, ON

Archived: 2022/09/08 6:38:43 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 04:53:02 +0000ARC

To:

Subject: [EXTERNAL]Opposition to Application File# OZS-2021-0053

Sensitivity: Normal

Attachments:

[Opposition to Application File# OZS-2021-0053.docx](#) 

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,

I'm submitting my opposition to this application in both the attached letter and the attached audio recording.

Thank you.

Maria Manni

Opposition to Application File # OZS-2021-0053

Name: Maria Manni

Owner: [REDACTED]

Owner: [REDACTED]

Over the last couple of years, we've received notifications to build a variety of residential buildings (2-,3-,13- and 14-storey buildings) on the Elizabeth St N block. Then another notice – this time with taller buildings. All we've seen are attempts by developers to guide the vision of growth in our downtown core. What we should be seeing is a planned vision for the present and future of our downtown -- guidelines put forth by my city's planners and not by those of the developers!

We've seen 20-, 30-, 40-year growth plans for the city. In all of these iterations, have we stepped back and looked at the skylines created in the city's hubs to the north, the south, the west and the east, and along the Queen St and Kennedy Rd corridors, converging into our downtown core? I read a recent study in urban design, and it found a city's skyline to be "an intriguing and important aspect of our cities' built form." (see *1 below).

For me, this is true. I look at this current application and it proposes 2 tall towers that encroach on the skyline of the downtown core, burdening its infrastructure with the density and congestion that follows. Again, this is my opinion. I suggest we take the time now to step back and look at the skyline we want. Let's look at a plan, decide that it is attractive and that it sends positive messages about our city and then implement the guidelines to follow that plan. It WILL take time, but then the right development projects WILL come along! That's my hope for downtown Brampton.

Thank you for your consideration.

*1 Booth, Christopher G. (2012). Revisiting the Image of the City: Exploring the Importance of City Skylines, Waterloo: University of Waterloo.

Sidhu, Tejinder

From: peter bailey [REDACTED]
Sent: 2022/01/14 1:25 PM
To: Vicente, Paul - Councillor; Santos, Rowena - Councillor; Ombudsman
Cc: Brown, Patrick - Mayor; nando.iannicca@peelregion.ca; Janice.Sheehy@peelregion.ca; Barrick, David; Caruso, Carmen; cityclerkoffice@brampton.ca; bonnie.crombie@mississauga.ca; allan.thompson@caledon.ca; prabmeet.sarkaria@pc.ola.org
Subject: [EXTERNAL]Fw: IMPORTANT
Attachments: Scan1172.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Peel Region Chair Nando Iannicca, Mayors Patrick Brown, Crombie, Thompson, Ward 1 & 5 Regional Councillors Paul Vicente and Rowena Santos, and Mr. Paul Dube, the Ombudsman of Ontario.

Re: Awarding \$1.6M to Applicant

I find it alarming as an owner and resident of [REDACTED] in Brampton I was never informed or contacted regarding the awarding of \$1.6M to the financiers of an *Application* submitted to the City of Brampton.

What is even more disturbing is The City of Brampton's Planning and Economic Development Committee had received a 59-page formal *Application to Amend the Zoning By-law* from the recipient of the \$1,600,000 of public funds the Region of Peel awarded Greenwin Corp./Sweeny Holdings Ltd on November 11, 2021, 2021.

The owners of the condominium bordering on the *Applicant's* proposal will be greatly impacted by their proposal weren't notified of the *Application* until January 7, 2022, in a letter from the City of Brampton dated December 20, 2021, but only received January 7, 2022, through a *Public Meeting Notice* mailed to [I assume] all owners.

Taxpaying residents and owners of condominiums located at [REDACTED] had never received a notice from Peel Region or the City of Brampton with regard to an incentive of \$1.6 million dollars paid to Greenwin Corp/Sweeney Holdings Ltd. who are the financiers of the *Application*.

I find this not only very odd but highly disturbing and appears to be a deliberate attempt to keep taxpayers and owners of [REDACTED] unaware of transactions related to the *Application*. This obvious lack of transparency shrouds the *Application* in secrecy and fails to present all the facts associated with the *Application*.

Regional Councillors Vicente, Santos, and Mayor Brown, why were taxpayers kept shut out and keep in the dark with regard to this important proposal and the development of a \$1.6M incentive associated with

the *Application*? The lack of transparency in this matter creates an atmosphere of mistrust in the *Application* and all associated with it.

To compound the aura of mistrust, the *Public Meeting Notice* received on January 7 2022 requesting the recipients to respond by January 25, 2022, also appears to be an attempt to catch the 304 owners at [REDACTED] off-guard and perhaps overwhelmed by its content and instructions.

To be clear, the issue of affordable housing in development proposals isn't what I am objecting to, it is the lack of public transparency and accountability in this particular matter.

This leads to other concerns which may have been intentionally omitted from the *Public Notice Meeting* notification.

For example:

1] What is the developer's charge incentive in this *Application*? How will the City of Brampton reflect that in their annual budget? Or do they?

2] What is the City's intensification target?

3] What was the radius of residents in the immediate area who were sent the *Public Meeting Notice*? Was it 25 meters, 100 meters, 400 meters, 800 meters, 1000 meters or was it only sent to the owners of 9 George St. N.?

4] The formal 59-page *Application* doesn't indicate any public parkland or recreational amenities for the 771 1 bedroom, 2 bedroom, and 3-bedroom rental units in the *Application*. How much if any cash in lieu of not including public parkland and other recreational amenities will the City receive from the developer in this *Application*? If the City does receive cash from the developer in lieu of not providing the standard percentage of public parkland and other recreational amenities, where will that amount of cash reflect in the City's budget?

5] Did the *Applicant* conduct a feasibility study with regard to the 205 suite hotel included in their proposal? Or did they use the data from the several feasibility studies already commissioned on the subject? Or did they not take into consideration any feasibility studies on the matter of building a downtown hotel?

6] What is the person plus jobs per hectare [p+j/ha] ratio for the City of Brampton and Peel Region required for developments of this nature? What is the p+j/ha in this *Application*? Do the *Applicant's* p+j/ha figures include potential employees associated with a hotel and convention center which may never be built?

7] Why is there no environment study associated with the *Application*?

8] What are the building code requirements for the development of this portion of the downtown flood plain?

9] Is there a series of aquifers below the surface where the proposed development is being planned? If so what measured if any have been included in the *Applicant's* proposal?

10] What if any studies did the *Applicant* conduct on the impact on the city's emergency response network of police, fire, and parametric capabilities?

11] What will it cost the public taxpayer for Peel Region to provide and maintain water, sewer, and sanitary infrastructure to the proposal?

12] How does the Applicant justify only providing 477 parking spaces in its *Application* for the 771 rental units of 1,2 and 3 bedroom apartments, a 205 suite hotel, and 694 sq meters of commercial and retail space?

13] What will be the impact of the less than the adequate number of parking spaces be on the overall downtown and surrounding residential neighborhoods?

14] Why does a comparable proposal located in Ward 8 submitted to the City's Planning, Building, and Economic Development Committee as recent as August 2021 involving twin residential towers of 18 stories with 660 rental units and over 1,000 sq m of commercial and retail space include 770 parking spaces?

15] Is the recent acquisition by the City of Brampton of the ORDC railway lands in any way associated with the *Application*?

16] What is the proposed plan for the ORDC property? Is it to remain open space and parkland or is it going to be developed into housing and other commercial entities?

17] How many high-rise rental housing towers are currently approved and are waiting for approval by Brampton's City Council?

18] What is the overall number of high-rise rental units approved and being considered for the immediate downtown area of Brampton?

19] What is the total number of high-rise rental units approved or being considered in all areas of Brampton?

20] How will the payment of the \$1.6M reflect in the Region of Peel's budget?

I would appreciate having a response to my questions several days prior to January 31, 2022, planned virtual meeting File # OZS-2021-0053 with the City's Planning Committee and the *Applicant*.

I reserve the right to provide raise additional questions and concerns at a later date and at the January 31, 2022 meeting with the City's Planning Committee.

Respectfully submitted,

Peter Bailey
owner

T [REDACTED] in Brampton.

Note: Please attach this email to my formal complaint previously submitted to the Ombudsman's Office.

tk.

pb

From:

Sent: Thu, 20 Jan 2022 14:50:33 +0000ARC

To:

Cc:

Subject: [EXTERNAL]Doug Ford's unbridled and reckless plan to put more money into the hands of developers.

Sensitivity: Normal

Archived: 2022/09/08 6:30:23 PM

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Doug Ford unleashed his unbridled and reckless plan to put more money into the wallets of his developer friends at the expense of unsuspecting neighbourhoods throughout the Province and in particular the '905' areas within the GTA.

Brampton's beleaguered and dysfunctional downtown core that has been neglected by Ford and his PCs who are now injecting thousands of high-density rental units by cramming massive high rise apartments into existing residential communities without conducting any consultation or regard for the negative impact his plan will have on current neighbourhoods. The further overburdening the existing infrastructure including overwhelming and exacerbating social services including adding thousands of people who will be reliant on only one hospital to serve them.

Sadly Brampton's Mayor Patrick Brown and Ward 1 & 5 Councillors Paul Vicente and Rowena Santos welcome Ford's plan to inject thousands of working families into areas in the downtown core already underserved and unprepared for the massive increase of residents who will put a further strain on existing infrastructure.

In the past, Mayor Brown and his Council have declared Brampton has a hospital crises. Repeatedly, Premier Doug Ford and his PCs have said no to a second hospital in Brampton to relieve hallway health care citing the expense associated to the lack of funding at all levels of government. Brown has boasted how he has implemented a zero percent tax increase during his 4 year term in office which has left social services struggling to cope on their own without any financial relief or injection of public money required to fix the problem. It appears Doug Ford and his PC government has millions to dole out to wealthy developers, but they cry poor when it comes to addressing the needs of the current residents living under less than adequate health care circumstances in Brampton.

Peter Bailey
Brampton

Archived: 2022/09/08 6:39:03 PM
From: [REDACTED]
Sent: Tue, 25 Jan 2022 21:18:41 +0000ARC
To:
Cc:
Subject: [EXTERNAL]file# OZS-2021-0053
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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 be 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
[REDACTED]

Sidhu, Tejinder

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

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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

A solid black rectangular redaction box covering the signature area.

||

Archived: 2022/09/08 6:30:27 PM

From [REDACTED]

Sent: Wed, 26 Jan 2022 01:48:05

To:

Cc:

Subject: [EXTERNAL]File: OZS-2021-0053 Type: OPA ZBA Subdivision Subtype: Zoning By Law Amendment

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Date: Jan 24, 2022

Dear Carmen Caruso,

I am an owner of a suite in the condominium building [REDACTED] Brampton, ON, [REDACTED] I write this letter to you to register my opposition to the following application of amendment of By-Law.

File: OZS-2021-0053

Type: OPA ZBA Subdivision

Subtype: Zoning By Law Amendment

Planner: Carmen Caruso, MCIP, RPP

carmen.caruso@brampton.ca

Proposal: The application proposes to develop the Subject Lands for high-density, mixed-use development consisting of two towers (34 and 42 stories), 771 rental units and 205 hotel rooms at 28 Elizabeth Street North.

We don't think this proposed development is a well planned one that aligns with the city's planning direction or match Brampton's needs. It creates an unreasonable density of population within a small piece of land. At present, there are already 304 suites in 9 George North. To build another 976 units next to it on a small site of 6,000 square metres is pushing the Net Residential Density to an unreasonable height((1627 units/Hectare or 659 units/Acre), which will burden the local infrastructure past its limit.

The fact that there exists a high-rise condominium makes it a bad idea to build another infill development of high-rise towers. It breaks the rule of diversity. The developer of the project is not trying to create opportunities to renew neighbourhoods, upgrade services, meet intensification targets, and achieve more sustainable communities that are safe, healthy and livable. Instead it is trying to amend the by-law so that they can use the 6000 square metres of land to build as many units as possible to maximize the profit.

Intensification Target

On this small piece of land between George St N and Elizabeth N, south of Nelson and North of Queen. There is a 12 year old, 27 stories high-rise condominium building with 304 suites. The intensification target has been met. We don't need another twin towers on the same site.

Transportation

Although the twin towers are close to the public transit hub, having 477 parking spaces in the buildings will guarantee a disastrous traffic jam in rush hour, given the existing traffic problem on Queen St and Main St.

Parkland

Is the developer contributing funding to enlarge the only Gage Park we have in the vicinity?

Medical Services

Brampton has one and a not quite half hospitals, the developer has not indicated how much funding will be put forward for medical services.

Others

Then you have other services like schools, fire services, watermain, sewers, parking, ... the list goes on.

We also object this proposal because the new tall buildings will form an L shape cement block around ours (27 stories). A lot of the suites facing north and west will lose the valuable views along with the sunlight, which they paid for when they first bought their properties. Consequently, the values of all the units of our building will go down as some of the units go down. We don't think it is fair for us to bear the loss on the biggest investment of our life time, especially, when this project is not a sound one from the point of view of city planning.


One of the towers is 34 stories, the other is 42. The sheer weight of them might cause shifting of the foundation of the neighbouring 12 year old high rise building of ours.

From ABC news (1 July 2021):

We learned on June 24 there was a partial building collapsed at the Champlain Towers South condominium in the small, beachside town of Surfside, about 6 miles north of Miami Beach. Approximately 55 of the oceanfront complex's 136 units were destroyed. Engineers and Surfside, Florida, officials are concerned that recent construction at a neighboring residential building may have contributed to instability at the Champlain Tower South. Ben Schafer, a structural engineer at Johns Hopkins University, told ABC News, "Construction of a neighboring building can certainly impact the conditions, particularly the foundation for an existing building."

In light of the news above, how do we know that the construction of the two tall towers, which is less than twenty meters away from our building, will not impact our 12 year old building, particularly the foundation. If something goes wrong, who is responsible?

We sincerely hope that the committee will not change the by-law for this proposal.

Alfred Shin


Sent from [Mail](#) for Windows 10

Archived: 2022/09/08 6:30:29 PM

From: [REDACTED]

Sent: Fri, 21 Jan 2022 14:07:56

To:

Cc:

Subject: [EXTERNAL]RE: Potential new build Nelson and Elizabeth Streets

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good Morning,

I reside at [REDACTED] on George and Queen Street. I've been notified of a potential new build to the north and northwest of the block I'm on (Nelson and Elizabeth Streets). This concerns me greatly.

