

Name	City	Country	Signed On
Harsimran Mehta	Brampton	Canada	2021/07/06
Rajiv Warikoo	Brampton	Canada	2021/07/06
Shilpa Kotha	Brampton	Canada	2021/07/06
Manjit Rehill	Brampton	Canada	2021/07/06
BALJINDER Rehill	Brampton	Canada	2021/07/06
Jagdish Rehill	Brampton	Canada	2021/07/06
Claudette Bhagwansingh	Brampton	Canada	2021/07/06
Sukhwinder Tiwana	Toronto	Canada	2021/07/07
Essa Qaqish	Brampton	Canada	2021/07/07
Daniel Qaqish	Brampton	Canada	2021/07/07
Nicole Sankar	Mississauga	Canada	2021/07/07
Rana Qaqish	Brampton	Canada	2021/07/07
Alcides Pacheco	Brampton	Canada	2021/07/07
Christopher Qaqish	Brampton	Canada	2021/07/07
Chris Scott	Brampton	Canada	2021/07/07
Harpreet Singh	Toronto	Canada	2021/07/07
Julia Dennis	Brampton	Canada	2021/07/07
Sandeep Saharan	Brampton	Canada	2021/07/07
Shobhika Saharan	Jaipur	India	2021/07/07
Olive Dennis	Brampton	Canada	2021/07/07
Balwinder Saggu	Montréal	Canada	2021/07/07
Dharmesh Gandhi	Brampton	Canada	2021/07/07
Sonal Kanawat	Brampton	Canada	2021/07/08
Ravinder Dhupar	Brampton	Canada	2021/07/08
Lovely Kumar	Brampton	Canada	2021/07/08
Denese Campbell	Brampton	Canada	2021/07/08
Gauran Tewari	London	Canada	2021/07/08
Angadjeet Singh Walia	Brampton	Canada	2021/07/08
Savy Rattan	Delhi	India	2021/07/08
Gurleen Kaur	Brampton	Canada	2021/07/08
Olivia Scott	Brampton	Canada	2021/07/08
ronak Sawhney	Brampton	Canada	2021/07/08
ajay kumar	Brampton	Canada	2021/07/08
Sunny Mehta	Brampton	Canada	2021/07/08
Liam Scott	Brampton	Canada	2021/07/08
Gurvinder Kaur	Brampton	Canada	2021/07/09
Samayra Mehta	Brampton	Canada	2021/07/09
Parwinderjit Singh	Brampton	Canada	2021/07/09
Harkirat Klair	Brampton	Canada	2021/07/09
charlie rowan	Scarborough	Canada	2021/07/09
Echo Hao	Vancouver	Canada	2021/07/09
Lenore Black	Markham	Canada	2021/07/09
Carolyn Gauthier	Ottawa	Canada	2021/07/09
Harpreet Mehta	Brampton	Canada	2021/07/10
Naveen Sood	Kitchener	Canada	2021/07/10
Doran Thomas	Toronto	Canada	2021/07/10

Roy Fernandes	Brampton	Canada	2021/07/10
Igor Kalintchev	Brampton	Canada	2021/07/10
Michael Foster	Brampton	Canada	2021/07/10
Kim Kane	Tillsonburg	Canada	2021/07/10
Jacob Aptekar	Brampton	Canada	2021/07/10
Anna Kulikova	Brampton	Canada	2021/07/10
Rashmi Arora	Brampton	Canada	2021/07/10
John Mecum	Brampton	Canada	2021/07/10
John Grover	Brampton	Canada	2021/07/10
Judy Bruce	Wasaga Beach	Canada	2021/07/10
John Hempstock	Fergus	Canada	2021/07/10
Sheryl Foster	Brampton	Canada	2021/07/10
Dan Pratt	Brampton	Canada	2021/07/10
Ayman Chaughtai	Brampton	Canada	2021/07/10
Paul Pratt	Brampton	Canada	2021/07/10
Vince Sappro	Brampton	Canada	2021/07/10
Rick Ott	Brampton	Canada	2021/07/10
jeanne Katen	Brampton	Canada	2021/07/10
Lo szegeny	Etobicoke	Canada	2021/07/10
Kira Bilodeau		Canada	2021/07/10
Marissa Kort	London	Canada	2021/07/11
Trinh Phu	Brampton	Canada	2021/07/11
Celina Pires	Brampton	Canada	2021/07/11
C. De Carvalho pires	Brampton	Canada	2021/07/11
Tanvir Malik	Brampton	Canada	2021/07/11
Sonial Malik	Brampton	Canada	2021/07/11
Prince Bawa	Brampton	Canada	2021/07/11
Sharleen Baptiste	Toronto	Canada	2021/07/11
FRANCIS PINTO	Brampton	Canada	2021/07/11
Deb Cullen	Brampton	Canada	2021/07/11
Daniel Pavao	Brampton	Canada	2021/07/11
Edward gary	Brampton	Canada	2021/07/11
Peter Snow	Brampton	Canada	2021/07/11
Tim Rafussi	Brampton	Canada	2021/07/11
Nick Vinay	Brampton	Canada	2021/07/11
Natalia Sabachnikova	Brampton	Canada	2021/07/11
Francisco Bustamante	Brampton	Canada	2021/07/12
Sandra Brites	Brampton	Canada	2021/07/12
mary reyes	Toronto	Canada	2021/07/12
Parvind Malik	Brampton	Canada	2021/07/12
Sumeet Gandhi	Brampton	Canada	2021/07/12
Vanya Bawa	Brampton	Canada	2021/07/12
Gunmala Singh	Brampton	Canada	2021/07/12
Birender Chahel	Brampton	Canada	2021/07/12
Rudy Lalan Singh	Brampton	Canada	2021/07/12
Rohan Bhagwansingh	Brampton	Canada	2021/07/12
Natalie Lalan Singh	Brampton	Canada	2021/07/12

