

From: Dave Vanhouten
Sent: Wednesday, February 14, 2024 9:17 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Objections to an Application for Minor Variance

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Response Regarding an Application for Minor Variance at 860-870 N. Park Dr.

Application Number: A-2024-0011

To Whom It May Concern:

We would like to take this opportunity to express opposition to this proposal for expansion. For ease of interpretation, we will break this down into categories.

Parking

The variation request poses a number of concerns in this area. Not the least of these concerns is a request to provide only 98 parking spaces where there should be a minimum of 127. We do not feel that provision for 77% of the required parking will suffice. This parking lot is already quite busy at times, barely meeting the demands of the existing buildings currently on site. Increasing the commercial floor footprint by 45% above the existing maximum commercial floor area allowed in the By-law, and not meeting the additional parking requirements, is not conducive to a harmonious parking atmosphere.

This mall has two exit/entrance points, and has NO option of providing another opening for better flow. The mall is bordered on two sides by residential properties, and a cemetery on the third. This only allows for traffic from North Park Drive. Due to these constraints, there is also NO alternative to expand the parking area in the future when the parking lot proves to be too small to meet the demands.

Use of the floor space will also determine the load on the parking lot. If office spaces are placed in the new building, logic dictates that use of the parking spots for employees at these offices all day, as well as their clientele, will monopolize the existing available parking. They will, by manner of use, occupy these spaces for longer periods of time.

Along with all of this comes increased foot traffic. This will provide safety concerns for not only patrons of the existing businesses, but also the general increase in traffic outside of a busy daycare facility and playground.

Also of note is the fact that traffic flow on North Park Drive is slowed, due to the implementation of bicycle lanes on both sides. It is felt that adding activity into and out of an "at capacity" parking lot will further complicate traffic flow close to a busy intersection that has already seen an increase in accidents over the last few years.

Garbage

By default, there will be an increase in garbage production from a new building. Because the growth will be 45%, it can be extrapolated that the production of garbage will be the same. Since COVID, there has

already been an increase in the rat population migrating into back yards from the mall. They moved out to a larger radius when there was no garbage to access at the mall during lockdown, and have continued to occupy a larger footprint as their habitat.

Noise

The presence of a mall in the neighbourhood elicits a certain amount of noise from both foot (groups of people) and vehicular traffic. This is increasing as the nature of the businesses in the mall change and grow. And, what will be of concern is the addition of more mechanical distractions. For example, a new vent system was added to the side of the mall to accommodate a small business on the northwest corner of said mall. This puts it between the actual building and the residences that sit directly across from the parking lot. This vent runs continually throughout the night, creating a persistent hum that can be heard inside homes with doors and windows closed. It is disruptive to sleep, creating a constant tone that permeates our homes more loudly than that of traffic on the nearby Dixie Road and highway 410. Each addition of heating, air conditioning, and venting systems would create more of this background noise. There will potentially be an exponential increase of noise due to delivery trucks (whose drivers sometimes honk to announce their presence), fan motors and ventilation systems, and vehicular traffic.

Aesthetics

Brampton prides itself in the beautification of our streets and parks. It strives to continually improve in this area. But what is happening, over time, is a continued manifestation of congestion and gridlock. We are already finding frustration with the existing infrastructure of the overall city. It is no joke that it takes over 30 minutes to drive from west to east in this city. Further complicating this is the addition of prolonged construction projects on roads, and sewage lines, all happening simultaneously – clogging our already busy thoroughfares, as there become increasingly fewer options for finding a major artery that is not currently clogged with construction. Add to this, the need for more of this very support for the construction of another building in this designated lot, at a time when North Park is already seeing an uptake in volume of traffic, with reduced lanes, to compensate for gridlock on Bovaird Drive and Williams Parkway. This is now creating severe congestion on North Park.

This is a primarily residential area that has seen the growth of this mall, on this corner, over the years. So far, our interpretation is that this one new building, which will occupy a footprint of almost half that of the existing two buildings, on less than one third of the overall area, will create significant congestion. Further, the back of this new building will present on North Park Drive, rather than an inviting façade, right before you enter the neighbourhood accessed from Newport Street. The enjoyment of our properties has been compromised, over time, by the increase in size and use of the mall property, and the accompanying noise. When we moved in many years ago, there was a finite amount of retail business and the accompanying noise, and this has now become more excessive over time. Not to mention, the overall presentation of the buildings has changed. Years ago, there was a fire at the mall, and the beautiful cupola that defined the overall aesthetic was never replaced. And, instead, cell towers have been erected and more buildings have been added to a fixed overall footprint.

We hope you will take these considerations into your decision-making process regarding the expansion of this property.

Kind regards,

David and Leslie van Houten - 12 Northumberland Place, Brampton L6S 4E5

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