These potentially new buildings will cast a huge shadow on my building. All the residents who have paid premium prices for units on the higher floors for the spectacular views of the city, especially the stunning sunsets, would be replaced with views of another person's unit across the block. In this pandemic world we've been maneuvering for the past couple of years, we need to be able to enjoy the natural sunlight, not be stuck in the shadows.

There would be a huge invasion of privacy to everyone on the north and northwest side of the building, as well as the neighbour's living across from the buildings. We won't have the freedom to keep our curtains open to enjoy the natural light, we'll be wondering who is looking in on our units, or into our backyards. Imagine having your curtains closed all day and all night, without getting to see the light of day, that's not good for one's mental health.

The amount of traffic that currently exists in the area is manageable, however, with the addition to these new buildings, that'll make driving in the area an absolute nightmare! Any additional road closures during the holiday season or farmer's market will create a huge backlog with even more vehicles congesting the area. This area was already a disaster on New Year's, just imagine how bad it would be with two additional buildings on the block. The neighbourhood along Nelson and Elizabeth will become overloaded with vehicles and people, not to mention the noise during the construction of the buildings.

Speaking of noise, the sound from the years upon years of construction would be excruciating to listen to at all hours of the day. There are also those who work from home, as well as retirees. Not everyone works during the day either, some people work the nightshift. I don't think they'd be able to get any rest with the sound of heavy machinery running throughout the day.

With newer buildings minutes away, the value of my property will see a drastic decrease in price. So if I wanted to sell my unit in the future, the price would be a lot less than what it is now.

These potentially new builds would do more harm than good. It won't be good on everyone's mental health as some may feel crowded or claustrophobic, the neighbourhood wouldn't be as peaceful as it currently is, most residents will be lurking in the shadows trying to find the light of day since we'll be in constant shadow. Taxes most likely will rise, which will make it much more difficult to live.

I would highly rethink the idea of building these monster towers in downtown Brampton, it'll do a lot more harm than good for the area, the residents of The Renaissance, and the neighbourhood around it. There are more important things to tackle in this area, such as the homelessness or crimes, a couple of buildings won't fix it.

Thank you for taking the time to read this.

Respectfully,

Andrew Matchuk

Archived: 2022/09/08 6:30:31 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 14:14:46 +0000ARC

To:

[REDACTED]

Subject: [EXTERNAL]FILE: OZS-2021-0053. MALONE GIVEN PARSONS LTD-GREENWIN CORP./SWEENEY HOLDINGS LTD.

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Sirs: please pre-register me to speak at the meeting on January 31/2022.

Thank you, Angela Battiston, [REDACTED]

Archived: 2022/09/08 6:30:32 PM

From: [REDACTED]

Sent: Sun, 16 Jan 2022 19:37:15

To:

Subject: [EXTERNAL]File OZS-2021-0053 - Application to amend the zoning by-law

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso,

I cannot even begin to express my upset, horror and yes, anger at this proposed by-law amendment proposal for the monstrous towers.

I am a resident & [REDACTED] with a north facing unit.

I am 100% certain that if your home was [REDACTED] you would not allow this proposal to happen.

This is my forever home. I scrimped & saved to buy it.

This proposed development will cause me & my neighbours great harm physically, mentally, financially & will forever change my lifestyle & current living & housing conditions in a negative way.

How can you say that I & my neighbours don't matter. That is what you are doing. Shame on you.

You will force us to live in shadow, no sunlight, take away our view.

You are boxing us into a caged prison

No privacy in our homes & on our balconies with strangers looking at us all day.

Foundation damage to [REDACTED] with this monstrous development.

Do not forget what happened in Florida with the condo building collapse that studies including by John Hopkins University have cited as having been caused by major construction in the area.

Wind tunnel effect that will be severe.

You will be devaluing our homes by 20-40%. How can you think that is right?

Mayor Brown has already previously highlighted the overly dense downtown core & now you want to add to it?

The downtown core & surrounding neighbourhood/residential area is too small, is not suited to & is not capable of sustaining the increase of traffic, population, parking issues, a hotel.

Brampton is Flower City no more. Where are the trees, the green space? It is fast becoming an ugly & unhealthy concrete jungle.

These enormous & tall towers with over 700 rental units are not suitable for this location.

The Public Meeting Notice letter dated 20 December 2021 was received by me only a few days ago on 07 January 2022.

Shame, shame, shame - there is not even any recognition within the letter that there are residences at [REDACTED] that will be boxed in like a cage.

I implore you - do not allow this zoning amendment to proceed in its current proposed form of enormous towers.

I am so upset & against this that I am contacting all of the residences & commercial businesses in the area & I am contacting the media.

Sincerely,

Anka Ostojic
[REDACTED]
[REDACTED]

Archived: 2022/09/08 6:30:34 PM

From: [REDACTED]

Sent: Wed, 12 Jan 2022 22:00:42 +0000ARC

To: [Carmen](#)

Cc: [REDACTED]

Subject: [EXTERNAL]Proposed Development: 28 Elizabeth Street N, Brampton.

Sensitivity: Normal

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 Carmen,

I have reviewed the proposal at 28 Elizabeth Street N, Brampton:

I am grateful for development in our downtown at a derelict corner of Nelson St/ Elizabeth St N / George St N.

Honestly- The City of Brampton should buy this whole parcel of land and restore the historic home into the surrounding community, with a park on the east side of it, and a smooth green buffer connection to the new center for innovation. The city needs to better envision what this center of innovation looks like, and plan/ integrate a better bus terminal and connection to the GOTRAIN. That way we can better envision adjacent properties like this one, and evaluate what we want to see it look like.

If the proposal is to move forward, I ask the city to reconsider the height of the buildings. There is a condo directly beside (9 George St N), these towers will block the view. Brampton has largely avoided bad planning amongst its tall condominiums (thankfully). Look at more urban area's (Yonge st and Finch, Liberty Village etc, and these area's have condo balconies literally feet away from each other- NO VISION there. **Reduce the height of these towers by 60%.**

The applicant needs to provide better vision for the Hotel. Will this hotel be an executive hotel? Or will we have the likes of the Marigold Hotel (formerly Rosetown Inn).

Gratitude's to the applicant for keeping and working around the heritage home.

Please confirm receipt of this email. I provide my permission to include this in any meeting minutes, or presentations to council etc.

Thank you,
Anthony Melo

Archived: 2022/09/08 6:30:36 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 16:01:17

To:

Cc: [REDACTED]

Subject: [EXTERNAL]File: OZS-2021-0053 Malone Given Parsons Ltd...

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

TO WHOM IT MAY CONCERN

I am writing to express my concerns regarding the proposed development at 31-33 George Street North and 18-28 Elizabeth Street.

Since receiving the document from the City I have been experiencing anxiety due to what is being proposed. I sold my house in [REDACTED] and moved to [REDACTED] in December 2010. Living in the downtown area of the city has been a joy and I especially like the condo lifestyle. Having to face concerns about my neighbourhood was not something I anticipated in my senior years.

I now face the prospect of devaluation of my property since rental units impact property values. There are already two rental towers being built on Railroad Street and now two more rental buildings are being proposed. I visualize a ghetto downtown as the neighbourhood will change significantly. In addition to the above, I will lose the view I now enjoy and a great deal of privacy as a result of the development being in such close proximity to 9 George Street North. And of course there is the issue of increased traffic in the downtown core.

I am not oppose to the development of the area in question. What I am oppose to is the extreme and excessive nature of the development. It is unacceptable. I implore the City to seriously reconsider this proposal and scale down what is presently being proposed.

Regards,
Carmelle

Sent from my iPad

Archived: 2022/09/08 6:30:41 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 16:20:33

To:

Subject: [EXTERNAL]Letter in Support of Application to Amend the Zoning By-Law, City File OZS-2021-0053

Sensitivity: Normal

Attachments:

[Letter re. Application to Amend Zoning, City File No. OZS-2021-0053 \(1\).pdf](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen,

Attached please find my letter to you in respect of this matter.

Please do not hesitate to contact me if you have any questions.

Best regards,

Charles Finlay

Charles Finlay
Executive Director
Rogers Cybersecure Catalyst
Ryerson University (*renaming
in process*)
m: [REDACTED]
www.cybersecurecatalyst.ca





January 25, 2022

Carmen Caruso
Central Area Planner
City of Brampton
carmen.caruso@brampton.ca

Dear Carmen,

Re. Application to Amend Zoning By-Law, City File No. OZS-2021-0053

I am writing in support of the Application to Amend the Zoning By-Law brought by Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., city file number OZS-2021-0053.

The Rogers Cybersecure Catalyst at Ryerson University is a major national centre for cybersecurity training, commercial acceleration, applied research and development, public education and policy creation, founded in 2018 by Ryerson University with support from private and public partners, including the City of Brampton. The Catalyst is based in Brampton, with two locations within the downtown Innovation District. The Catalyst is proud to support the growth of Brampton as a vital national hub for cybersecurity innovation.

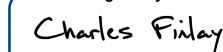
The development of the towers that are the subject of this application, specifically including 205 hotel suites, will provide important infrastructure to support the delivery of a wide variety of cybersecurity-related events and functions in downtown Brampton, and will thereby support the continued growth of Brampton as an important centre for cybersecurity innovation and economic development. These hotel suites will accommodate conference attendees, learners in various cybersecurity training programs, founders and entrepreneurs working in the Catalyst Cyber Accelerator, and a wide variety of other participants in the work of the Catalyst and in the advancement of Brampton's cybersecurity growth generally.

We believe that by developing critically important hotel accommodation, this development will meaningfully contribute to Brampton's success as a national centre for cybersecurity activities, and will help drive the growth of Brampton's Innovation District.

Please do not hesitate to contact me should you have any questions.

Sincerely,

DocuSigned by:

A blue ink handwritten signature that reads "Charles Finlay".

Charles Finlay

Executive Director
Rogers Cybersecure Catalyst, Ryerson University
charlesfinlay@ryerson.ca

Archived: 2022/09/08 6:30:45 PM

From: [REDACTED]

Sent: Mon, 31 Jan 2022 03:06:31

To: [Caruso, Carmen](#), [Owusu-Gyimah, Cynthia](#)

Cc: [REDACTED]

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

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Peter,

Please submit my **revised comments** for tomorrow's Planning and Development meeting. I made a few grammatical changes and additions.

Will these comments be reviewed by Brampton's UDRP (Urban Design Review Panel)? Please feel free to share with panel members.

Thanks!

Chris Bejnar

From: Chris Bejnar

Sent: January 28, 2022 2:27 PM

To: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; peter.fay@brampton.ca

Cc: Medeiros, Martin <martin.medeiros@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; paul.vicente@brampton.ca; rowena.santos@brampton.ca; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; michael.palleschi@brampton.ca; gurpreet.dhillon@brampton.ca; harkirat.singh@brampton.ca; pat.fortini@brampton.ca; charmaine.williams@brampton.ca; MayorBrown <MayorBrown@brampton.ca>; peter.fay@brampton.ca; Barrick, David <David.Barrick@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; feedback@greenwin.ca; [REDACTED]

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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Archived: 2022/09/08 6:30:49 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 22:49:02

To:

Subject: [EXTERNAL]Letter of Support for Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N., Brampton Project

Sensitivity: Normal

Attachments:

[Letter of Support Greenwin - Google Docs.pdf](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Please find the attached letter of support for file OZS-2021-0053, Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N.

Regards,

Craig Fowler
(he/him)
Vice President of
Growth, Innovation & External Relations
W. 905-451-0100, ext. 3520
C. 2 [REDACTED]
E.
craig.fowler@algomau.ca

ALGOMA UNIVERSITY
Brampton Campus
24 Queen Street E.
Brampton, Ontario L6V 1A3
[Algoma University](#)
[Algoma University - Brampton](#)





To Carmen Caruso,

This letter is being shared to show Algoma University's support of Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N., Brampton project proposal to the city of Brampton to develop a 42 and 34-story mixed-use building that includes residential, retail, and hotels to intensify a major growth area of downtown Brampton and its Innovation District.

As an institution with a vested interest in the growth and development of the City of Brampton and plans for significant growth in its downtown core, we see the positive aspects and multitude of use cases that our community will benefit from with this development. Some of which include:

- With a lack of hotelling options in the downtown core, visiting staff, faculty, professor, and guest speakers will have access to the hotel within minutes of our campus. This also offers additional convention space that the university can leverage for events, conferences, and more.
- With two degree conferring dates and historically hosting two convocations a year, visiting families of students on graduation will have accommodation available to them in close proximity to our university.
- The mix-use features of this development are essential. Our students and community will have convenient access to key resources with additional restaurants and retail.
- The residential component will provide out-of-town students with convenient rental and housing options that will be resourced with restaurant and retail options.

The Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N., Brampton project proposal is an exciting development that provides essential solutions and complements Algoma University's target of continuous growth in Brampton.

A handwritten signature in blue ink, appearing to read "Craig Fowler", with a long horizontal line extending to the right.

Craig Fowler
Vice-President, Growth, Innovation & External Relations



Archived: 2022/09/08 6:30:54 PM

From: [REDACTED]

Sent: Thu, 20 Jan 2022 14:21:43

To:

Subject: [EXTERNAL]Notification List for 31-33 George Street and 18-28 Elizabeth Street application

Sensitivity: Normal

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, may I please be placed on the notification list for the 31-33 George Street and 18-28 Elizabeth Street development application?

Thanks

Darren Pigliacelli, MES (PI), BES | Planner

Zelinka Priamo Ltd.

Toronto Office

20 Maud Street, Suite 305

Toronto, ON M5V 2M5



darren.p@zpplan.com

www.zpplan.com

Archived: 2022/09/08 6:30:56 PM

From: [REDACTED]

Sent: Fri, 21 Jan 2022 21:23:32

To:

Subject: [EXTERNAL]Construction Project - Downtown Brampton

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Mrs. Caruso.

I hope this email finds you well.

I write to you today in protest to the City of Brampton's desire to build 2 enormous rental towers bordering Nelson and Elizabeth Streets in downtown Brampton. I understand the need to develop and grow as a city, but I do not believe the committee in charge of this project has realized the impact it will have on many home/condo owners already living in this core block of downtown Brampton.