Dale Sirju	Brampton	Canada	2021/07/12
Patrick Dickenson	Toronto	Canada	2021/07/12
Rajvinder Singh	Brampton	Canada	2021/07/12
Gurbaksh Singh	Brampton	Canada	2021/07/12
Shapnendo Shakor	Brampton	Canada	2021/07/12
Gaurav Ganesh	Brampton	Canada	2021/07/12
Upneet Chahel	Brampton	Canada	2021/07/12
Harjot Singh	Brampton	Canada	2021/07/12
Terri Lima	Brampton	Canada	2021/07/12
Ramnarine Baboolal	Toronto	Canada	2021/07/12
Ronak Sawhney	Brampton	Canada	2021/07/12
Vikram tuli	Brampton	Canada	2021/07/12
Canh huy Ha	Brampton	Canada	2021/07/12
Denny Lima	Brampton	Canada	2021/07/12
Gajraj Ramlal	San Fernando	Trinidad & T	2021/07/12
Sheree M	Toronto	Canada	2021/07/13
Kyla Francis	Laval	Canada	2021/07/13
Bonnie Lindley	Toronto	Canada	2021/07/13
Alex Martin	Brampton	Canada	2021/07/13
Augustina Francis	Etobicoke	Canada	2021/07/13
Larisa Dante	Brampton	Canada	2021/07/13
Marsha Fontaine	Toronto	Canada	2021/07/13
Kecia Francis	Nassau	Bahamas	2021/07/13
David Dwyer	Brampton	Canada	2021/07/13
Amar Samra	Brampton	Canada	2021/07/13
Bill Maguire	Brampton	Canada	2021/07/13
Chanel Furtado	mississauga	Canada	2021/07/13
Laure Dwyer	Toronto	Canada	2021/07/13
josie oliveira	Brampton	Canada	2021/07/13
Melanie Clark	Brampton	Canada	2021/07/13
Andrea Phills	Kitchener	Canada	2021/07/13
Rajindra Seenath	Brampton	Canada	2021/07/13
Sithara Suresh	Brampton	Canada	2021/07/13
Peter Belchior	Brampton	Canada	2021/07/13
Ruchika Malik	Brampton	Canada	2021/07/13
Amber Bawa	Brampton	Canada	2021/07/13
Charan Singh Bajwa	Brampton	Canada	2021/07/13
Rajdeep Chadha	Brampton	Canada	2021/07/13
Savinder Kaur	Brampton	Canada	2021/07/13
Sarah Mckeon	Chatham	Canada	2021/07/14
Patricia Gausman	Pleasantdale	Canada	2021/07/14
wonhee lee	Toronto	Canada	2021/07/14
Jennifer Carino	Brampton	Canada	2021/07/14
Jessica Liu	Toronto	Canada	2021/07/14
Jalen Soropia	Brampton	Canada	2021/07/14
amari harris	Brampton	Canada	2021/07/14
Chivas Carino	Brampton	Canada	2021/07/14

Linda Clark	Brampton	Canada	2021/07/14
Khalil Carino	Brampton	Canada	2021/07/14
Patricia Laver	Brampton	Canada	2021/07/14
Rhonda Wood	Toronto	Canada	2021/07/14
Amy-Jo Tucker	Moosomin	Canada	2021/07/14
Joban Kaur	Brandon	Canada	2021/07/14
Yohanes Nigussie	Sacramento	Canada	2021/07/14
Trayvon Oakes	Calgary	Canada	2021/07/14
Jeral Anderson-Pearce	Toronto	Canada	2021/07/14
Simran Bansal	Brampton	Canada	2021/07/14
Allen Bailey	Toronto	Canada	2021/07/14
John Charles	Toronto	Canada	2021/07/15
Nicole Codrington	Courtice	Canada	2021/07/16
Erin Schreader	Brampton	Canada	2021/07/16
Shari Martin	Brampton	Canada	2021/07/16
LUISA RAPOSO	Brampton	Canada	2021/07/16
Ma Ry		Canada	2021/07/16
karen BUCKLEY	Brampton	Canada	2021/07/16
Darcelle Darbeau	Brampton	Canada	2021/07/16
Daniela Moncayo	Brampton	Canada	2021/07/16
Kristin Lee	Caledon	Canada	2021/07/16
Amanda Dovell	Brampton	Canada	2021/07/16
Rashmi Thakur	Mississauga	Canada	2021/07/16
Ramanjeet Sidhu	Brampton	Canada	2021/07/16
Inderjeet Singh	Brampton	Canada	2021/07/16
Navdeep Kaur	Brampton	Canada	2021/07/16
Felisia Claro	Brampton	Canada	2021/07/16
Christy Barbier	Brampton	Canada	2021/07/17
Kam Wong	Brampton	Canada	2021/07/17
Kavita Persaud	Brampton	Canada	2021/07/17
Amandeep Kaur	Brampton	Canada	2021/07/17
Lisset Ferreira	Brampton	Canada	2021/07/17
Michael Oliveira	Brampton	Canada	2021/07/17
SWAPAN Ghosh	Brampton	Canada	2021/07/18
Soyna Ottou	Toronto	Canada	2021/07/18
Sandra Sandra	Brampton	Canada	2021/07/18
Joseph Ottou	Brampton	Canada	2021/07/18
Vonrick Corridon	Brampton	Canada	2021/07/18
Vijay Sharma	Toronto	Canada	2021/07/18
Joan Gardner	Brampton	Canada	2021/07/18
Edwin Vega	Brampton	Canada	2021/07/18
Joaneth Tigse	Brampton	Canada	2021/07/18
Kripanjali Sharma	Brampton	Canada	2021/07/18
Paulin Joseph	Brampton	Canada	2021/07/19
BARINDER SINGH	Brampton	Canada	2021/07/19
Michelle Palmer	Brampton	Canada	2021/07/19
Anna Hwang	Ottawa	Canada	2021/07/19

Iekha sharma	Brampton	Canada	2021/07/19
Abhijeet Sharma	Brampton	Canada	2021/07/19
Jude St Cyr	Brampton	Canada	2021/07/19
Shipra Singh	Brampton	Canada	2021/07/19
Mukesh Sonnilal	Brampton	Canada	2021/07/19
Goverdhan Shekhawat	Brampton	Canada	2021/07/19
Pawandeep Grewal	Brampton	Canada	2021/07/19
Deoranie Singh	Brampton	Canada	2021/07/19
Phillip Adams	Brampton	Canada	2021/07/19
Dehlia Pitterson	Toronto	Canada	2021/07/19
S P	Ottawa	Canada	2021/07/19
Latonya Griffiths	Kitchener	Canada	2021/07/19
seb gd	Longueuil	Canada	2021/07/19
GEORGE Grant	Brampton	Canada	2021/07/19
Devish Guliani	Brampton	Canada	2021/07/19
Ashree Mehta	Mississauga	Canada	2021/07/19
Alberto Tussie	Toronto	Canada	2021/07/19
Babita Netram	Brampton	Canada	2021/07/19
Brooke R	Toronto	Canada	2021/07/19
Alina Luo	Toronto	Canada	2021/07/20
Sharon Pratt	Kingston	Canada	2021/07/20
Barb Cinq-mars	Belleville	Canada	2021/07/20
Donika Paula	Brampton	Canada	2021/07/20
Binu Lamba	Brampton	Canada	2021/07/20
Suman bhallal	Brampton	Canada	2021/07/20
Lovely Rattan	Brampton	Canada	2021/07/20
Loveleen Kukreja	Brampton	Canada	2021/07/20
Sanjeev Malhotra	Brampton	Canada	2021/07/20
Ameena A	Ontario	Canada	2021/07/20
Angela Johnson	Brampton	Canada	2021/07/20
Leela Persaud	Brampton	Canada	2021/07/20
Lester Languaine	Brampton	Canada	2021/07/20
Neha Arora	Brampton	Canada	2021/07/20
Nashra Mansoor	Brampton	Canada	2021/07/20
Mandeep Singh	Brampton	Canada	2021/07/20
Ashwin Dosieah	Brampton	Canada	2021/07/20
Shyam Kowlessur	Brampton	Canada	2021/07/21
Gaurav ganesh	BRAMPTON	Canada	2021/07/21
Narinder dhaliwal	Brampton	Canada	2021/07/22
Sandeep Saini	Brampton	Canada	2021/07/22
Waseem Mirza	Brampton	Canada	2021/07/22
Nitin Shivani	Brampton	Canada	2021/07/22
Arun Sampath	Brampton	Canada	2021/07/23

To the Planning and Development Department, City of Brampton,

In response to the request to rezone a site on the corner of Beech St and Church St which encompasses six properties, 55, 59, 61 Beech Street and 136, 140 & 142 Church St. E, the developer, 136 Church St (Development) proposes a 10-storey condominium and townhouse complex submitted as File OZS-2021-0011, of which we are submitting an objection with the below rationale for your consideration.

