

Southwest Quadrant Renewal Plan

December 2011 Update No.3



Investing in Brampton's Downtown

Welcome to the third edition of the Southwest Quadrant (SWQ) Renewal Plan newsletter, designed to keep interested stakeholders informed throughout the implementation of this exciting project.

Construction update

The first phase of construction began last month with preliminary work to prepare for the demolition of the current building at 41 George Street. Here are some quick facts on the work undertaken last month and what's happening this month.

- The City of Brampton's Building Department issued demolition permits to Dominus Construction Group on November 16.
- Temporary site hoarding was installed mid November to secure the demolition site.
- The first phase of the demolition involved removing old rubble and building materials from the interior. Major building materials such as concrete, steel, copper, brick, and asphalt will be recycled.
- The site has been inspected by the City's Building Department and Ontario Ministry of Labour to confirm that work is being undertaken in accordance with all relevant municipal and provincial requirements and regulations.

- Starting early December, the windows and exterior brick will be removed using a claw excavator before the stripped building structure will be taken down.
- The dismantling of the current buildings at 41 George Street and 33 Queen Street West is a slow, methodical and highly engineered process, which is closely monitored by the City of Brampton's Chief Building Official and the Building Department to ensure that all compliance and safety standards are met.
- The demolition of 41 George and 33 Queen Street West is expected to be completed by the end of December.
- Work will then be undertaken to prepare for the next phase of construction: shoring and excavation, which will begin in winter 2012.



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For more information: e-mail swq@brampton.ca  www.brampton.ca

More than 400 people attended the public information session in November

The City of Brampton's development partner, Dominus Construction Group and their architectural partner, Zeidler Partnership Architects, presented their vision for the South-west Quadrant Renewal Plan to approximately 400 Brampton residents who attended a Public Information Session hosted by the City of Brampton on November 2, 2011 at the Courtyard Marriott Brampton. Dominus Principal, Joe Cordiano, and Zeidler lead architect, Tarek El-Khatib, shared their vision, as well as design renderings for the new nine-storey building at 41 George Street and the expansion to the current City Hall behind 33 Queen Street West. Attendees had an opportunity to view several display boards showcasing the South-west Quadrant Renewal Plan as well as ask questions to moderator City Manager Deborah Dubenofsky, Dominus and Zeidler. A copy of the complete presentation is available online at www.brampton.ca under News and Events.

Construction measures to minimize disruption

The City would like to thank downtown residents and businesses for their patience during the construction. We recognize that construction can be disruptive and that is why the City, Dominus Construction Group and their sub-contractors are making every effort to minimize that disruption. Here are some of the steps that the Dominus Construction Group has undertaken and will continue to undertake in an effort to minimize disruption:

- completion of most construction activities contained within normal business hours (Monday to Friday, 9 am – 5 pm)
- installation of vibration monitors to ensure that any impact on the construction zone does not negatively impact adjacent buildings
- installation of hoarding around the construction zone at 41 George Street and 33 Queen Street West to ensure the security and safety of the zone and minimize the impact to pedestrians and motorists
- additional security foot patrol to monitor and protect the construction site.



View of 41 George Street from the connecting pedestrian bridge



New nine-storey building at 41 George Street



Rendering of the new facilities and connecting bridge

New facilities will be Class A and LEED Gold

The proposal submitted by Dominus Construction Group and Zeidler Partnership Architects reaffirms both companies' high commitment to excellence in design and construction standards. Both of the new facilities at 41 George Street and 33 Queen Street West will be built towards achieving Class A, LEED gold status. Here's a more detailed explanation of what Class A and LEED gold means.

Class A building

Generally, buildings are classified as either A, B or C. A "Class A" office building represents the highest quality building in a market. "Class A" buildings use high-quality commercial grade building materials such as metal panels, stainless steel, polished concrete and stone floors. The buildings and pedestrian bridge connecting the current City Hall to the new building at 41 George Street also include approximately 40 – 50% glass exterior – an important feature in the project's goal to be LEED Gold certified.

Striving for LEED Gold certification

LEED, which stands for Leadership in Energy and Environmental Design, is an internationally recognized building rating system that rates the design, construction and operation of sustainable, green buildings. LEED is a third-party certification program where points are awarded for key performance indicators including:

- sustainable site development
- water efficiency
- energy efficiency
- material selection
- indoor environmental quality

- Throughout the demolition of 41 George Street and 33 Queen Street, existing building materials including concrete, steel, copper, brick, and asphalt will be recycled.
- The new nine-storey building at 41 George Street will feature a green roof. Built with a variety of trees, tall grasses and low-level greenery, not only will it look beautiful, the green roof will provide important environmental benefits. For example, its design will enable us to capture and re-use rain water and storm water run-off.
- The new parking garage will include facilities for bicycle storage and charging of electric cars.
- The buildings feature 40 - 50% glass exterior, which is designed to increase the natural light, helping to reduce lighting and heating costs.
- The glass is high-quality commercial glass to ensure durability, long life and low maintenance costs
- These are just a few of the features to be included in support of the LEED gold certification.



Typical office floor layout

Downtown Brampton is open for business

The City would like to remind everyone that downtown Brampton is open for business. The construction will not result in any road closures and access to businesses along George Street and Queen Street will remain open. Ample parking is available at City Hall, Nelson Square, John Street and Market Square Garages.



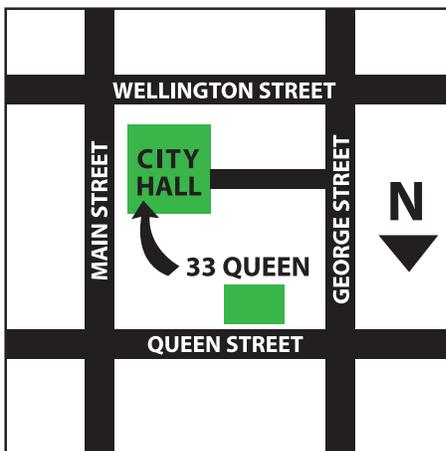
Support for Small Business

Small business owners are invited to take advantage of the services available from the City of Brampton. The Small Business Enterprise Centre offers a number of resources and services for small business owners, including free consultations with a qualified business consultant, business plan/marketing plan reviews, workshops and seminars and networking and professional development opportunities.

Brampton Small Business Enterprise Centre



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