IF THIS PROJECT GOES THROUGH:

- I will no longer have a view from my cond's balcony towards the north
- I will no longer have sunlight entering my 19th floor unit
- my privacy will forever be taken away from me and I will have to have my drapes drawn 24/7
- my mental health and quality of life will be affected
- increase traffic with make getting around and to work much more difficult
- noise and air pollution will require me to keep my windows and doors shut at all hours of the day and night
- instead of living in a vibrant and open condo, I will be forced to live basically in a 700 foot square box

Mrs. Caruso, I implore you and those you work with to reconsider the size and/or location of this proposed rental property. Imagine if, at your home, someone were to build next door to you, resulting in such extraordinary and unfair consequences to you and your family. I sincerely hope you can empathize with many long standing Bramptonians and see that this project is very far from ideal.

Thank you for reading to the end of this email. It proves to me that there are people that listen and can appreciate how city business/growth needs to align with current infrastructure (which assuredly this does not).

Wishing you health and good fortune in the future.

Darren Sims

Archived: 2022/09/08 6:30:58 PM

From: D [REDACTED]

Sent: Mon, 24 Jan 2022 19:07:35

To:

Subject: [EXTERNAL]Fwd: proposed zoning bylaw change

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

On Mon, Jan 24, 2022 at 1:58 PM David Lundy <[REDACTED]> wrote:

To Whom It May Concern,

It has come to my attention that the City of Brampton is considering changing the zoning for the area of downtown bounded by Nelson Street, George Street, and Elizabeth Street to allow for the development of a 42 story and 34 story complex. I am an owner of [REDACTED] having moved here with my wife in retirement four years ago in spite of what we discerned to be downtown congestion to the traffic flow. We love our building and neighborhood but it does not take rocket science to see that the addition of 771 rental units with only 477 parking spaces will make the traffic jams in the downtown core impossible.

Further to that, the quality of life and value of our condo units at 9 George Street North will be irreversibly and negatively impacted. Privacy will no longer be possible on the North and Northwest sides of our building. Shadows will eliminate the light and view. Property values will likely be lowered a minimum of 20% in our building.

With the other projects anticipated, like a new Rogers campus involving 3000 job relocations, there seems to be a lack of foresight in this redevelopment of aspects of the downtown core.

I am all for development but it has to be supported by the right infrastructure.

Therefore I intend to be a participator at the January 31st virtual public meeting to register my objections to the size of this mixed-use development.

Yours sincerely,

Dr. David Lundy
[REDACTED]
[REDACTED]

Archived: 2022/09/08 6:30:59 PM

From: [REDACTED]

Sent: Sun, 23 Jan 2022 02:48:05

To:

Cc:

Subject: [EXTERNAL]File: OZS-2021-0053 Type: OPA ZBA Subdivision Subtype: Zoning By Law Amendment

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso,

After reading through the Planning Opinion Report in connection with the request for the Zoning By-law Amendment 18-28 Elizabeth Street North and 31-33 George Street North City of Brampton, it is my strong opinion as a [REDACTED] owner and resident of [REDACTED] that this planning report has been simply dressed up. It is very shallow on the supporting studies and long winded on Planning Policy Analysis and Regulatory frame work. Some key elements are below.

Population Density

The supporting study does not address this critical issue with the importance and convincing detail it demands. This Highly concentrated tall development is sure to squeeze the living conditions and strain the infrastructure and services of the downtown core.

Parking

By providing 477 parking spaces, this unimaginable disproportionate provision with no proposed integration is a sure recipe for chaos.

Total Mismatch with Infrastructure

I don't see any details in the supporting study on projected law enforcement, fire, community services and other capabilities. Also no details for the additional infrastructural demands on water, sewer, and sanitary requirements in the proposal. Neither are there any detailed studies on traffic. Section 3.7 Traffic Impact Study is not convincing as we live here with a narrowing Queen Street and Main street. We are struggling with a highway 410 N that is proving to have insufficient lanes during rush hours as we approach Queen Street.

Health

This is an ongoing unsolved key issue for Bramptonians. Brampton civic Hospital currently is totally insufficient even for the existing population and is notorious for its service and corridor treatment. Nothing in the supporting study or proposals.

Parkland

The tiny Gage Park is the only park space that we have in the downtown core. There is no provision for any additional parkland or amenities of urban living. Attractive public spaces that contribute to livable, safe and healthy communities are a pre-requisite and there is nothing in the proposal.

AS per one report, Parkland per person in Toronto has dropped from the city average of 28sqft to 4 soft in downtown. We do not want a drop in the city average happen to the down town Brampton core.

Negative impact on my own unit and my quality of living:

This proposed monster building due to its close proximity and towering nature is sure to be an unwelcome next door neighbor. It will cause to cast a permanent shadow, put my unit in darkness in the heavy winter months and invade my privacy. Additionally it will overwhelm pedestrian spaces on the street below, deteriorate neighborhood character, and contribute to a negative microclimate and environmental issues such as wind tunnel effects, noise, and air quality.

Registering my strong opposition:

Considering all of the above, I strongly oppose this Application to Amend the Zoning By-law.

Sincerely

Signed

David Thomas

[REDACTED]
Brampton

Regards

David Thomas

Archived: 2022/09/08 6:31:02 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 04:30:18 +0000ARC

To:

Cc:

Subject: [EXTERNAL]Rebuttal of the Application to Amend the Zoning By-law 31-33 George St N and 18-28 Elizabeth St N /City File #OZS-2021-0053

Sensitivity: Normal

Attachments:

[FILE OZS-2021-0053 REBUTTAL ELIZABETH JONES JAN 24 2022.pdf](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Carmen,

Please see the attached letter to rebuttal the Application to Amend the Zoning By-Law for 31-33 George St N and 10-28 Elizabeth St N. City File #OZS-2021-0053

This project will be a negative impact on my [REDACTED] residence at [REDACTED]

Kindly submit my letter attached for consideration to refuse this project at the meeting January 31st, 7pm.

•• Attached Letter and 2 Pictures ••

Kind Regards,

Elizabeth Jones

[REDACTED]

Brampton, ON

[REDACTED]

Regarding: Virtual Public Meeting Process (Application to Amend By-Law)
31-33 George St and 18-28 Elizabeth St Brampton
File: OZS-2021-0053

To: Carmen Caruso, Central Area Planner
From: Elizabeth Jones (REDACTED) 4)

Please note, this is my submission to rebuttal the proposed building project as listed above for 31-33 George St and 18-28 Elizabeth St.

I'd like to express my concerns regarding this project and the impact as it will affect many condo owners in my building. The proposed project to build 2 extremely tall towers and as well, extremely close to my condo building is going to impact many factors. Personally, for me, this will eliminate my view, my privacy and the worth of my home. I have a small unit and the selling feature is greatly the spectacular view (pictures will be attached). I do face in the direction of the proposed project. I enjoy sitting and entertaining on my balcony, this privacy will be completely lost. I do not have to worry about anyone being able to see in my unit and can have the blinds open with out concern. This will be completely lost. The afternoon sunshine that we all enjoy, will be gone with the shadows of these 2 towers, this will be lost. The traffic issue that will develop with the tremendous increase of tenants and hotel visitors will be overloaded and cause many delays with exiting my building/Street.

I am asking the City of Brampton to consider the impact of the existing homeowners and understand that this project would be intrusive, costly and life changing (for the homeowners of REDACTED) if approved. I'd like to know how this could even be considered without thought to the affects on this neighbourhood and the present features that would be life altering for myself and my neighbours. The extraordinary Selling Feature we all presently have would be taken away, the extreme loss of value, what is the compensation to the owners if this happens?

In the attached 2 pictures, you can see how close these buildings are going to be and the outstanding million dollar view I presently have, this would no longer exist. It will be 2 brick walls directly and closely placed right in front of my view. I bought this unit specifically because of this amazing view, a selling feature in the future that would vanish away along with the value of my home. Again, what is the compensation to the present Homeowners to lose such a large value in their homes?

The project will take an abundance of time and we the homeowners will have to deal with the noise, dust and invasion of privacy as this takes place. Again, our peaceful living space will not be peaceful or private at all. Is this being taken into consideration? As well, how is it safe to build such an enormous project so close to close to our building?

I'm asking for this project to be rejected for all the concerns listed above. There are reasons for By-Laws, a peaceful living space for the residents of Brampton should not be something we need to worry could vanish at any given time so that the rich get richer, and the current resident's lives are turned upside down.

Regards,

Elizabeth Jones





Archived: 2022/09/08 6:31:04 PM

From: [REDACTED]

Sent: Mon, 24 Jan 2022 23:14:58 +0000ARC

To:

Subject: [EXTERNAL]Opposition to Application File# OZS-2021-0053

Sensitivity: Normal

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,

I am sending this message on behalf of my mother:

Name: Elizabeth Manni

Address: [REDACTED]

Comments: " I am opposed to this application to build 2 very tall towers. I live on the north side of the condo and these towers would be shadowing and obstructing the view of this side of my building. What I would like to see instead is a grocery store to service not only the current residents of the various condo buildings in the area, but also the new residents of the "Dominion Skate" apartment buildings."

Thank you for your consideration.

Elizabeth Manni

(via email sent by Maria Manni)

Archived: 2022/09/08 6:31:06 PM
From: [REDACTED]
Sent: Thu, 27 Jan 2022 04:19:12
To:
Subject: [EXTERNAL]New proposed towers
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Sir or Madam,

My name is Eugene Yranon, I am a resident of a [REDACTED] Brampton. I have become aware of an application to amend zoning with a perspective to build a few towers with rental units. New buildings will affect the quality of our living. Tremendously increased number of residents will create additional traffic at the narrow roads around our building and will make the area heavily overcrowded. With the building being close proximity to each other, it will create wind tunnelling therefore wind gusts will be strong. All Condos will face a devaluation of the respective property values of approximately 20% to 40% as these will be low to medium rentals. With the amount of retail spaces and residency these towers will create, it will not have enough parking spaces it will create backlog of cars/traffic.

Considering all these factors that will significantly affect the quality of life of the residents of Renaissance Condos, and change the neighborhood dynamics. We kindly ask you to consider above-mentioned arguments against building of new towers in such a close proximity to the condominium building at [REDACTED] Thank you for your time and consideration.

Yours Sincerely,
Eugene Yranon.

Archived: 2022/09/08 6:31:07 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 14:25:26

To:

Subject: [EXTERNAL]File OZS-2021-0053 - Zoning By-Law Amendment

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen,

The reason for my email is to oppose and object the 2-3 monster towers that have been proposed to be built on George Street wrapping around to Elizabeth Street. I'm a resident at [REDACTED] Brampton. It's really disappointing to see that the City is considering building these towers and in the location proposed. I'm an original owner who moved in back in 2010 and have been living here ever since with my young son. I'm also born and raised in Brampton. When I purchased my [REDACTED] back in 2006, I had used my hard earned cash to pay for a premium view facing North. As I work full time, I love to come home and relax and view the sunset. Now with this new proposal, not only will these giant towers take away from my view it will also be affecting my mental health. Being locked up for the past two years has been hard on everyone and being at home and having the ability to go outside on my balcony and sit or even opening my blinds has been a blessing. I take pride in being an owner in the City I have grown up in but now these two towers will devalue my home. If this construction moves forward, we will be forced to live in our homes for the next 5 years, windows closed and no access to our balconies or privacy. The closeness to our building is unreal. Currently I've been waking to the construction sounds on Railroad street for the past few years now this would be in our backyard!

As a resident of [REDACTED] Brampton, I oppose this construction and object to this change.

Can you please confirm receipt of this email and that it will be submitted for the Public Meeting.

Best regards,

Faith Grant

Archived: 2022/09/08 6:31:09 PM

From: [REDACTED]

Sent: Thu, 20 Jan 2022 17:29:44

To:

Cc:

Subject: [EXTERNAL]Proposed Two Tower Buildings in Downtown Brampton

Sensitivity: Normal

Attachments:

[CityTowerLetter.docx](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

January 20, 2022

Dear Carmen Caruso,

I have been a resident of [REDACTED] now for 10 years and have enjoyed my 23rd floor view looking north for those many years. I can see north for miles on most every single day and it is quite impressive to say the least.

The two towers that have been proposed recently will certainly change my venue and view drastically along with the downtown area.

They will block my view of the amazing sunsets in the evening, which is definitely a huge part in living where I do.

Living on the 23rd floor has offered much privacy on my balcony and adding a 42-story building just steps away from me takes away my privacy on my balcony by adding 19 stories of living spacing peering down at my suite. Curtains that have been wide open in my bedroom with a gorgeous view will now have to be closed due to possible peering eyes from dozens of units across and above me.

This structure proposal does not make sense in many ways. It is obvious that developers and city councilors have no regard of existing structures in the area and the lifestyle of those who live there.

Hearing the facts that the number of parking spaces do not even come close to the demands of the buildings pose a real issue as to where these hundreds of extra cars are going to park. Not to mention the added traffic that the Nelson / George Street will be imposed with.

Low income and rental housing being built right next to my building will certainly be negative to the condo property values and cost our condo owners tens of thousands of dollars is lost value. The entire building could be devalued in the millions of dollars overall. This area will be become known for the over density of people, traffic and lack of infrastructure. It will become like Jane and Finch and North Rexdale, -- a Ghetto!

Lastly, I know for a fact, and it is well known that the foundation of my building was halted and had serious modifications required due to the history of the Brampton Downtown flood plane and water table. The same issues will apply to any new buildings in the area and cause concern over new structures as to whether land adjacent to my building can take the weight of a 42-story building and the underground issues that go along with what we faced at 9 George Street.

I ask you to reconsider this project for the reasons I have explained. There are many more I am sure, but these are enough for serious concern and consideration.

Thank you,

Gary Branning

[REDACTED]

[REDACTED] B

Archived: 2022/09/08 6:31:12 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 02:12:42

To:

Subject: [EXTERNAL]The Proposed Towers Bordering Nelson and Elizabeth Street in Brampton

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

I am a resident at [REDACTED] Brampton and I object to the approval of the monster towers north of our property . They will limit the views seen from our balcony.