Preamble

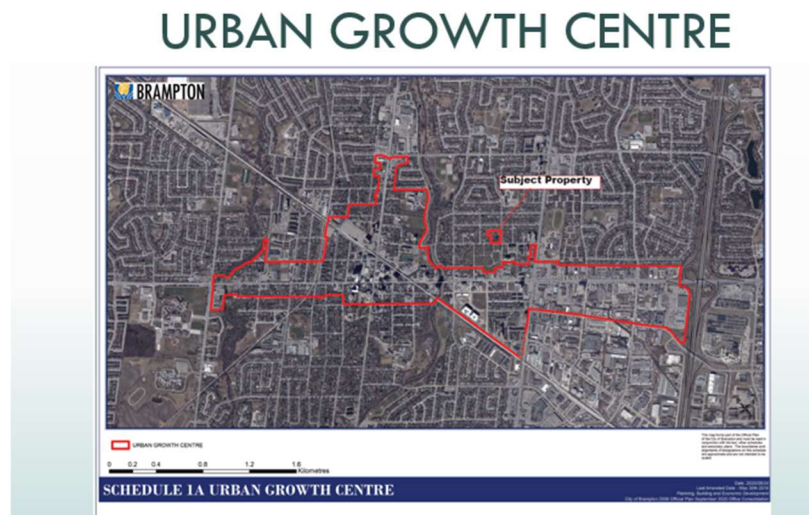
As long-term citizens of Brampton (33 years), we have watched the city grow and diversify and we recognize the need for Brampton to continue to grow in a controlled and thoughtful way. As long-term residents, we are supportive of the initiatives of the city such as Brampton 2040 Vision, whilst hopeful to preserve the facets of our neighbourhood that we have invested our time, money and effort in order to build and maintain. We are willing to work together with the city to attract new residents and businesses and have social, financial and ethical responsibility applied throughout the process to ensure integrity and direction that makes sense for the city and promote positive community growth.

We have reviewed the majority of the documents and have had feedback from subject matter experts that we have engaged to provide an objective review and feedback to our response. With respect to the proposed development, we have concerns in the following key areas of focus.

Density

As confirmed by the developer, the proposed Development is not part of the Urban Growth Centre (UGC), rather has a rationalized adjacency to the UGC. (As per meeting July 19, 2021)

Presentation Slide from July 19, 2021, Developer Meeting



In addition, the proposed location of the Development is outside of the identified area as illustratively documented in the Brampton 2040 Vision. (Please refer to page 36 and 37 in Brampton 2040 Vision.PDF). Action #2-2 which specifically identifies downtown Brampton planning and revitalization,

does not include our neighbourhood and geographic area, in the scope of the of Downtown Historic District (pg. 38,39 of Brampton Vision 2040 Document).

The proposed density change suggested by the Developer is to rezone from low density to high density.

Current - Low = 30 units/net hectare

Proposed - High = 200 units/net hectare

In addition, there is a request for an amendment change to *increase to density by an additional 138 units/net hectare to a total of 338 units /net hectare.*

This constitutes a net density increase of **1,127%** increase.

Can the City of Brampton provide examples where they have approved this level of density increase in a mature community, within the boundaries of Brampton?

What is the *true impact* if this precedent were to be set?

The Developer has acquired non green space properties in a mature stable neighbourhood in order to redevelop while there continues to be available land masses (both greenfield and developed) that are more suitable in the general vicinity, and are also located within the identified UGC. We recognize that the Developer does not own these available land masses, however, we would contend that this should not have to fall to the citizens of Brampton to actively defend improper urban growth.

Parking

The Developer has utilized a parking ratio as follows:

.73 spaces/unit – resident

.15 spaces/unit – visitor

The majority of the visitor spaces are located in the proposed underground space where there are 20 short term spaces located at grade.

To this effect, we are anticipating increases in street parking as a result of the lack of grade parking spaces (for both visitor and residents) which will drive vehicles to park on the surrounding streets. In order to illustrate the impact, please see below an actual example of concentrated parking on the tertiary roads.



This is what Sophia St would look like during construction (due to construction trade parking) and post construction, from proposed development visitors parking. The restricted/narrowed road is further reduced during winter months with the combination of snowbanks and street parking.

As you can see, a two-lane road is effectively rendered into a single lane. Residents trying to access their driveways will be hard pressed to do so safely. The children who currently play street hockey, will no longer be able to do so, decreasing their enjoyment of their neighbourhood.

The increased concentration of vehicle traffic will cause additional noise and disruption to the peace of the neighbourhood.

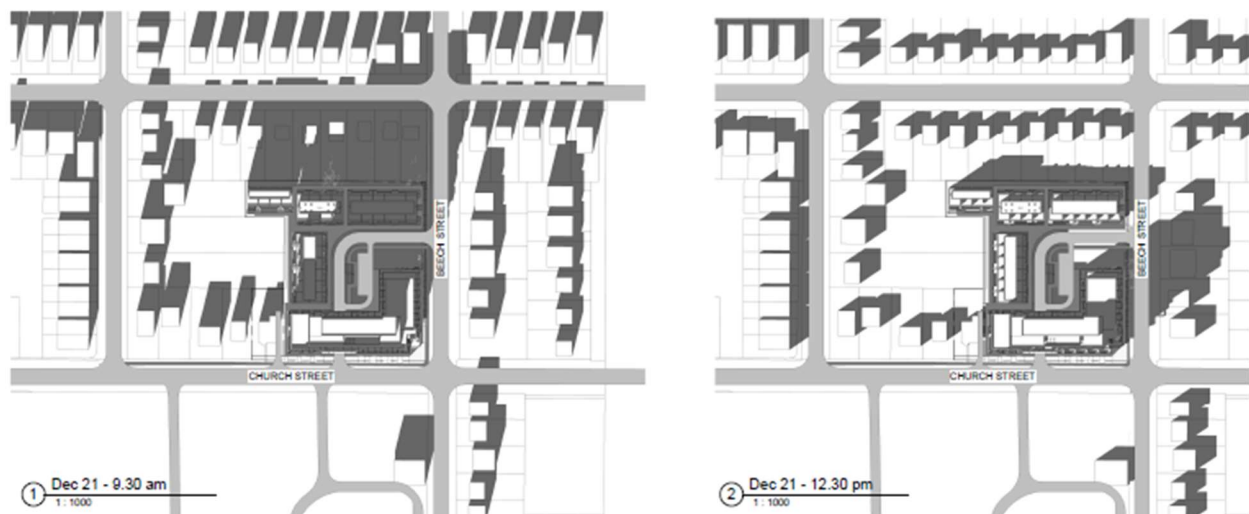
Given the propensity of suburban traffic to be largely vehicular in nature, we have concerns that although the traffic study deemed conservative, does not accurately reflect the actualized use of the roads and the traffic patterns. Throughout the traffic study it is cited that there were no actual observations of traffic due to COVID, however the dates for traffic estimates are dated 2016 for the TTS data and intersection studies for 2018 and 2019 which were pre-COVID. (Page 6 of RO Traffic Impact Study). As a city, we have achieved a reasonable return to a statue of normalized traffic in the area which warrants an actual physical study during peak traffic times (rush hour) to validate the assumptions suggested in the document.