Gino Osti
[REDACTED]

Archived: 2022/09/08 6:31:13 PM

From: [REDACTED]

Sent: Fri, 21 Jan 2022 20:05:47

To:

Cc:

Subject: [EXTERNAL]Amendment of Zoning By-Law to develop land at 31-33 George Street North and 18-28 Elizabeth Street North

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

As a resident and owner of a [REDACTED], I have great concerns about the rental/retail units proposed for Elizabeth and Nelson streets. The proposed height of these buildings will certainly impact our building and life style. The large towers will block sunlight to the units on the north side creating a constant shadow and the view that people paid for will be gone . The close proximity of the tower on Elizabeth Street will also encroach on the privacy of our residents both on the balconies and within the units. Window drapes would need to be closed at all times to ensure privacy. The wind tunnel created by these two buildings have the possibility to make our balconies on the north side unusable. It has been estimated that our property will decrease by 20% to 40% with tall high density rental properties.

Traffic will also be a concern as everyone tries to merge to either Queen or Main streets leaving and returning from work along with Brampton residents trying to park or be dropped off for the Go train. Parking is another issue that suggests 326 parking spots for residents and 151 for visitors and the option to convert the first and second parking floors in Tower 1 to offices thus further decreasing parking spots creating more cars to park elsewhere (side streets, public parking garages).

As a senior tax payer I am very concerned about the devaluation and losing the sense of pride in my home. This home is the funding that I have to be used to look after me when I can no longer do so myself . .

Archived: 2022/09/08 6:31:15 PM
From: [REDACTED]
Sent: Mon, 24 Jan 2022 23:37:36
To:
Subject: [EXTERNAL]Project of 2-3 towers on Nelson and Elizabeth Streets.
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

My Name is Jaime Oliveira and I am the owner [REDACTED] Letting you know that I strongly oppose to the change of the by-law in order to prevent the construction of those buildings. The proximity of the proposed builds will remove any privacy on our condo's interior and balconies. There will be a tremendous increase in traffic in cars and trucks and people which will completely overload and change the neighborhood dynamics.
Thank you very much for considering this letter to object to the by-law change.

Kind regards,
Jaime Oliveira

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Archived: 2022/09/08 6:31:17 PM
From: [REDACTED]
Sent: Mon, 17 Jan 2022 14:48:50 +0000ARC
To:
Cc: [REDACTED]
Subject: [EXTERNAL]FW: IMPORTANT
Sensitivity: Normal
Attachments:
Scan1172.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Carmen,

I hope you are well.

I am wondering if it would be most appropriate for you to respond to this email, given that the issues mainly related to local planning.

Let me know.

Thanks,
Janice

Janice Sheehy, CPA, CMA (she/her)
Commissioner of Human Services
10 Peel Centre Drive
Brampton, ON L6T 4B9
(905) 791-7800, ext. 4939
Email: Janice.sheehy@peelregion.ca



From: peter bailey <peterbailey@hotmail.com>
Sent: January 14, 2022 1:25 PM
To: Paul Vicente <paul.vicente@brampton.ca>; Rowena Santos <rowena.santos@brampton.ca>; Ombudsman <complain@ombudsman.on.ca>
Cc: Patrick Brown <patrick.brown@brampton.ca>; Iannicca, Nando <nando.iannicca@peelregion.ca>; Sheehy, Janice <janice.sheehy@peelregion.ca>; david.barrick@brampton.ca; Carmen.Caruso@brampton.ca; cityclerkoffice@brampton.ca; Bonnie Crombie <bonnie.crombie@mississauga.ca>; Thompson, Allan <allan.thompson@caledon.ca>; prabmeet.sarkaria@pc.ola.org
Subject: Fw: IMPORTANT

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Dear Peel Region Chair Nando Iannicca, Mayors Patrick Brown, Crombie, Thompson, Ward 1 & 5 Regional Councillors Paul Vicente and Rowena Santos, and Mr. Paul Dube, the Ombudsman of Ontario.

Re: Awarding \$1.6M to Applicant

I find it alarming as an owner and resident of [REDACTED] in Brampton I was never informed or contacted regarding the awarding of \$1.6M to the financiers of an *Application* submitted to the City of Brampton.

What is even more disturbing is The City of Brampton's Planning and Economic Development Committee had received a 59-page formal *Application to Amend the Zoning By-law* from the recipient of the \$1,600,000 of public funds the Region of Peel awarded Greenwin Corp./Sweeny Holdings Ltd on November 11, 2021, 2021.

The owners of the condominium bordering on the *Applicant's* proposal will be greatly impacted by their proposal weren't notified of the *Application* until January 7, 2022, in a letter from the City of Brampton dated December 20, 2021, but only received January 7, 2022, through a *Public Meeting Notice* mailed to [I assume] all owners.

Taxpaying residents and owners of condominiums located at [REDACTED] had never received a notice from Peel Region or the City of Brampton with regard to an incentive of \$1.6 million dollars paid to Greenwin Corp/Sweeney Holdings Ltd. who are the financiers of the *Application*.

I find this not only very odd but highly disturbing and appears to be a deliberate attempt to keep taxpayers and owners of 9 George St N, unaware of transactions related to the *Application*. This obvious lack of transparency shrouds the *Application* in secrecy and fails to present all the facts associated with the *Application*.

Regional Councillors Vicente, Santos, and Mayor Brown, why were taxpaying residents kept shut out and keep in the dark with regard to this important proposal and the development of a \$1.6M incentive associated with the *Application*? The lack of transparency in this matter creates an atmosphere of mistrust in the *Application* and all associated with it.

To compound the aura of mistrust, the *Public Meeting Notice* received on January 7 2022 requesting the recipients to respond by January 25, 2022, also appears to be an attempt to

catch the 304 owners at 9 George N off-guard and perhaps overwhelmed by its content and instructions.

To be clear, the issue of affordable housing in development proposals isn't what I am objecting to, it is the lack of public transparency and accountability in this particular matter.

This leads to other concerns which may have been intentionally omitted from the *Public Notice Meeting* notification.

For example:

1] What is the developer's charge incentive in this *Application*? How will the City of Brampton reflect that in their annual budget? Or do they?

2] What is the City's intensification target?

3] What was the radius of residents in the immediate area who were sent the *Public Meeting Notice*? Was it 25 meters, 100 meters, 400 meters, 800 meters, 1000 meters or was it only sent to the owners of 9 George St. N.?

4] The formal 59-page *Application* doesn't indicate any public parkland or recreational amenities for the 771 1 bedroom, 2 bedroom, and 3-bedroom rental units in the *Application*. How much if any cash in lieu of not including public parkland and other recreational amenities will the City receive from the developer in this *Application*? If the City does receive cash from the developer in lieu of not providing the standard percentage of public parkland and other recreational amenities, where will that amount of cash reflect in the City's budget?

5] Did the *Applicant* conduct a feasibility study with regard to the 205 suite hotel included in their proposal? Or did they use the data from the several feasibility studies already commissioned on the subject? Or did they not take into consideration any feasibility studies on the matter of building a downtown hotel?

6] What is the person plus jobs per hectare [p+j/ha] ratio for the City of Brampton and Peel Region required for developments of this nature? What is the p+j/ha in this *Application*? Do the *Applicant's* p+j/ha figures include potential employees associated with a hotel and convention center which may never be built?

7] Why is there no environment study associated with the *Application*?

8] What are the building code requirements for the development of this portion of the downtown flood plain?

9] Is there a series of aquifers below the surface where the proposed development is being planned? If so what measured if any have been included in the *Applicant's* proposal?

10] What if any studies did the *Applicant* conduct on the impact on the city's emergency response network of police, fire, and parametric capabilities?

11] What will it cost the public taxpayer for Peel Region to provide and maintain water, sewer, and sanitary infrastructure to the proposal?

12] How does the Applicant justify only providing 477 parking spaces in its *Application* for the 771 rental units of 1,2 and 3 bedroom apartments, a 205 suite hotel, and 694 sq meters of commercial and retail space?

13] What will be the impact of the less than the adequate number of parking spaces be on the overall downtown and surrounding residential neighborhoods?

14] Why does a comparable proposal located in Ward 8 submitted to the City's Planning, Building, and Economic Development Committee as recent as August 2021 involving twin residential towers of 18 stories with 660 rental units and over 1,000 sq m of commercial and retail space include 770 parking spaces?

15] Is the recent acquisition by the City of Brampton of the ORDC railway lands in any way associated with the *Application*?

16] What is the proposed plan for the ORDC property? Is it to remain open space and parkland or is it going to be developed into housing and other commercial entities?

17] How many high-rise rental housing towers are currently approved and are waiting for approval by Brampton's City Council?

18] What is the overall number of high-rise rental units approved and being considered for the immediate downtown area of Brampton?

19] What is the total number of high-rise rental units approved or being considered in all areas of Brampton?

20] How will the payment of the \$1.6M reflect in the Region of Peel's budget?

I would appreciate having a response to my questions several days prior to January 31, 2022, planned virtual meeting File # OZS-2021-0053 with the City's Planning Committee and the *Applicant*.

I reserve the right to provide raise additional questions and concerns at a later date and at the January 31, 2022 meeting with the City's Planning Committee.

Respectfully submitted,

Peter Bailey

Note: Please attach this email to my formal complaint previously submitted to the Ombudsman's Office.

tk.

From: [J \[REDACTED\]](#)
Sent: Tue, 11 Jan 2022 16:41:30
To:
Subject: [EXTERNAL]File0zs-2021-0053..official plan regarding two new towers
Sensitivity: Normal
Archived: 2022/09/08 6:31:24 PM

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Attention :Planning and Development...

In regards to your recent proposal please be advised that I wish to submit my concerns and objections.

- 1) Two towers will increase parking problems in an area that is already very busy.
- 2) Brampton does not have adequate hospitals to service our community now !
- 3) This area would be better served with a university !
- 4) No open spaces for children.
- 5)No schools
- 6)A traffic nightmare

Based on the above I am totally opposed to the above proposal!

Jeanne Humphreys

[REDACTED]

Archived: 2022/09/08 6:31:28 PM

From: [REDACTED]

Sent: Fri, 25 Feb 2022 23:53:57

To:
Subject: [EXTERNAL]Regarding New Developments at George St and Nelson St
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good Evening,

My name is Jose Luis Donayre [REDACTED]

The reason for this email is that I got noticed, a new development submission has been sent to your office by Malone Given Parsons Ltd - Greenwin Corp./Sweeny regarding the construction of 2 buildings on 31-33 George St N. and 18-28 Elizabeth St N. respectively.

I have to say that I'm AGAINST these developments, due mainly because my unit is facing North-West and these new buildings will block the view from my balcony completely, also block sunlight access keeping my unit in darkness for most of the day, losing privacy as I would have to keep my curtains closed most of the day, not to mention, increase in traffic and people in the area.

For all these reasons, I hope your Office and the City of Brampton will act accordingly in response to us, the neighbours of the Renaissance building and reject these new developments.

Thank you,

--

Jose Luis Donayre
[REDACTED]

Archived: 2022/09/08 6:30:21 PM

From: [REDACTED]

Sent: Sat, 22 Jan 2022 16:41:29 +0000ARC

To:

Subject: [EXTERNAL]Central planning. Zoning bi-law proposed change. Ozs-2021-0053

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

To whom it may concern, as a resident of Brampton directly impacted by this change, and concerned about the impact to the entire downtown core, i object the proposed bi-law zoning change.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Sidhu, Tejinder

From: Ken MacGuigan [REDACTED]
Sent: 2022/09/07 9:24 PM
To: Sidhu, Tejinder
Subject: [EXTERNAL]Re: Follow up regarding Brampton File OZS-2021-0053 - Voice Message [REDACTED]

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Tejinder,

I received your email. I will be attending the meeting on the 26th.
An email of the public meeting follow up letter is fine.

Thanks again for your help.

Ken MacGuigan

On Wed, Sep 7, 2022 at 4:22 PM Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca> wrote:

Hi Ken,

Further to our chat regarding this file:

- A recommendation report for this rezoning application is scheduled for September 26, 2022 at 7PM.
 - o As discussed, I will be emailing a public meeting follow up letter to you this week that provides details on the timing and how to submit comments.
 - o If you would also like to receive a mailed letter, please provide the address for it to be sent to.
- In addition to this development application (OZS-2021-0053), there is also a site plan application, SPA-2022-0122 for approval of the site plan.

I'll advise separately on when eviction is planned after speaking with the applicant and any applicable staff.

Please confirm receipt of this email so I know that this address is correct.

Sidhu, Tejinder

From: Krista Bennett <[REDACTED]>
Sent: 2022/01/29 4:41 PM
To: Caruso, Carmen
Subject: [EXTERNAL]New Construction

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

To all concerned,

I am writing this email to express my sincere disappointment and objection to the proposed construction of 2-3 new buildings on Nelson and Elizabeth Streets.

As someone who recently had to find housing in a short period of time, I was overwhelmed at the housing prices and the fact that I had to use my inheritance from my parents' deaths and my entire savings for a 700 square foot condo. The only consolation I had was that I would at least be building some equity. Now, with the proposed construction, there is a possibility of an up to 40% devaluation in property value, which reduces my investment in that condo significantly.

Not to mention that with the additional buildings comes increased population and more densely populated areas usually result in higher crime, vandalism, safety issues.

I am also extremely concerned about the amount of proposed low to medium rentals which will also impact the surrounding property and its value.

Please take this email as an official objection to the proposed construction of 3 new buildings at Nelson and Elizabeth Streets.

I am happy to discuss further if anyone would like to reach out to me.

Regards,
K.Bennett

Sidhu, Tejinder

From: Laura Brown <[REDACTED]>
Sent: 2022/01/24 8:20 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Upcoming downtown Brampton project

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good evening,

I am writing to express my concern regarding the proposed development in downtown Brampton. I am a resident [REDACTED] and will be directly affected by this development.

How does the city plan to manage and accommodate the huge increase in traffic, congestion and parking needs in the downtown core? With 700 + rental units being built I will assume many of them will be families with children. What schools and recreation centers will be available for this large increase in families? What is the environmental impact of this development?

When is the proposed start date for construction on this development?

Regards,
Laura Brown

Sidhu, Tejinder

From: Robert Bell <[REDACTED]>
Sent: 2022/01/25 1:54 PM
To: Caruso, Carmen
Cc: Brown, Patrick - Mayor
Subject: [EXTERNAL]File OZS-2021-0053 31-33 George Street and 18-28 Elizabeth Street

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Sir:

Having read the proposal prepared by Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., I would like to make the following comments:

- The two proposed towers of 42 stories and 34 stories will effectively block all direct sunlight on the north and northwest side of the condo building at 9 George Street. The condominium units on those sides of 9 George Street will also lose all privacy not only on their balconies but also in their main living areas.
- I am also concerned about the creation of a 'wind tunnel' between these two tall towers which will impact not only the residents of the north and northwest side of the building at 9 George Street but also the terrace space which is enjoyed by all residents.
- The lack of adequate parking provisions in these new towers will affect the entire area. Parking is already at a premium in this area and the tenants of the proposed towers will be desperate to find affordable parking as not everyone living there will find public transit a viable option. It is also unlikely that hotel guests will arrive by public transit.
- The streets surrounding these towers will not be adequate to deal with the extra traffic particularly during rush hour periods. Queen, Main, Elizabeth, George and Nelson Streets are already congested in the mornings and evenings making movement through these downtown areas very slow and dangerous due to driver frustration.
- There is a lack of 'green' space to accommodate an additional 771 residential units especially as there are a number of other residential building towers planned for this area.
- By reducing the proposed height of these two towers to the existing height restrictions already in effect, some of the above concerns can be at least partially mitigated.

Thank you for your consideration of my concerns.

Regards,
Mrs. Laverne Bell
[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: Fri, 21 Jan 2022 20:44:38

To:

Subject: [EXTERNAL]application to possibly rezone area on Nelson St and Elizabeth St in downtown Brampton

Sensitivity: Normal

Archived: 2022/09/08 6:38:32 PM

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Ms Caruso,

I am an owner [REDACTED]n. I have just read a notice that the area north and west of my building on Nelson & Elizabeth Streets is up for the possibility of rezoning for units up to 32-42 stories high. I very much object to this as an owner who when buying my unit 5 years ago was told this would not be possible.

These buildings will tower over my building causing sunlight to be blocked on the north & west side of my building and also cause privacy on the north balconies to be impossible.

We have been told that our condo value will decrease by 20-50% and would not have bought here if we had known this.

Could there not be a compromise of only low rise buildings that will not impede our views and privacy?

Sincerely,

Linda Lundy

[REDACTED]

Brampton, ON

[REDACTED]

[REDACTED]

Sidhu, Tejinder

From: Laura S <[REDACTED]>
Sent: 2022/01/23 3:05 PM
To: Caruso, Carmen
Cc: Brown, Patrick - Mayor
Subject: [EXTERNAL]City File OZS-2021-0053

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Mr. Caruso,

I am writing to express my concern about the application to amend the zoning bylaw for 31-33 George Street North & 18-28 Elizabeth Street North. As a resident of the area, I am very worried about the traffic congestion and the disruption to the neighborhood. Buildings of this size would tower over everything in this neighbourhood. What is being proposed is far too large. Not only will this change the neighbourhood dynamics, but I believe it will lower the property values of some of the condos in my building.

If a building must be constructed, I would suggest it be of a similar size to the neighbouring buildings. A more modest sized building will keep the tight-knit community feeling we currently have here.

Thank-you for hearing my concerns and for your attention.

Regards,
Laura Serio

Archived: 2022/09/08 6:38:36 PM
From: [REDACTED]
Sent: Sat, 22 Jan 2022 15:45:20 +0000ARC
To:
Cc:
Subject: [EXTERNAL]Proposed Zoning Change George Street/Elizabeth Street - File OZS-2021-0053
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Carmen Caruso
Central Area Planner
City of Brampton
Carmen.Caruso@brampton.ca

January 22, 2022

Dear C. Caruso:

Re: Application to Amend the Zoning By-law for 31-33 George Street and 18-28 Elizabeth Street, Brampton

I am writing to express my concerns regarding the proposed development of the above properties in the downtown core of Brampton. I have lived in Brampton my entire life; I was even born in the original Peel Memorial Hospital. I have always loved living in Brampton. One of its most unique characteristics is the charm of the downtown area. It is for this reason, when I was in a position to purchase my own home, I chose the downtown area.

I purchased a [REDACTED] pre-construction and have lived here since. I recall the difficulties and delays we had during the construction of my building due to design and flood plain issues that resulted in the city and province requiring design changes, etc. to ensure that the project would fit into the downtown vision of the time. I can't believe similar issues would not come up as part of this new proposed project.

I am excited about some of the plans for the downtown area. There is definite potential to bring more life into the area and grow the business and residential potential; however, I would not want to lose the character and charm of the City and have it become another Mississauga containing soaring glass towers and heavy vehicle traffic.

It is for this reason that I am writing to you today. I am not one to voice my concerns – I would generally just let the cards fall where they may – but as this proposed development will significantly impact the downtown area and the enjoyment of the residents both in my building and the surrounding homes, I feel compelled to express my concerns.

My concerns are as follows:

1. The size/height of this project is almost 2x the height of my building and is extremely close to units facing West and North leading to loss of enjoyment of their balcony space as well as their privacy and view;
2. There will be an increase to the wind effects (and the winds are significant already) that residents will experience;
3. 9 George Street will be in shadow a significant portion of the day, resulting in a loss of ambient light for residents;
4. Increased traffic congestion in the downtown area. The streets in question are already extremely busy with the Go Station and being alternative routes when there are events in the downtown core. These streets were not designed for the volumes we already experience; let alone adding to it. Bringing in hundreds of more residents without any consideration to the impact of the increased traffic volume and capacity of the streets will overload and change the neighbourhood dynamics;
5. Lack of parking. It is my understanding that the new project will not have parking for all units. There is already inadequate parking in the downtown area, between existing residents/businesses and Go Transit riders. Purposely erecting an apartment building that can not provide parking for all its tenants will severely impact parking in the area and further congest the surrounding streets with parked cars;
6. The size and scope of this proposed project could lead the owners of 9 George Street to face a devaluation of our property values, I have seen estimates it could have an impact of 20-40% directly as a result of the above noted issues.

I recognize the need for more rental housing in Brampton. I read recently that Brampton has some of the highest rental rates in the province; however, the where and manner that these are introduced is critical to the future of the city.

The proposed project on Elizabeth/George Streets is too close to 9 George Street N. and the height and scale is completely out of character for the area. Ideally, there would be at least a street separating large projects such as this to ensure that all residents (existing and the proposed new tenants) can have some breathing room. I would also strongly encourage that the heights of these towers be kept in-line with the heights of the other apartments/condominiums in the downtown core area.

Thank you for time and consideration of my feedback.

Yours truly,

[REDACTED]

cc. Patrick Brown, Mayor – City of Brampton
Patrick.Brown@brampton.ca

Paul Vicente, Councillor – Ward 1, City of Brampton
Paul.Vicente@brampton.ca

Archived: 2022/09/08 6:38:39 PM

From: [REDACTED]

Sent: Tue, 25 Jan 2022 02:18:30

To:

Subject: [EXTERNAL]Regarding Zoning Amendment by Law for File: OZS-2021-0053

Sensitivity: Normal

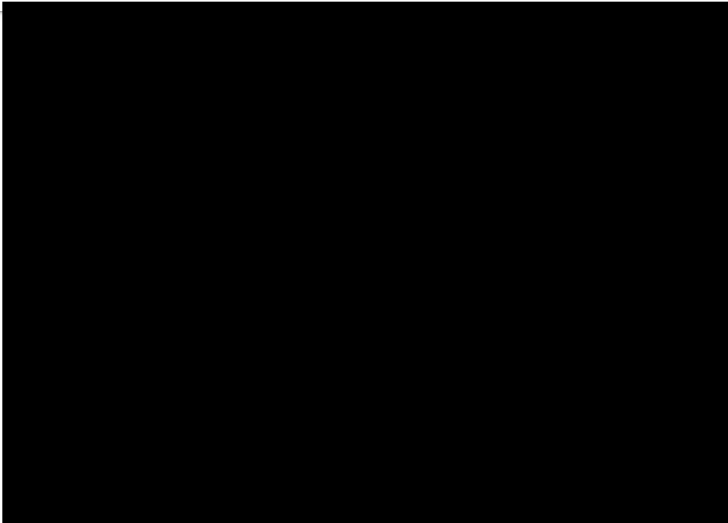
Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi,

I'm writing this email regarding the Zoning by Law amendment for File: OZS-2021-0053, for 31-33 George Street and 18-28 Elizabeth Stree. As an owner of [REDACTED] this amendment is going to affect us directly.

Covid- 19 situation has already affected us financially and mentally, The news of the amendment to build these massive towers brings more stress to our life.

My wife and I have spent our life savings to buy a condo unit, to be in the city, near to the workplace, and we also paid a premium to get a good corner view from our condominium. As the attached picture shows the distance between our unit and the proposed tower is 25 meters which is way too close and it will block our view entirely. As these proposed towers are going to be so huge we will lose our privacy from both sides of the building, we have to shut down the blinds and we will not be getting any sunlight all day long.



We do not oppose the development of Brampton downtown but below are the points we want to add further, why we object to this Zoning by Law amendment:

- * With the high towers, there will be a tremendous increase in traffic, as we already see lots of traffic jams mostly on queen st and main st, it will further worsen the traffic situation in the area.
- * We appreciate the development of already in-plan buildings such as the innovation center, university & revitalization of Brampton downtown which will hype the grace of downtown.
- * We will face devaluation of our property approximately by 20% to 40% as these towers directly cover the north face of our condominium.

Please consider these points before making any decision as it will affect lots of families residing around the proposed towers.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Archived: 2022/09/08 6:38:41 PM

From: [REDACTED]

Sent: Mon, 24 Jan 2022 23:58:19

To:

Cc:

Subject: [EXTERNAL]Objection File OZS-2021-0053

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Attn: Carmen Caruso, Peter Fay, Patrick Brown

I am writing today to express my objection to the development proposal of Malone Given Parson Ltd-Greenwin Corp./Sweeny Holdings Ltd at 31-33 George St. and 18-28 Elizabeth Street. (Subsequently referred to as “the development”).

This development is the latest in 4 proposed residential and mixed-use developments slated to be constructed in downtown Brampton.

Brampton's downtown core has been neglected for years, leaving it beleaguered and dysfunctional. Into this area we are then injecting thousands of high-density rental units by cramming massive high-rise apartments into existing residential communities without conducting any consultation or regard of the negative impact this plan will have on current neighborhoods.

The influx of the 31-33 George St./18-28 Elizabeth Street development will be abut to the current building of 9 George St. N. This will turn downtown Brampton from a residential neighborhood pictured on many city advertisements to a concrete jungle of high-rise buildings.

The addition of this development and the increase in population will further overburdening the existing infrastructure including water, sewers, roadways, sidewalks, hydro, cable and all the infrastructure connected to a certain development.

It will also overwhelm and exacerbate social services including access to a hospital. Brampton residents have access to only one hospital. Mayor Brown and his council regularly declare that Brampton has a hospital crisis. Unchecked and poorly thought-out development and the addition of thousands of additional residents in the downtown core will only serve to overwhelm and intensify this crisis. The Mayor and council can not complain about a crisis while simultaneously supporting initiatives that add to that crisis.

In summary, overburdening infrastructure in the downtown core will serve to ultimately dissuade both individuals and businesses from relocating to Brampton and downtown Brampton specifically. This will not help Brampton effectively achieve the 2040 plan previously developed by council.

I encourage Mayor Brown, the counsel and the city planning department to not support any MZO for downtown Brampton and to devote the time, expert analysis, public input and energy needed to effectively help downtown Brampton thrive in the long run.

Sincerely,
Margaret Carter-Wilson

From: [REDACTED]

Sent: Fri, 21 Jan 2022 19:17:13

To:

Cc:

Subject: [EXTERNAL]Objection: Zoning By-law Amendment 18-28 Elizabeth Street North and 31-33 George Street North

Sensitivity: Normal

Archived: 2022/09/08 6:38:46 PM

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon Mr. Caruso,

I am emailing to express my concern about this development and beg of you to reject this proposal for how detrimental it will be to my neighbourhood. I fully admit that part of this is selfish, as when these massive towers are erected I will lose my entire city view that I paid a premium for and also will have zero privacy due to the uncomfortably close proximity to my condo on George Street. My property value will certainly decrease if this goes through and it will force me to relocate prior to ground being broken, which is the last thing I want to do.

My other objections are that this development will drop probably 1,500 new people onto what is already a congested one lane street that will cause daily nightmares to Brampton citizens. This proposal also includes "affordable housing" that will allow poorer residents to live here but this will undoubtedly cause a rapid increase in crime in this neighbourhood. There is plenty of other land in the city where condos can be constructed. It makes little sense to put 2 hulking towers right up against an existing residential building.

I hope you will consider the long list of cons this monstrosity of a development comes with when making a decision.

Thank you,

Matthew DeLutis, [REDACTED]

Archived: 2022/09/08 6:38:50 PM

From: [REDACTED]

Sent: Mon, 31 Jan 2022 17:48:26

To:

Cc:

Subject: [EXTERNAL]Letter of Correspondence Submission: Sweeny & Co. development

Sensitivity: Normal

Attachments:

[greenwin sweeny.pdf](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon,

I am attaching a Letter of Correspondence: Sweeny & Co. development, on behalf of the Brampton Academy of Martial Arts.

Thank you very much,

Michael Percival

KARATE makes everything better

--

The Brampton Academy of Martial Arts
41 Main St N.
Brampton, Ont
905-450-9925
www.amadojo.com



Virus-free. www.avg.com



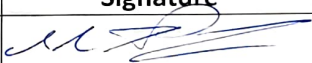
To Carmen Caruso,

This letter is being shared to show the community support of Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N., Brampton project proposal to the City of Brampton to develop a 42 and 34-story mixed-use building that includes residential, retail, and hotel to intensify a major growth area of downtown Brampton and its Innovation District.

The companies and institutions listed below have a vested interest in the growth and development of the City of Brampton and plans for significant growth in its downtown core, they see the positive aspects and multitude of use cases that the community will benefit from with this mixed use development. Some of which include:

- The community will have convenient access to key resources, including additional future retail coming to the neighbourhood.
- This development will provide a hotel directly in the downtown core, benefiting nearby universities, businesses, and visitors. Additional convention space can be leveraged for events, conferences, and more community events.
- The residential component will provide existing and new Brampton residents with convenient rental housing options located in a transit hub minutes from the Brampton GO Station.