In addition, parking ratios were related to the MTSA profile for Queen St. The location of subject plans currently is outside of the MTSA and it should not be a factored in as a rationalization for inclusion in parking requirements. There is a Draft revised MTSA that places the subject plans within the MTSA profile however we believe that these are not approved. (Refer to slide 18 W.E. Oughtred & Associates presentation July 19, 2021).

Height and Shadow

The intention of the town homes located on the north and west property lines are to act as a transition between neighbouring detached homes and the proposed ten storey apartment building. Given the planned height of town homes at 13.5 metres (44' 3 ½" feet) and the proximity of the town homes to the property lines (the closest at 4.1 metres/13 ½ feet to furthest at 7.2 metres/23 ½ feet) suggest that the town homes although planned as a transition, in effect will have a significant impact to the south facing sightlines of the houses located on McCaul. There is a less impactful effect (though it does not negate some impact) to the west bordering properties as there is green space separation due to the adjacent property sizes and mature canopy located with the bordering properties that cannot be directly impacted by the development construction activities. (Refer to Arborist Report.pdf)

The impact of shadowing of town homes will affect the houses bordering the north area of the development. For example, as demonstrated by the shadow study, all houses of north border will have no sun illumination in the winter months during the mornings due to the overwhelming height and proximity of the town homes. (Pg. 28 of Revised Architecture Concept.pdf)



In addition, the homes on the north border will not be afforded privacy (backyard and rear facing windows) due to the location of the rooftop balconies and terraces and proximity of the town homes to the property line as Per The Official Plan: *"When considering new development within an established residential neighbourhood, consideration must be given to the massing, scale and height of development such that it is compatible with that permitted by the zoning provisions on neighbouring residential properties. New development must allow adjacent properties to maintain their access to privacy and sunlight. Adequate separation between new and existing buildings is required, along with the use of comparably mature landscaping and fencing in order to maintain privacy and character."*

The ten-story condominium has a proposed height of 36.45 metres or 119 feet 7 inches in height which will be significant in terms of sight lines for the neighbouring properties as the majority of dwellings are single family homes no greater than 2 or 3 stories in height. We acknowledge that there are Multi Dwelling Units located in the area however their location and heights are limited and do not have a material impact to the properties that will be affected by this development.

Driveway Access

We have concerns that the driveway access points to this project will potentially create queuing issues during the construction due to the amount of commercial traffic necessary to excavate, construct and open effort for the development. Church Street is used as an alternative path for traffic that circumvents the busy corridor of Queen St between Kennedy and Mill St and interruptions in traffic flow due to construction and occupancy traffic will cause rapid queuing to the traffic rerouting on Church St. This will then push traffic to use secondary roads that are parallel and perpendicular to Church St. (Sophia, Beech, McCaul and Woodward).

As occupancy levels increase there will be a direct impact to the vehicular, recreational, and pedestrian traffic that traverses the two driveways of the development. The greater concern will be the driveway that is located on Church St will have a queuing impact on vehicles that need to enter and exit the property during peak traffic times.

Community Impact

The community that surrounds the proposed development is composed of a variety of socio-economic levels, diversified cultural backgrounds and if you observe the neighbourhood, a general pride in ownership. There are some homes that have been converted to rental properties that support multi-tenant non familial occupants, however the overall community are home owners who exhibit care and dedication to the overall safety, feel and sense of community.

The size and scale of the proposed development will affect the community in direct contradiction of guiding principles identified in the Nurturing Neighbourhood Plan which encourages community participation and sense of belonging. The development will effectively dismantle the sense of community and belonging due to the high density proposed by this development.

The Brampton Tree Project, which encourages planting of new trees within the boundaries of the city of Brampton, has a reasonably low planting ratio in our ward due to the maturity of the trees in the area. The development will effectively be removing most if not all mature trees from the proposed development area. In some cases, trees located adjacent to the property, but not located on the proposed development property, will be affected by construction as the root systems of these trees, many of which are over 50 years old are quite pervasive.

The cost of replacing a mature tree of 40+ years is difficult to measure and cannot be compared to replacing them with saplings, as is the common practise on developments. As per s4.6.8.16 of The Official Plan: *"The mature tree canopy in neighbourhoods within the Central Area should be protected, to the extent practical, to assist in maintaining the character of an area. Where development or redevelopment is proposed, healthy trees should be protected to provide a buffer between new development and redevelopment and existing neighbourhoods"*

Conclusion

Although there are additional issues/objections that can be raised with respect to this proposed development submission, it requires a deeper dive and a detailed analysis which may not be beneficial given where it is in the process of approvals/amendments and the level of detail in the conceptual design phase.

The City of Brampton also has a responsibility to support their existing taxpaying citizens in the overall process and not be motivated by the potential additional tax revenue that would be realized by this size of the proposed development.

The developer is trying to optimize the land mass in a way that would realize the highest level of return on their investment without consideration to the impact to the existing and future residents of the area. Unpleasant sightlines produced by disharmonious structures, a decimated mature tree canopy, and a fracture in community spirit and sense of belonging, would forever change our beliefs, views and landscape of Brampton. As long-term residents of Brampton and specifically this community, we would anticipate the City of Brampton carefully consider the impact to those of us for whom our houses are the single largest investment, but also our homes.

Suffice to say that in the current state of this submission, with its inaccurate assumptions and rationalized arguments, warrants an appropriate response from the Planning and Development department to reject the current submission and direct the developer to review the objections raised by the community and resubmit. We would not do justice to the future of Brampton and other potential developments approvals/rejections with such an egregious approach as it is clear that the submission whilst having some valid construction and design features, must be rethought to be more inclusive and better aligned to the neighbourhood community and approved plans.

The community would welcome working with the developer to help build a feature property that could act as an example of community, city and developer collaboration and create a model of change and growth that everyone could be proud of.