The Greenwin + Sweeny Holding's 18-28 Elizabeth St. N. and 31-33 George St N., Brampton project proposal is an exciting development that provides essential solutions and complements existing companies and institutions continued growth in Brampton.

Company/Institution	Representative Name	Signature	Date Signed
The Brampton Academy of Martial Arts	Michael Percival		31 Jan 22

Archived: 2022/09/08 6:38:53 PM

From: [REDACTED]

Sent: Wed, 26 Jan 2022 02:36:43

To:

Subject: [EXTERNAL]I am sharing 'Patrick Brown Email' with you

Sensitivity: Normal

Attachments:

[Patrick Brown Email.pdf](#) 

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Carmen

Trying again. Apologies for the multiple emails. Technical issues.

Sent from my Galaxy

RE: Application to Amend the Zoning By-Law
(To permit a mixed-use development containing 771 residential units, 205 hotel suites and retail space within two towers that are 34 and 42 storeys in height)
Malone Given Parsons LTD. – Greenwin Corp./Sweeny Holdings Ltd.
31-33 George Street and 18-28 Elizabeth Street
Ward: 1
File: OZS-2021-0053

Dear Patrick Brown,

As a proud resident of the [REDACTED] I am emailing you today to inform you that I reject the above zoning amendment proposal. I request that you do not permit the proposal in its current form for the following reasons:

- All condos units are facing a devaluation of their respective property values of approximately 20 to 40%
- Condos facing north and northwest will lose their current views.
- The proximity of the proposed building will remove any privacy on our balconies and within our units.
- The north side of our condo will be in the shadow of the proposed buildings for most of the day.
- Increased wind tunnel effect will plague north-facing units.
- There will be an increase in vehicle traffic and only 477 parking spaces are planned thereby creating a parking crisis in the downtown core and in the neighbouring residential area.

As the zoning amendment will have a detrimental impact on the R [REDACTED] and the livelihood of all residents, I kindly wish to know what your position is on this.

I look forward to hearing from you.

Regards,

Nancy Ash

[REDACTED]

Archived: 2022/09/08 6:38:55 PM

From: [REDACTED]

Sent: Sun, 23 Jan 2022 21:55:28

To:

Subject: [EXTERNAL]Zoning 31-33 George Street & 18-28 Elizabeth Street

Sensitivity: Normal

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 and Good afternoon,

I'd like to submit a formal complaint to have this project removed or adjusted.

I currently live in the [REDACTED] adjacent to the proposed buildings. I face to the North/North West and this project is going to completely remove any view that I currently have. Please see the attached photos of my current view and the view if these buildings were to be erected (the second one is meant to be blurry as I'd have to have my blinds closed all day for privacy). I come home and use my view to relax and unwind for my mental health after a long day as an essential worker. If I have to now look out at giant skyscrapers & podiums (taller than some current buildings and homes), towering above me and ALL around me, that view would be diminished, as would my mental health.

Besides that, I'd like to point out a couple other items, in my opinion, that I believe to be an issue with the development.

- The one lane roads surrounding this area are not capable to hold the traffic that this would create. Not to mention when the remainder of the downtown transformation is finished (with the library, university, etc). As well when people return to work and the GO Station and Bus Station are busy again, well, I'm sure you can imagine.
- Privacy, completely gone.
- There would be very limited sunlight and a constant shadow of darkness.
- The wind tunnel that would be worsened. There is already one here and the effects are felt with the building of the railroad towers, would only worsen.
- The plan is to build a massive structure on a floodplain? How much weight can the area actually hold long term after seeing the collapse of a building in Florida?
- The towers are not far enough away from this one, as shown in the attached pictures, it's like I could pass my new 'neighbours' dinner just by reaching over the balcony.
- Why is the plan to go sky high at 42 stories and 34 stories when the remainder of Brampton (from my knowledge) is 27 stories. If anything, let's get the size down to match the skyline we currently have.
- Adjacent to these monster buildings is another residential area that was recently converted to a parking lot (should have been parkland or something similar), creating more traffic when people return to work, also that removed several elderly tree's from the area and this would also take out numerous greenery. I see ONE 'existing tree' on the drawings, because the structure is so massive it would just envelope the entire area.
- From what I can see in the plan, 771 residential suites & 205 hotel suites and only 477 parking spaces? What a disaster that would create in the core of Brampton.
- Another rental building? The area is going to become worse with all these new rental buildings - it should be suggested to be a condo rather than a rental, if this is deemed to be built. How long until these apartments begin to look like the yellow apartment on Church Street that is already currently run down as an apartment.
- The homes being demolished are certainly in need of renovations, but they are providing tourists and walkers with some history of the area. Keeping one Heritage building (surrounding it really) by monster structures is not, again in my opinion, the right thing to do.
- It's not just where I live that these monstrous towers would affect, but all the houses to the Southwest, as this current building did when it was built.

I could go on and on, but I'm sure you'll have a lot to read from other residents in the downtown area. Mainly, I'm worried for my mental health by being completely engulfed (the drawings show these towers would actually L shape right around my current suite). Today is a beautiful sunny day and I'm able to enjoy it, but for how long if these are built?

I'm not against building more living spaces in Brampton, or even at this location, however the size of the structures, the podiums, etc. are just overwhelming for the area, in my humble opinion. One tower would suffice at 27 stories.

Thank you for your time,
Nick



From: [REDACTED]
Sent: Sun, 16 Jan 2022 15:14:40
To:
Subject: [EXTERNAL]File OZS-2021-0053
Sensitivity: Normal
Archived: 2022/09/08 6:38:57 PM

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good morning Carmen,

Do I need to register to attend the virtual meeting for the towers being built at 31-33 George and 18-28 Elizabeth on January 31st at 7pm or can I just click on a provided link and join?

I don't want this project to happen for numerous reasons which I will send in a separate email later in the week. I'm currently an owner [REDACTED]

Thank you,
Nick

Caruso, Carmen

From: Planning Development
Sent: 2022/01/12 8:51 AM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]Request for information re zoning proposal file # OZS-2021-0053 Elizabeth St

Good Morning Carmen,
Please respond to inquiry below.

Thank you

Sheryl Coelho

Business Services Clerk

Planning Building and Economic Development

City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

E: sheryl.coelho@brampton.ca | T: 905.874.2905 | W: www.brampton.ca

From: nicole s <[REDACTED]>
Sent: 2022/01/11 5:00 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]Request for information re zoning proposal file # OZS-2021-0053 Elizabeth St

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi, I would like more information on this proposal, particularly anything you can give me on the expected timeline, as well as the appeals process, townhall meetings, etc.

Thank you

Nicole Guy

Archived: 2022/09/08 6:39:01 PM
From: [REDACTED]
Sent: Sat, 15 Jan 2022 22:58:59
To:
Subject: [EXTERNAL]File OZS-2021-0053
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Carmen,
I hope this finds you well and keeping warm after the blistery cold we've had this weekend!!!

I have a question regarding File OZS-2021-0053. Would you kindly let me know what the proposed Floor Space Index (FSI or FAR) is for this development?

I look forward to hearing from you.

Kind regards,
Nilakshi Kiriella

Sidhu, Tejinder

From: Qiang Li [REDACTED]
Sent: 2022/01/20 8:33 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Object to the City's Plan on Nelson and Elizabeth Street

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi,

My name is Qiang Li, I am a resident [REDACTED]

I am very unhappy about the City's Plan of building several tall buildings on Nelson and Elizabeth Street. Downtown Brampton hasn't the capacity of accepting so many new residents. The rush hour traffic downtown is very bad already.

What we need downtown are wider streets, more park area, less noise from city events, and no homeless people hanging around.

Regards,
Qiang

Sidhu, Tejinder

From: Jessy Thomas [REDACTED]
Sent: 2022/01/25 1:46 PM
To: Caruso, Carmen
Cc: Santos, Rowena - Councillor
Subject: [EXTERNAL]OZS-2021-0053 Type: OPA ZBA Subdivision Subtype: Zoning By Law Amendment.

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso,

It is my strong stand as a [REDACTED] that this planning report and the Application to Amend the Zoning By-law should not be approved.

In addition to various issues like Population Density, Parking, Infrastructure, Parkland etc. that have not been properly considered and satisfactorily analyzed, I am very concerned about my own healthcare (a very insufficient Brampton Civic hospital) and quality of my living and privacy matters with the very close proximity of such a towering building.

I am very worried about the safety of own building. See below link.

Neighboring construction could have impacted Surfside building's stability, experts say - ABC News

<https://abcnews.go.com/US/neighboring-construction-impacted-surfside-buildings-stability-experts/story?id=78609313>

Registering my strong opposition:

Considering all of the above, I strongly oppose this request for Application to Amend the Zoning By-law.

Signed

Rachel D Thomas

[REDACTED]

Brampton

Sent from [Mail](#) for Windows

Sidhu, Tejinder

From: Ray <[REDACTED]>
Sent: 2022/01/25 4:20 PM
To: Caruso, Carmen; Brown, Patrick - Mayor; Santos, Rowena - Councillor; Vicente, Paul - Councillor
Subject: [EXTERNAL]Application to amend the zoning by-law as proposed by Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd. (City File:OZS-2021-0053).

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Sirs and Madam,

I own and reside in [REDACTED]. I am writing to you to voice my grave concern about the application to amend the zoning by-law as proposed by Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd. (City File:OZS-2021-0053) to permit a development of two towers that are 34 and 42 storeys in height at 31-33 George Street and 18-28 Elizabeth Street.

The contemplated development will have material adverse effects on owners and residents at [REDACTED]. Considering the number of other development projects planned for downtown Brampton, these contemplated towers are not necessary for the downtown Brampton area and they are definitely not desirable. Please do not allow this project in my neighborhood.

Best regards,

Ray Clarke

[REDACTED]

Sidhu, Tejinder

Subject: FW: Council Request- Future Development

From: Pallares, Vanessa <Vanessa.Pallares@brampton.ca>

Sent: 2022/06/20 1:14 PM

To: Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>

Cc: Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Frival, William <William.Frivalt@brampton.ca>; Nagra, Muskan <Muskan.Nagra@brampton.ca>

Subject: Council Request- Future Development

Hi Cynthia,

I hope you are keeping well.

We would like to kindly request your review of the feedback we received from a constituent of our ward, Richard Dusk-
[REDACTED] with regards to the development adjacent to their building.
Please see their comments below for your review:

*"Good Day, I am reaching out to you to prevent a significant development catastrofy. I reside at [REDACTED] a 27-story condo building. I am on the board for the condo, but I am reaching out as a concerned individual. We have had significant water infiltration through one of our walls in the underground parking area. We are looking at 25K+ for a stop-gap solution. We are situated on a flood plain above a water area. We have sump pumps in our lower parking garage. Development has been rammed into our site consisting of two monster towers adjacent to our building. This is on top of the existing flood plain and water reservoir present in this area. It has been pushed through the council. The developer has hired a "go-to planner" known in the development industry to get things done. We are faced with this development jeopardizing the downtown core as the area is not stable enough to accommodate these structures. The developer purchased the surrounding area **SIX** months before the development was approved and invested several million dollars. Make your judgement call regarding this situation. If you are genuinely interested in the well-being of your area in Brampton, look into this before we, as Brampton residents, become yet another development gone wrong."*

May we kindly request for staff to reach out to Mr. Dusk to discuss their concerns.

Our advanced appreciation for your time and review of this matter.

Kindest regards,

Vanessa Pallares | Administrative Assistant

Supporting Regional Councillors Rowena Santos & Paul Vicente | Wards 1 & 5

City of Brampton, Council Office

2 Wellington Street West, Brampton ON, L6Y 4R2

T: 905-874-5946 | Vanessa.Pallares@Brampton.ca

Sidhu, Tejinder

From: Richard Dusk [REDACTED]
Sent: 2022/01/25 4:05 PM
To: City Clerks Office
Cc: peter bailey; [REDACTED] Dave Thomas; [REDACTED]
[REDACTED] Michael Francolla; kdonovan@thestar.ca; Caruso,
Carmen
Subject: [EXTERNAL]File:OZS-2021-0053
Attachments: AAAAAAA.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Attn: City Clerks Office.

I request the ability to discuss this application at the virtual meeting on January 31, 2022.

I would also request that the following information be available for public view.

Sincerely,

Richard Dusk

THE DUSK TEAM

List By Dawn...Sold By Dusk

Richard Dusk

Sales Representative



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sidhu, Tejinder

From: Roberto Carreiro [REDACTED]
Sent: 2022/01/28 2:55 PM
To: Medeiros, Martin - Councillor; Bowman, Jeff - Councillor
Cc: Caruso, Carmen
Subject: [EXTERNAL]Sweeny/Greenwin development application
Attachments: OZS-2021-0053_Public Notice - Lets Connect.pdf; OZS-2021-0053_Virtual Public Meeting Cover Letter.sg approved.pdf

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 Councillor Martin Medeiros and Councillor Jeff Bowman

We just wanted to let you know how much in favour we are of having this building be constructed in our downtown core. It's been too long of a drought for me as a resident and business owner to **not** see any growth in downtown Brampton. I personally think this City needs this to display a **positive** movement forward. Please know we are in favour of having this development happen sooner rather than later.

Wishing you both a safe and successful 2022/

Start digging!

Cheers,
Roberto

--



[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Sidhu, Tejinder

From: rosabellaponce [REDACTED]
Sent: 2022/01/25 9:04 AM
To: Caruso, Carmen
Subject: [EXTERNAL]IMPORTANT: Zoning for Malone Given Parsons Ltd. 31-33 George St

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Carmen,

I would like to express my strong opposition to the development of 2 monster towers that will be built right beside [REDACTED]

I can't believe that with all the abandoned and empty buildings in the downtown core, one of these 34 or 42 storey towers has to be built right beside mine! My corner unit condo faces north west so I will be practically shaking hands with people who will live in these towers.

It's absolutely ridiculous planning and will devalue my property. The other rental condo that's currently being built by Mill St. is acceptable because of the distance. Please find a way to distance all the buildings.

Can you confirm that you have read my email and my opinion does matter?

Thank you,
Rosabella Ponce
[REDACTED]

Sent from my Galaxy

Sidhu, Tejinder

From: Rose O'Reilly [REDACTED]
Sent: 2022/01/25 4:05 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Comments on the proposed Bylaw Amendment for George/Nelson/Elizabeth, Downtown Brampton

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso,

I will be participating in the virtual January 31st Planning Committee Meeting to learn more about the proposed By-law Amendment to Elizabeth/Nelson/George in Downtown Brampton.

My immediate concern is that the proposed amendment will create parking issues, an increase on local infrastructure (hospital, schools) gridlock etc. I am very concerned, in particular, that we have not yet heard about future plans for the Downtown, for e.g., a University, large business, Riverwalk, freight train diversion, use of vacant lands such as the Regional empty building on George and Nelson, possible elevated parking, to name just a few. I cannot agree to the current proposal until I know more about local infrastructural plans.

The downtown area has many positive attributes (Gage Park, Rose Theatre, PAMA, Garden Square,) but also has much potential and need for improvement. I would like to see a proposed plan for the downtown area before we crowd together too many tall residential buildings, such as the above proposed site. There are several other proposed high rise residential projects in the vicinity which will create further strain on an already crowded downtown. I would prefer low to moderate height buildings, maximum 27 floors and diversity such as stacked townhomes, etc. as a residential plan to accommodate growth and density.

I have observed other locations in southern Ontario that have unfortunately become 'concrete jungles', such as Liberty Village and the old Mimico, where the growth of highrises far surpassed the local amenities, such as transportation. We had a former Brampton Mayor who used to brag that compared to Mississauga, we have a real downtown. I agree. They have a shopping mall, surrounded by towers. We have history and character and I would like to see that preserved in our future planning for growth.

I understand that the province has mandated growth in high transport areas. I believe Brampton has a real opportunity to improve the downtown with excellent planning. One example of this is so impressive - Waterloo Ontario. They have created a modern yet very visually appealing downtown. Could this be our future?

I researched planning in Ontario and notice that the city of Ottawa has created an 'Urban Design Guidelines for High-rise Buildings'. They also are under a provincial mandate but they have put their personal stamp on growth.

Two of the contained points caught my attention:

1. Create human-scaled, pedestrian friendly streets, and attractive public spaces that contribute to liveable, safe and healthy communities
2. Promote high-rise buildings that contribute to views of the skyline and enhance orientation and the image of the city.

However, if poorly done, they warn that a high-rise can be a very unwelcome addition to a neighbourhood, invading privacy, and deteriorating neighbourhood character amongst other problems.

My question is what type of stamp will we put on our Brampton downtown?

Sincerely,
Rose O'Reilly

[REDACTED]
[REDACTED]

Sent from my iPad

December 22, 2022

At the request of the individual, this correspondence document has been removed from the agenda as consent was not obtained to include the document as part of the public meeting record.

City Clerk's Office
cityclerksoffice@brampton.ca

Sidhu, Tejinder

From: SJ Williams [REDACTED]
Sent: 2022/01/24 2:52 PM
To: Caruso, Carmen
Cc: [REDACTED]
Subject: [EXTERNAL]Fwd: [REDACTED] concerned resident

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

---.
Subject: [REDACTED]

Honourable Mayor Patrick Brown

I have been residing in Brampton for over 10 years, the reason I decided to move to Downtown Brampton from downtown Milton, Ontario was simple, although a large city, downtown Brampton still had a small town feel with quaint shops and a lovely, manicured park at my doorstep unlike Mississauga with an abundance of towers. I was and continue to be excited to see the downtown streetscape evolve once they begin, but this never seems to come to life, grand plans of upgrading streetscapes, cafes, and patios along downtown streets with single lane traffic to accommodate pedestrians and restaurants and know, how is this going to happen with an influx of buildings and traffic?

Unfortunately, the past two years has limited residents involvement with the community to enjoy the wonderful activities that the City of Brampton hosts, and due to Covid, and we have only been able to enjoy our balcony along and small condominiums throughout the pandemic; it was tolerable with the expansive views and lovely sunsets to enjoy, it gave you a sense of freedom without feeling small but from the latest news it would appear everything I love about our quaint downtown, and our lovely home is about to change, and sadly not for the better!

We love the Horse and Buggy rides, we support them every Valentines Day and at Christmas time, sometimes going on multiple rides throughout their small season and times; we love the small town feel of things here in downtown Brampton it is what keeps us unique and different from other large metropolitan city's. No matter how large we become, we are still low in hi rises.

I do understand that the city benefits in tax revenue from developers wanting to build in Brampton but at what cost to the residents of downtown. We have recently watched two executive rental towers being constructed just north of George Street and as lovely as they are, aesthetically, I am concerned with the influx of traffic that this

will bring to the area. I can only imagine the traffic along the Queen Street corridor, Nelson, and George as well as neighbouring streets not only during peak hours, but all hour's rush hour will be a nightmare car will bog down our quiet streets all hours of the day. And again, we have been notified of a proposal of a monstrosity of two buildings, a hotel and townhouses not only will overload the traffic, but my concern is also the loss of our building being overshadowed by two massive rental towers, to be low to medium rental units. Not only will this block our view that we originally paid a premium for, but it also causes privacy with the erection of these towers within proximity of our existing building. I would have no issue if they were spread out and built (as an example) where they recently completed the parking lot on Nelson Street as this still allows for our privacy as well as theirs and downtown would not begin to feel claustrophobic, because that is what we will feel like.

Please do not misunderstand, I am all for growth and am in the construction industry myself, but I do feel that you should take into consideration of existing homeowners. Not only does this affect our privacy with two buildings so close, but it will drastically reduce our natural sunlight and we will have to have our blinds/curtains closed 24 hours a day. We will be unable to use our balconies or have our windows open for fresh air for at least 18-24 months due to construction dust. This will also affect our property and decrease our values drastically.

The building currently across from the north side of our condominium that sits adjacent from the Go station is an absolute eyesore where the windows are full of junk, and they look deplorable, with paper, sheets and garbage against the glass as their window coverings with this project being low to medium rentals is this what I have to look forward to, as a tax payer? That building is across from our building and as it stands now, we have this view, and they are far away and we still look at this heap everyday and the thing is, it is not direct proximity like the new towers will be. Condominiums are governed to keep our window coverings white, and we are not allowed to stack junk and crap against our windows or use bed sheets for window coverings – this is what low income and medium rental units will bring. I do not want to be subject to that everyday

I am opposed to this project going forward for the above reasons but fear that the crime will also increase. We already have a huge issue surrounding our building, we constantly must remove drunk, homeless people from sleeping in front, on our steps or at the sides of our buildings and they have been removed when passed out in our flower beds that we as owners contribute to beautifying our home and contribute to the streetscape for our neighbouring properties. I would rather see the older buildings in downtown along Queen and Main refurbished to beautify our lovely city.

I genuinely believe that this will decrease value in owning a property in beautiful downtown Brampton and once known as a quaint area, it will just become another metropolitan overloaded with buildings causing congestion where you can reach out and shake your neighbours' hands from one balcony to another. The current infrastructure cannot take another 771 units in this area.

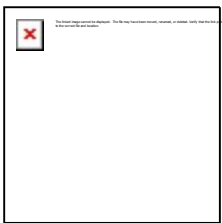
Homelessness and drugs are a huge issue downtown and with lower to mid rental units coming it will only increase. We are already starting to see this at every traffic light someone is begging for money on street corners and stores, homeless people, addicts occupying the steps of unoccupied buildings and opioid clinics right at our doorsteps. We do not need a low to medium rental in this area I do understand the need for housing in Brampton, but it can be spread out to avoid congestion.

Downtown Oakville is beautiful with quaint shops and a small-town feel, yet still a big city. We were headed that way with the streetscapes changing - Why can't we spread out the tower developments? I do not want to move from Brampton, this is my home and my many other neighbours, some who are disabled and only have their view, and balcony spaces to enjoy ,as some are confined to their homes for the most part, residents of The Renaissance Condominiums contribute to our community in several ways, we participate in food drives, toy drives and other charities for the less fortunate and are very proud to be apart of this community so we are not opposed of those in need.

The City of Brampton is a wonderful place to reside, and I would love to continue to do so but losing its small-town feel, will just be like any other place and to me that is not home. I loved the idea of renewing downtown Brampton, lets focus on that as promised.

Thank you for taking the time to review my concerns.

Susan Williams



Sidhu, Tejinder

From: Sylvia Menezes Roberts <[REDACTED]>
Sent: 2022/01/30 11:09 PM
To: Caruso, Carmen
Cc: Vicente, Paul - Councillor
Subject: [EXTERNAL]OZS-2021-0053 George and Elizabeth rental apartment building

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 Planner Caruso,

I have a number of potential issues I have identifies with the development at George and Elizabeth

- 1) The 501 seems to be absent from the list of bus routes in the traffic impact study
- 2) The trip generation uses General Urban/Suburban numbers, this land typology is basically suburban sprawl, the development should probably be using Dense Multi-Use Urban
- 3) The reference TTS they use are not comparable to the development as proposed, a more suitable TTS would be 3357 which is BCC as it is high density in an urban area proximate to a major transit terminal
- 4) It looks like the 2016 traffic flow on Main exceeds the two lane capacity we have when there are patios, or if we widen sidewalks on Main, can you confirm this?
- 5) Why is the most recent AADT from 2015?
- 6) What is the current status of connecting McMurphy and Pleasantview? Having the nearest grade separated crossing of the CN line to the West be McLaughlin is an issue for increasing the number of people who go to downtown Brampton. I am inquiring because the background traffic forecast shows Main over capacity. The ATMP shows bike infrastructure on Main Street North, and a McMurphy extension offers a way to accommodate cyclists without crippling transit to downtown from the north side
- 7) The City should allow overnight parking in structured parking further reducing the amount of parking residential buildings need, by residents being able to park in a city garage instead of needing it in building. It would allow the City to raise parking rates and reinvest them into the downtown.
- 8) The City should have carsharing in the City parking structures, having a car easily available to rent 100 metres from their door will further reduce parking demand, because if people need a car, they can easily get one, instead of needing to own one themselves.

Sincerely,

Sylvia

Sidhu, Tejinder

From: Tanvi Patel [REDACTED] >
Sent: 2022/01/24 11:04 PM
To: Caruso, Carmen; City Clerks Office
Subject: [EXTERNAL]Public Meeting on January 31st'2022 - Zoning By-law Amendment

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Madam/Sir,

We are the owners of [REDACTED] Brampton, L [REDACTED]
[REDACTED] We have reviewed the proposed planning report prepared by Greenwin Corp. and Sweeny Holdings Inc. for development of residential - hotel buildings at 18-28 Elizabeth Street North and 31-33 George Street North. It is the observation of the Board that the proposed development will be detrimental to owners and residents of [REDACTED]

Our unit along with other units on North West side of the building faces the development proposed by Greenwin. The developers justify their proposal as providing more housing close to transit. However, they propose the usual form of development, very tall towers, which will adversely affect our unit - building in many ways:

- 1) increased shadow
- 2) loss of views
- 3) decreased privacy
- 4) increased wind tunnel effects
- 5) increased vehicular traffic and parking demands
- 6) Loss of Sunlight thus creating possible mental health issues
- 7) The Proximity between 9 George St. Condo and new proposed development is very narrow which can cause issues.

All of which can only devalue our property values and can impact our day to day life. We wish to register for the upcoming meeting and receive all further notices, correspondence, and updates.

Thanks

[REDACTED]

Sidhu, Tejinder

From: Wilson, Tim <[REDACTED]>
Sent: 2022/01/24 7:23 PM
To: Caruso, Carmen; City Clerks Office; Brown, Patrick - Mayor
Cc: [REDACTED]
Subject: [EXTERNAL]In Opposition to File OZS-2021-0053
Attachments: Objection Letter to Proposal.rtf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Please consider ideas within the attachment letter when making your final decision.

Regards,

Tim Wilson

Attn: Carmen Caruso, Peter Fay, Patrick Brown

In Opposition to File OZS-2021-0053

I am writing today to express my objection to the development proposal of Malone Given Parson Ltd-Greenwin Corp./Sweeny Holdings Ltd 31-33 George St. and 18-28 Elizabeth Street.

Brampton's downtown core needs infrastructure upgrades prior to any additional high density residential housing being built. Not upgrading the infrastructure will have a negative impact on all the current neighbourhoods, both existing and new. It will also overwhelm social services, including access to our lone downtown hospital. Overburdening infrastructure in the downtown core will serve to dissuade both individuals and businesses from relocating to Brampton and downtown Brampton specifically.

I encourage Mayor Brown, the counsel and the city planning department to decline this proposal and focus on sustainable, well-planned development that focuses on long terms benefits to the City of Brampton and its residents.

Regards,

Tim Wilson

Sidhu, Tejinder

From: Collins, Gary
Sent: 2022/01/23 3:00 PM
To: [REDACTED]
Cc: Caruso, Carmen
Subject: Downtown Brampton
Attachments: OZS-2021-0053 - 18-28 Elizabeth Street North, 31-33 George Street.pdf;
OZS-2021-0053_Public Notice - Lets Connect.doc

Hi Ms. Maggs: thank you for your email to Mayor Brown. He appreciates hearing from you. He has asked me to share some information with you. A public meeting will be held on January 31. I have shared your comments with Carmen Caruso, the Planner who is reviewing the application. Regards, Gary

Gary Collins – Director of Communications

Office of Mayor Patrick Brown
2 Wellington Street West, 6th Floor | Brampton, ON | L6Y 4R2
Office: 905-874-5252 ext 47003
Mobile: 647-409-5598
| Gary.Collins@brampton.ca



From: tracey maggs <[REDACTED]>
Sent: Friday, January 21, 2022 10:22 AM
To: Brown, Patrick - Mayor
Subject: [EXTERNAL]Proposed high rise in downtown Brampton

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Mayor Brown,

I am a resident of [REDACTED] downtown Brampton. We have received a notice of an application to build 2 high rise buildings (34 & 42 storeys) directly to the north of our building.

If this project is allowed to happen, we will be affected in the following negative ways:

- lost and blocked view of all residents
- loss of privacy from our balconies and unit interior (some units will be meters from new build according to plans)
- condos will be in a shadow from these buildings for most of the day
- wind tunnel created will be significant
- tremendous increase in traffic of cars, trucks, people in an already condensed area
- significant decrease in value of our units

Please do not allow these plans to go ahead as planned. We do not want Olde Historic Brampton to become just another concrete jungle like in other cities.