Tim and Donna Rawlings

From: Bhupinder Sidhu
Sent: 2021/07/23 3:51 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]30 McLaughlin Road Brampton

Dear Sir/Madam,

The SE corner of Queen Street and McLaughlin Road is very much in need of the overhauling. It is in the middle of the town and needs fresh look. Currently the lot at 30 McLaughlin Road Brampton is very run down and down not blend in with the new look what city has give on the SW corner.

The development project proposed at 30 McLaughlin Road Brampton is very much in the need. Personally I do think it is a great project, which is not very intense and it maintain the heritage resources, respecting the present outlook and giving the new growth in the area. The city of Brampton should support this development project as we the citizen of Brampton are fully in the favour of such development bringing new looks to city whilst maintaining the heritage of the city.

Thank You for your consideration and we hope the city will support this development.

Bhupinder Sidhu

July 24/2021

Helen Lavado

**Re: Application for an Official Plan and Zoning By-law Amendment
30 McLaughlin Road South
File: OZS-2021-0016**

Dear Mr. Parsons:

I am writing to express several concerns regarding the above referenced proposal. First, this high density proposal will result in a significant detriment to our rather small neighborhood and to our neighbors. For example, there are already intersection dangers on Corona Gate and McLaughlin Road, and on Bufford Drive and McLaughlin Road. Careless drivers typically block each of these intersections, including at the lights, making it challenging for residents to turn right and left. Please note that the next major intersection is Queen Street and McLaughlin Road, also presenting with considerable congestion. All of these intersections are within 600-800 meters of each other. Currently, a narrow street corner on Bufford Drive close to McLaughlin Road, and close to the proposed project poses other traffic challenges. In the winter months, drivers are required to carefully navigate this area to maintain their safety and that of their neighbors. Undoubtedly, the addition of one hundred and nine apartment units, commercial usage, and one hundred and seventy five parking spaces, adjacent to our neighborhood will result in increased congestion, noise and pollution. Also important will be the safety concerns of individuals including children playing, waiting for the school bus, walking to and from school, and its senior citizens who have lived in the neighborhood for almost thirty years.

During the summer months, and in the absence of the current COVID-19 pandemic, the Flower City Community Campus located across the street from the proposed project, hosts several soccer games. Families typically park on each of the plazas located at Queen Street and McLaughlin Road. Given the new proposal, these families will likely compete for parking with the residents and shoppers of the project. Yet again affecting our neighborhood.

It is equally important to consider the impact that this project will have on the adjacent properties and perhaps extended properties. Our neighbors' front doors and windows will be directly located across from this massive proposal. We are also concerned that the use of the deep excavations and the use of heavy and vibrating equipment will affect the structure of our homes. And although temporary, the construction of the proposed structure will disrupt the safety of our neighborhood.

The document from the city of Brampton addresses the relocation of the heritage building on the property. I was not aware that the house was considered to be a heritage building. I remember the owners driving along their beautiful and long driveway in a massive red car. The expense of relocating the building must be significant. Consideration to have the building remain its original place is important, not only related to the expense of having to move it, but also to preserve its original status. Additionally, consideration of adding more green space to this already congested area, while preserving the historical significance of the existing structure, is necessary rather than another massive project which will add to the detriment of our neighborhood and our immediate area.

Sincerely,

Helen Lavado

-----Original Message-----

From: Bhavanjot Kahlon

Sent: 2021/07/25 5:30 PM

To: Planning Development <Planning.Development@brampton.ca>

Subject: [EXTERNAL]30 McLaughlin Road South

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 was reviewing the Brampton planning committee agenda for the upcoming meeting, and saw your 30 McLaughlin Rd South project. Looks great and would make a great addition to the city.

Sahil Kahlon

From: Simran
Sent: 2021/07/23 4:00 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]30 McLaughlin road, Brampton

Hello,

I am writing this email to you in support of the subject project. The proposed development will provide varied housing options which will provide larger market catchment in terms of market affordability.

Sincerely,
Simran Bhasin



BRAMPTON
Flower City

Chief Administrative Office
City Clerk

Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

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

Meeting Date Requested: July 26, 2021

Agenda Item (if applicable): 5.3

Name of Individual(s): Marc De Nardis

Position/Title:

Planning Associate, Gagnon Walker Domes Ltd.

Organization/Person
being represented:

190532 Ontario Inc.

Full Address for Contact: 21 Queen Street East, Suite 500
City of Brampton, Ontario
L6W 3P1

Telephone: (905) 796-5790 ext. 257

Email: mdenardis@gwdplanners.com

Subject Matter
to be Discussed:

Application to Amend the Official Plan and Zoning By-law
Property Address: 10785, 10799, 10807, 10817 McLaughlin Road North
City File: OZS-2020-0037

Action
Requested:

To answer any questions posed by members of the public or Committee.

A formal presentation will accompany my delegation: ☒ Yes ☐ No

Presentation format: ☐ PowerPoint File (.ppt) ☒ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☒ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

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

STATUTORY PUBLIC MEETING – JULY 26, 2021

**APPLICATION to AMEND the
CITY OFFICIAL PLAN and ZONING BY-LAW**

190532 ONTARIO INC.

10785, 10799, 10807, 10817 MCLAUGHLIN ROAD

CITY FILE: OZS-2021-0037

REGION FILE: OZ-20-037B

Gagnon Walker Domes Ltd.

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1
P (905) 796-5790

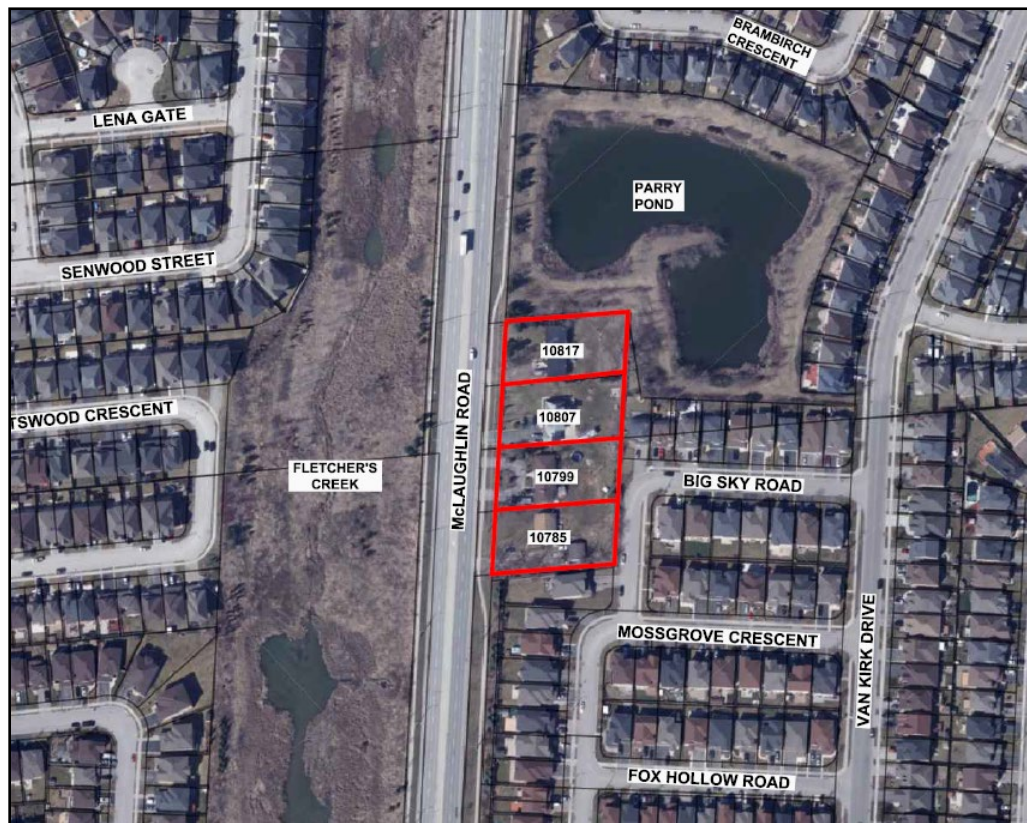
3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3
P (905) 477-6556