Thank you for your attention, and hoping all of our residents can count on you to help us.

Regards,
Tracey Maggs

Sidhu, Tejinder

From: tracy pepe <[REDACTED]>
Sent: 2022/01/29 12:14 PM
To: Caruso, Carmen; cynthia.owsugyimah@brampton.ca
Cc: City Clerks Office; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Medeiros, Martin - Councillor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]Please add to the delegation on Jan 31st
Attachments: Monday Meeting 01-31.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Tracy Pepe

Classic Aromatics Ltd | Studio - The Scented L'air
29 Queen St E
Brampton, ONT L6W

905-216-8766

classic aromatics ltd.

Tracy Pepe

[REDACTED]
Brampton, ON L6X 1Y5
[REDACTED]

Carmen Caruso

Brampton City Hall

2 Wellington St W, Brampton, ONT L6Y4R2

With respects to the Sweeny & Co. development at 33-31 George ST N, I would like to voice my opinions and ask that this letter be attached to the planning and development committee on Monday January 31, 2022.

As you are aware I am a resident and a business owner within the downtown community. As the principle designer at The Scented L'air, I work with many condo developers and design teams. I want to applaud Sweeny & Co for putting forward an exciting and urban advanced development concept. There are many reasons the planning committee should consider this development, however the main focus is that this in line with European development, enhanced green design and healthier living.

First, as a rental concept this only benefits Brampton. I work with a firm, Oben Flats from Toronto, who ten years ago presented a rental property development, something unheard of at the time. Three buildings later and a very successful development. www.obenflats.com. This business model only supports the overall theme of community for the downtown. Instead of selling condo's to ultimately have a building full of landlords, this model creates 1 landlord, fosters community, encourages connection and inclusion. A proven model in most European cities.

Secondly, the emphasis on bicycle and the importance of green ways of living. With wider sidewalks to encourage strollers, walking and the emphasis on bike racks, this is forward thinking. As I have been working with Bike Ontario, other than PAMA, I am the only bike certified business in downtown Brampton. Adding green living needs to be the emphasis of corporations and individuals moving forward, this mandate is extremely important to our economic growth and our planet.

Finally, this development will offer a significant and powerful change to our neighborhood. As neglect has occurred with some homeowners, with the added development from Railroad, as well as the building on George, more development will only help to improve our neighborhoods. I am speaking on behalf of many residents who live on Nelson and West St, we are thrilled that this is being considered.

Thank you for your time, I encourage you to share my letter with those who may find it useful. As well, I plan to be listening on Monday night, but moving forward do reach out I would have loved to be presented to council.

Sincerely,

Tracy Pepe

Sidhu, Tejinder

From: Tuhin Mondal [REDACTED]
Sent: 2022/01/20 9:28 PM
[REDACTED]
[REDACTED]
Subject: [EXTERNAL]Requesting to change the plan of the project, at the North side of our building- [REDACTED]

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen Caruso and Patrick Brown,
It is a communal request, of the residents of [REDACTED] to change the plan of the new upcoming project at the North side of our building, which will deeply effect us negatively in many ways .
Firstly, it will decrease the value of our condos drastically, which I personally take it as my lifetime investment, I am sure most of the owners will agree with me.
Secondly, it will effect our privacy too , and many more ..
Finally, if you approve this project, it will increase our stress level, in this current situation.
Hope , you will look into this matter from our point of view and consider our request.
Wishing you all a very happy and healthy Year 2022 ahead.
Thank you.
Tuhin Mondal
[REDACTED]
Brampton.

Sidhu, Tejinder

From: Usha Srinivasan <[REDACTED]>
Sent: 2022/01/26 9:14 PM
To: Caruso, Carmen
Cc: Aldunate, Paul
Subject: Re: [EXTERNAL]Fwd: Sweeny/Greenwin- Public Notice
Attachments: Letter re. Application to Amend Zoning, City File No. OZS-2021-0053_RVZ.pdf

Hello Carmen

Sorry for the delay but here is the letter of support. Hope this meets your needs.

Usha

Usha Srinivasan PhD
Director, Ryerson Venture Zone (Brampton)
Office of Zone Learning
[REDACTED]
[REDACTED]



On Tue, Jan 25, 2022 at 4:19 PM Caruso, Carmen <Carmen.Caruso@brampton.ca> wrote:

Hi Usha,

I don't have a template for comments for public meetings. I did receive one from the Rogers Cybersecure Catalyst at Ryerson attached.

Carmen

From: Usha Srinivasan <[REDACTED]>
Sent: 2022/01/25 2:09 PM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: [EXTERNAL]Fwd: Sweeny/Greenwin- Public Notice

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.



January 26, 2022

Carmen Caruso
Central Area Planner
City of Brampton
carmen.caruso@brampton.ca

Dear Carmen,

Re. Application to Amend Zoning By-Law, City File No. OZS-2021-0053

I am writing in support of the Application to Amend the Zoning By-Law brought by Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., city file number OZS-2021-0053.

Ryerson Venture Zone is a non-equity incubator and market-development program that focuses on launching market-ready startups in the City of Brampton. Our virtual programming (for now), teaches first-time founders the foundations of market development, enables industry partner collaborations and helps technology startups develop a playbook for market launch and growth beyond RVZ.

The development of the towers that are the subject of this application, both the 205 hotel suites, conference centers and surrounding meeting areas, will provide important infrastructure to support the delivery of a wide variety of RVZ related events and functions in downtown Brampton, and will thereby support the continued growth of Brampton as an important centre for innovation and economic development. These hotel suites will accommodate conference attendees, employees of RVZ founders and entrepreneurs traveling from other countries, and a wide variety of other participants in the work of the RVZ and in the advancement of Brampton's growth generally.

We believe that by developing critically important hotel accommodation, this development will meaningfully contribute to Brampton's success as a national centre for startup activities, and will help drive the growth of Brampton's Innovation District.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Usha Srinivasan

Usha Srinivasan PhD
Director - Ryerson Venture Zone

Sidhu, Tejinder

From: Vitali Yambursky [REDACTED] >
Sent: 2022/02/03 2:55 PM
To: Caruso, Carmen
Subject: [EXTERNAL]New proposed tower in downtown Brampton

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Sir or Madam,

My name is Vitaly Yambursky; I am a resident of [REDACTED] Brampton. I have become aware of an application to amend zoning with a perspective to build a few towers with rental units. New buildings will affect the quality of our living. My condo is facing north and according to the plan, towers will be built very close to my unit. Unfortunately, the view from my windows, which is now to the city, will change to the view of the new building and/or view of the balcony(s). The close proximity of the building will remove the privacy of my balcony and my interior. My condo will get limited daylight, especially with the fact that I will have to use blinds closed at all times to protect privacy of the interior of my unit. Tremendously increased number of residents will create additional traffic at the narrow roads around our building and will make the area heavily overcrowded. Considering all these factors that will significantly affect the quality of life of the residents [REDACTED] we kindly ask you to consider above-mentioned arguments against building of new towers in such a close proximity to the [REDACTED]

Thank you for your time and consideration. Yours Sincerely, Vitaly Yambursky

Sent from my iPhone

Sidhu, Tejinder

From: Yolanda Thorpe [REDACTED]
Sent: 2022/01/27 6:11 PM
To: Caruso, Carmen
Cc: Brown, Patrick - Mayor
Subject: [EXTERNAL]Objection to Green Corp and Sweeney Holdings Inc. application for zoning changes for Elizabeth ST. N and George st.

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

To Whom it May Concern,

As owners at [REDACTED] we are officially presenting our objection with this email to the proposed change of zoning by:

Greenwin Corp. and Sweeny Holdings Inc. ("Greenwin and Sweeny") are the owners of five parcels of land in the City of Brampton, municipally known as 18-28 Elizabeth Street North and 31-33 George Street ("Subject Lands").

They are proposing to redevelop the Subject Lands for a mixed-use building comprised of a 42-storey and a 34-storey tower. The proposed development will contain 771 rental dwelling units, including a minimum of 40 affordable rental units, 205 hotel suites, and 694 m² of retail space. Podiums ranging from 4- to 11-storeys will transition to the adjacent neighbourhood area consisting of lower density development. A detailed description of the proposed development is provided in Section 2.0 of this report.

We feel these buildings will be detrimental to our real estate investment and to the entire Downtown Brampton. We are long time residents of Brampton who bought in good faith many years ago, we believed promises that have been made to make downtown Brampton a lively, vibrant , livable space. We looked forward to having a downtown neighborhood with restaurants, amenities, and parks for people living in the downtown core, as have downtown Port Credit, Oakville or Kingston.

We feel that a rental building of such enormous proportions will not only be an eyesore for everyone, most especially for my neighbors on the the west and north part of [REDACTED], who will have no opportunity for sunlight at any time of the day or year, let alone not having any privacy, looking straight into someone else's apartment because of the proximity of the proposed buidings.

A well planned downtown should enhance the value of the existing buildings, not deteriorate it. Surely you can understand that there will be a sell off at [REDACTED] If these buildings get approved, our values will go down and the new buyers will probably be those interested in renting out units and will only care for the basic maintenance of the building. Owner lived in units are better cared for. With so many rental buildings planned for downtown Brampton, it will become a place for renters, transient people, eventually on their way to better neighborhoods where they can own and have an investment.

The builder is being extremely greedy with the height proposal and dimensions. Of course they want to maximize their investment by putting as many units as possible to further their monthly income, to the detriment of the neighborhood.

And where will all these people park their cars? It is unrealistic to believe that the majority will not own a car just because there will be public transit nearby. You can do a survey of the existing downtown buildings and I can assure you that the majority of tenants have 1 car. I have an extra parking space which is constantly being requested for rental.

And where will these people walk their dogs and take their children to play? Gage Park is lovely but it is already very crowded.

Promises are still coming. Rogers is investing in a building providing high paying jobs. If this is the case, why not build a condominium for people who will stay to live for a length of time, those who will want to put their

own businesses in the downtown core for their convenience and make something permanent. These proposed buildings are a huge disappointment to those of us who invested in the dream of a beautiful, vibrant neighborhood. I see more tattoos parlors in our future.

Yolanda and Ivan Ebergenyi

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sidhu, Tejinder

From: Owusu-Gyimah, Cynthia
Sent: 2022/07/29 4:49 PM
To: Li, Xinyue (Jenny)
Subject: FW: Mayor's Office response to general inquiry_File: OZS-2021-0053_for site 18-28 Elizabeth Street, 31-33 George Street

Importance: High

Hi Jenny,

Please upload this to Accela so that he can be notified when we send the follow up letter.

Thanks,

Cynthia Owusu-Gyimah, MCIP, RPP

Acting Manager, Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
O: 905-874.2064
M: 437-213-7991
Cynthia.OwusuGyimah@brampton.ca

From: Parsons, Allan <Allan.Parsons@brampton.ca>
Sent: 2022/07/29 4:08 PM
To: [REDACTED] Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>
Cc: Wellings, Margaret <Margaret.Wellings@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>
Subject: Mayor's Office response to general inquiry_File: OZS-2021-0053_for site 18-28 Elizabeth Street, 31-33 George Street

Hello Mr Ebergenyi,

I believe the file you are inquiring about is the application to amend the Zoning By-law for what is referred informally to the Greenwin/Sweeny file, City File #: OZS-2021-0053

I can confirm that no decision from Planning Committee or City Council is made at this time on this application. It is likely however that a Recommendation Report will be completed in late Summer or early Fall.

Cynthia Owusu-Gyimah (copied herein) is the Development Services Manager that is responsible for this file and may be able to provide further information.

Carmen Caruso is no longer with the City of Brampton.

Regards,

Allan Parsons, MCIP., RPP.



From: Wellings, Margaret <Margaret.Wellings@brampton.ca>

Sent: 2022/07/29 3:34 PM

To: Collins, Gary <Gary.Collins@brampton.ca> [REDACTED] Parsons, Allan <Allan.Parsons@brampton.ca>

Subject: RE: 18-28 Elizabeth Street, 31-33 George Street

Good afternoon Mr. Ebergenyi and Gary....hope you are both well!

I am sharing your email with Allan Parsons, our Director of Development Services, as his team is looking after this file.

Hope this helps!

From: Collins, Gary <Gary.Collins@brampton.ca>

Sent: 2022/07/29 3:02 PM

To: [REDACTED]

Cc: Wellings, Margaret <Margaret.Wellings@brampton.ca>

Subject: 18-28 Elizabeth Street, 31-33 George Street

Hi Mr. Ebergenyi: thank you for your email to Mayor Brown. He appreciates hearing from you. He has asked me to respond. This planning proposal has not been approved yet. https://planning.brampton.ca/CitizenAccess/Report/ShowReport.aspx?Module=Planning&reportType=PRINT_PERMIT_SUMMARY_REPORT&reportID=101&agencyCode=BRAMPTON I know that Carmen has left the City. I have copied Margaret who will be able to provide an update on the project. Regards, Gary

From: Ivan Ebergenyi <[REDACTED]>

Sent: Sunday, July 24, 2022 1:17 PM

To: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>

Subject: [EXTERNAL]AMMENDMENT OF ZONING, ELIZABETH ST & NELSON ST, BRAMPTON

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Carmen, Patrick:

I am a resident of [REDACTED] since 2011.

I am and was in extreme and total disagreement to the referred ammendment of zoning from its inception, as it challenges and damages the mere principle of Equity by the City authorities toward Brampton's citizens and residents.

There are plenty spaces in Brampton to acomódate the demand for housing in Brampton, Ontario and Canada, which seems to be the main reason for the City of Brampton to entertain the possibility of such ammendment.

So, before I take up your time any further, please indicate:

Has the ammendment been approved? Or Not?

Please confirm either way, as I cannot find any dependable source to provide information on this respect.

Thanks in Advance for your time and attention.

Victor Ivan Ebergenyi

Gary Collins – Director of Communications

Office of Mayor Patrick Brown

2 Wellington Street West, 6th Floor | Brampton, ON | L6Y 4R2

Office: 905-874-5252 ext 47003

Mobile: 647-409-5598

| Gary.Collins@brampton.ca



As of January 1st, 2016, the City of Brampton has adopted a Lobbyist and Gift Registry. If this applies to you, please click on the following link to register:

<http://www.brampton.ca/EN/City-Hall/Lobbyist-Gift-Registries/Pages/Welcome.aspx>