www.gwdplanners.com





SUBJECT SITE



Legal Description

Part of Lots 14 and 15, Concession 1 W.H.S.

Site Area

0.70 Hectares (1.75 Acres)

Lot Frontage

120.76 metres (396.19 feet) – McLaughlin Road

50.0 metres (164 feet) – Big Sky Road

Lot Depth

58.70 metres (192.58 feet)

Existing Use

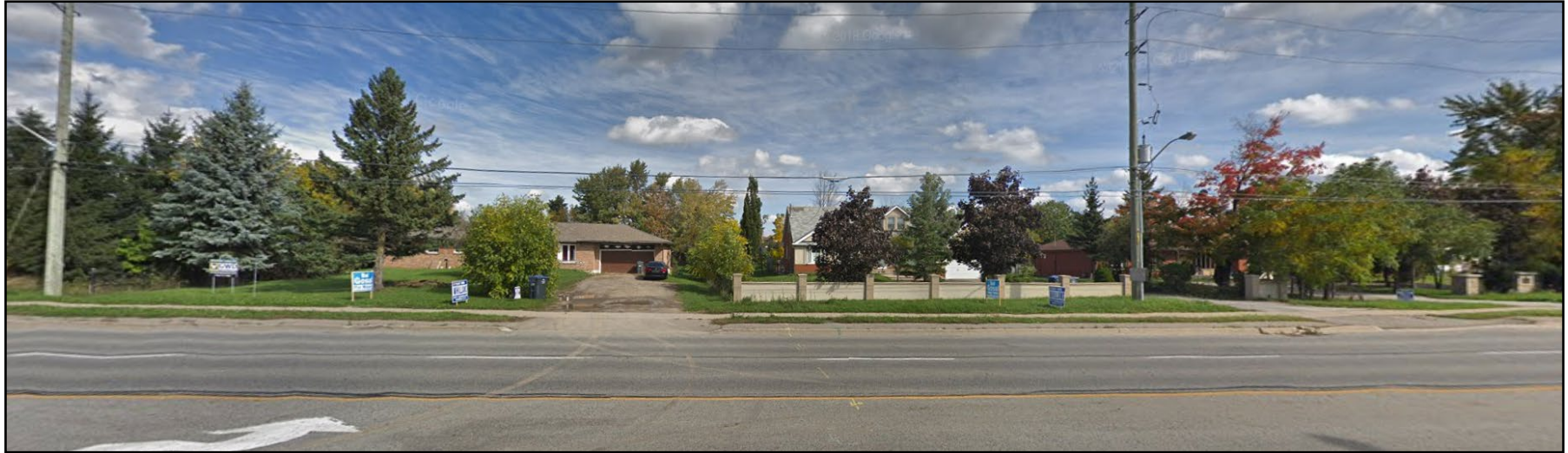
Four (4) Single Detached Residential Dwellings

Access

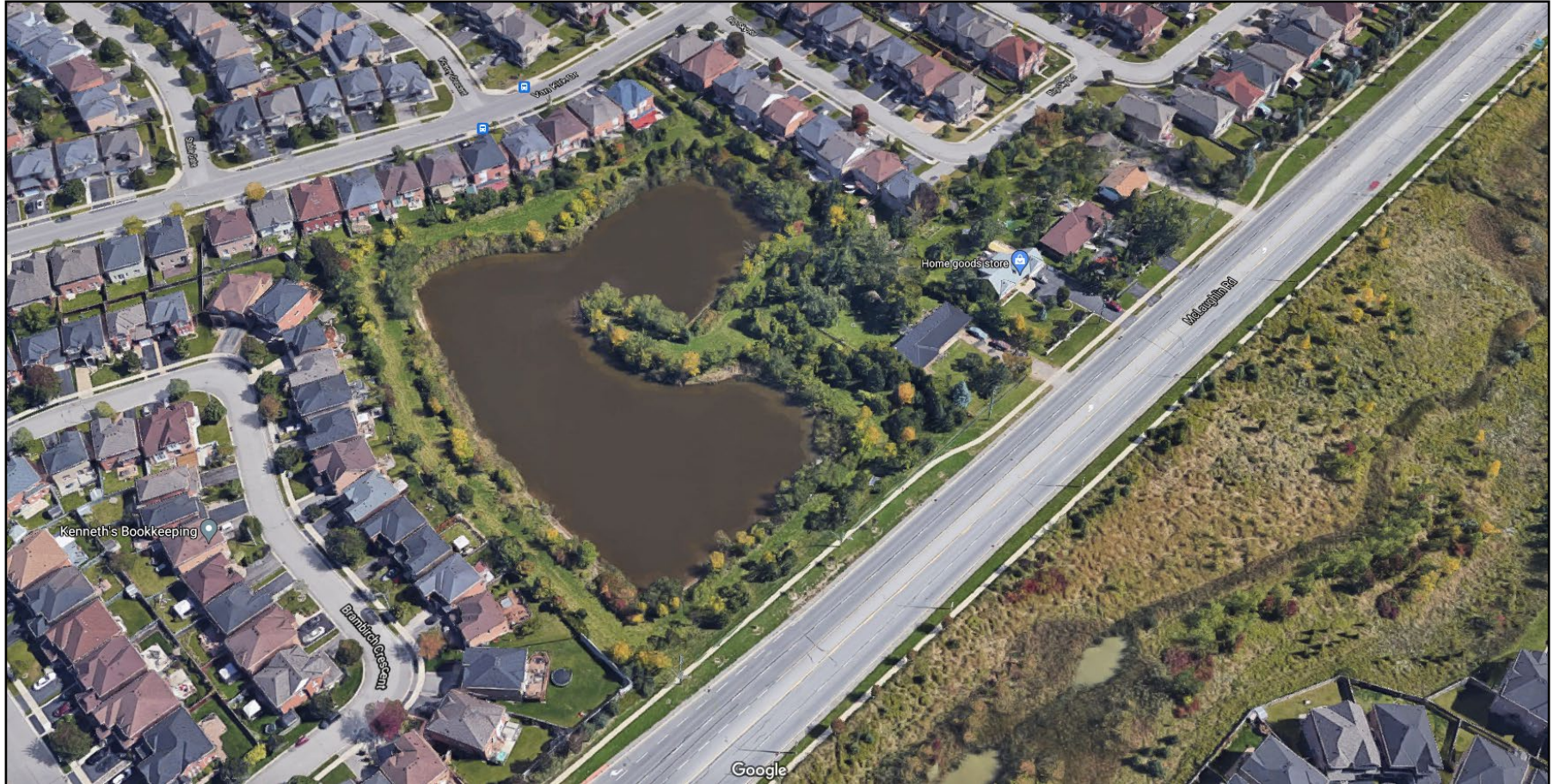
Four (4) driveways on McLaughlin Road

No access from Big Sky Road

STREET VIEWS LOOKING EAST



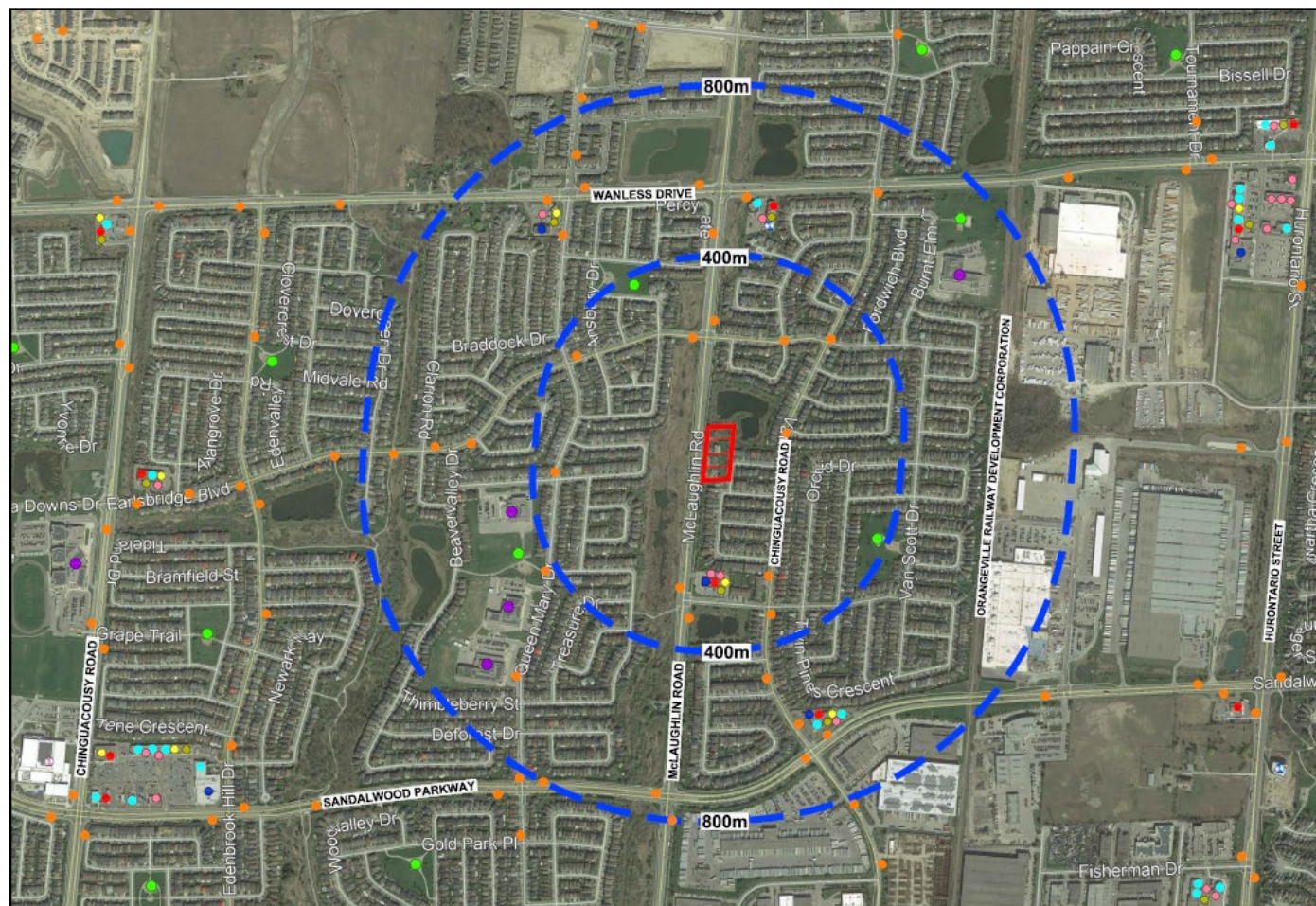
BIRDS EYE VIEW LOOKING SOUTHEAST
















SURROUNDING USES



COMMUNITY SERVICES and AMENITIES



LEGEND

-  SUBJECT SITE
-  400m-800m RADIUS from SUBJECT SITE
-  BRAMPTON TRANSIT BUS STOPS
-  SCHOOLS
-  PLACES of WORSHIP
-  RECREATIONAL FACILITIES
-  PARKS
-  GENERAL RETAIL
-  CONVENIENCE / GAS STATION
-  RESTAURANT / TAKE-OUT / COFFEE SHOP
-  GROCERY STORE
-  PHARMACY / MEDICAL , OFFICE
-  HAIR SALON / NAIL SALON

The site plan illustrates the proposed development at the intersection of Big Sky Road and McLaughlin Road. It features two main building footprints: Bldg A, a 7-story apartment building with 82 units and a floor area of 244.3, and Bldg B, a 5-story apartment building with 68 units and a floor area of 244.3. The plan includes detailed landscaping with numerous trees and shrubs, parking areas with vehicle and bicycle racks, and various pedestrian amenities like benches and planters. Surrounding context includes existing buildings, streets (Big Sky Road, McLaughlin Road, and Block 227), and various site-specific notes and annotations.

PRELIMINARY ELEVATIONS / STREET VIEWS



1 McLAUGHLIN RD ELEVATION
1:150



VIEW ALONG McLAUGHLIN ROAD (LOOKING NORTH-WEST)

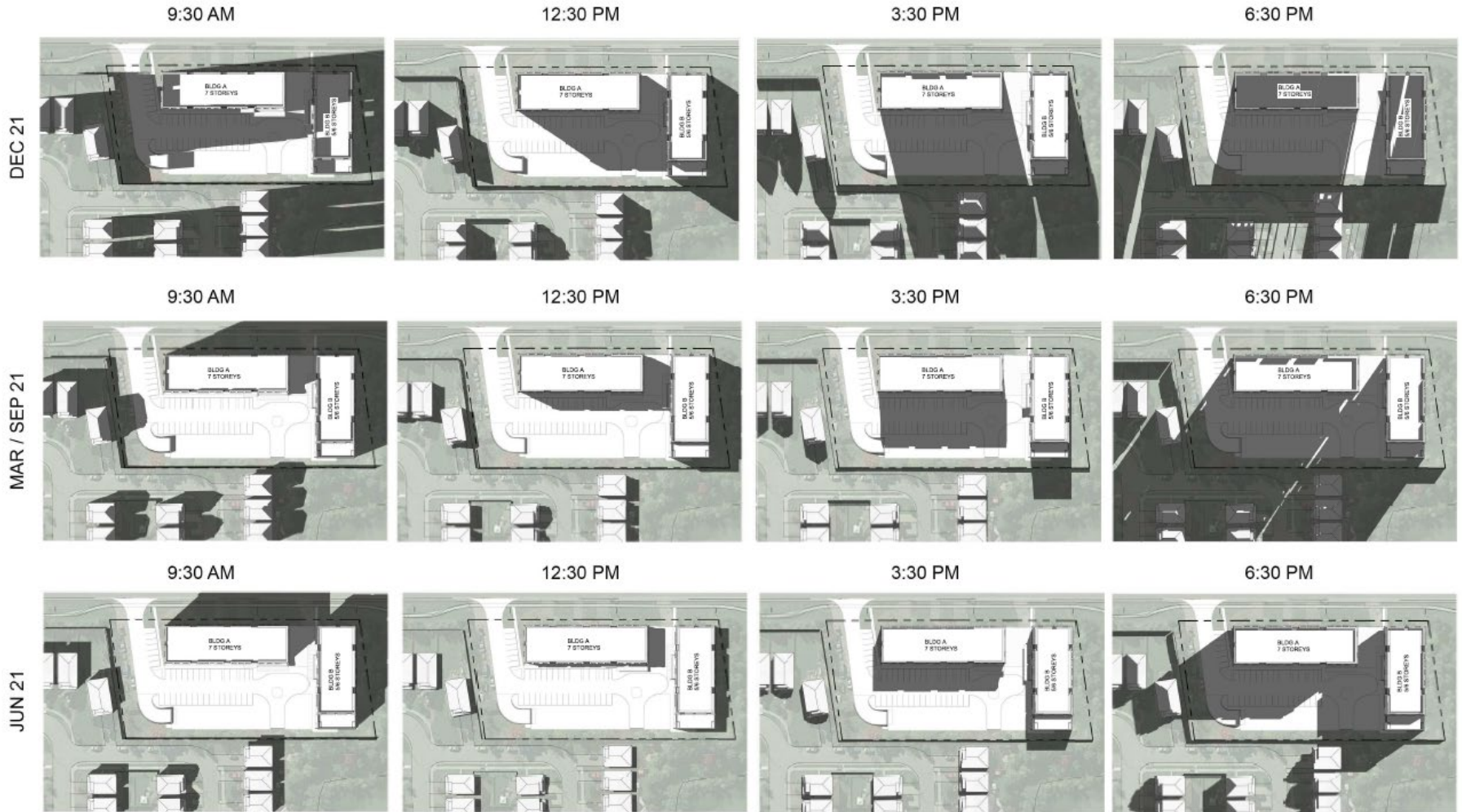


VIEW AT CORNER OF BIG SKY ROAD (LOOKING SOUTH-WEST)

Architectural drawing showing the West Elevation of Building B. The drawing includes a section of the building facade with multiple stories, windows, and balconies. A dashed line indicates the "OUTLINE OF BLDG A (PROUD OF VIEW)". To the right, a vertical elevation scale shows levels from -3.00' to 20.00'. The drawing is labeled "West Elevation BLDG B" and "1:150".



SHADOW ANALYSIS





APPLICATION TECHNICAL STUDIES, REPORT, PLANS

- ✓ Boundary and Topographic Plan of Survey
- ✓ Architectural Plans
- ✓ Urban Design Brief
- ✓ Shadow Study
- ✓ Landscape Concept Plan
- ✓ Tree Inventory and Preservation Plan and Report
- ✓ Functional Servicing and Storm Water Management Report
- ✓ Site Servicing, Grading, and Drainage Plans
- ✓ Noise Feasibility Study
- ✓ Transportation Impact Study
- ✓ Archaeological Assessment
- ✓ Environmental Site Assessment
- ✓ Planning Justification Report
- ✓ Sustainability Score and Summary
- ✓ Draft Official Plan and Zoning By-law Amendments



NEXT STEPS

- No recommendation or decision on the Application will be made at tonight's meeting.
- Written and oral submissions will be taken under consideration.
- A City Staff Recommendation Report to be considered by Planning Committee will be prepared at a later date.
- To be added to the notification list requests must be submitted to the City Clerk's Office.

THANK YOU

Subject: RE: [EXTERNAL]Questions for public session at today's meeting - Character Area 3– McLaughlin Gateway

From: Harpreet Singh Nagi

Sent: 2021/07/26 1:53 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Questions for public session at today's meeting - Character Area 3– McLaughlin Gateway

Respected City Clerk,

I am a resident of _____ and looking forward to using my right to question the planning and development activities in the area to share my concerns and opinion.

The development activity in question here is for the plan to build a proposed 8 storey mixed use apartment building right on mclaughlin and bufford drive intersection. I, as a resident of Bufford drive, is a bit concerned about this development and would like to ask a few questions to be presented to the council in today's meeting.

1. Considering the number of proposed apartment units and commercial businesses this building will accommodate (108 apartments, 30+ commercial establishments), what consideration and study have been conducted to forecast the traffic management situation? If yes can you please provide with the findings. The street gets choked with traffic everytime there is any incident on mclaughlin road , adding these many residents will further exaggerate the traffic issues in the neighbourhood where we have around 50 + kids under the age of 15 years.
2. The Second question is again relevant to traffic situations but in connection with auto insurances. Insurance companies have a good excuse to increase insurance rates (especially in brampton) with usually no or vague justification associated with certain zip codes thereby adding financial burden on the residents no matter if they have any accidents or no, don't you think bringing in that many residents and commercial activities without having a concrete traffic management plan will add to the problem of ever increasing insurance rates for the nearby residents? Any thoughts in place to road widening making it safer with this added traffic situation? This is relevant to all development plans in and around Brampton downtown where roads are pretty narrow and single lanes at many places.
3. Lastly, the natural persona of the Bufford Dr being a quiet , kids friendly neighbourhood , ravine close to nature will be impacted for which many of the residents like me who bought homes will have to relocate considering safety, parking issues, traffic situations , noise pollution arising out of this development plan. The overall densification of the area without a progressive transport infrastructure would be a concern as I couldn't find much information on these points I have identified above.

I would really appreciate it if my concerns are brought forward and addressed in some way in today's meeting .

Regards
Harpreet Singh