

From: arshdeep < >
Sent: Thursday, June 13, 2024 3:55 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Concerns regarding Application A-2024-0109, 227 and 229 Main Street South

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Dear Committee Members,

I am writing to express my strong concerns regarding the recent changes proposed by the property developer . While these changes have been described as minor variances, they represent significant deviations that go against the city's by-laws.

- Firstly, the **elimination of Green Space and Setbacks** and introduction of 28 more townhomes is alarming. The original plan included necessary setbacks and green space to integrate the development with the community and nearby dwellings. The removal of these elements negatively affects the character and environment of our neighborhood.
- Another major issue is the **adherence to the 45-degree angular plane**. The original agreement required the development to stay within this plane, with a maximum height of 76 meters. This requirement was essential to minimize the impact on nearby homes and was agreed upon with City Councillors and the Planning & Development Committee. Now, this critical condition seems to be ignored.
- The new proposal also **increases the building mass significantly**, more than doubling the Floor Space Index (FSI) and increasing the gross floor area by 25%. Such an excessive building mass is incompatible with the surrounding area.
- Additionally, the proposed **reduction in parking** by almost half is likely to lead to overflow parking on our streets, worsening existing issues. This can lead to illegal parking as well as problems during snow removal in winters.
- Previous traffic studies have shown that the proposed development would result in **extremely poor traffic conditions** at various intersections. The increased density will only exacerbate this problem.
- Moreover, the addition of back-to-back townhouses represents a significant change, not a minor variance. This new dwelling type will significantly impact the skyline view from our backyards.

These changes amount to far more than minor variances and should require a proper zoning by-law amendment. Therefore, we request detailed explanations for the following: Why are the originally mandated setbacks and green space being eliminated? How will the proposed height and massing changes comply with the 45-degree angular plane requirement? What justifications exist for the significant increase in building mass in relation to the surrounding area? How will the reduction in parking be managed to avoid

overflow issues in the neighborhood? What measures will be taken to prevent unacceptable levels of traffic congestion due to the increased density? Why is the addition of back-to-back townhouses being considered a minor variance despite its substantial impact on the neighborhood?

Since this project has started, there has been no or minimal community outreach from the developer. Due to this lack of communication, we initially filed an appeal against the development. We eventually withdrew the appeal, based on the promise that the development would comply with certain by-laws, including the 45-degree angular plane, sufficient setbacks from existing properties, and the inclusion of green space to create an appropriate transition zone. Unfortunately, it appears that these commitments are no longer being honored.

Our community understands the need for additional housing and is not opposed to development. However, it must be conducted responsibly and in accordance with city by-laws to ensure the well-being and quality of life for all residents.

I am not in favor of the proposed changes and no new variance should be allowed. I look forward to your prompt response and a detailed explanation addressing our concerns.

I give my authorization to post this email on the agenda, without my email address or mailing address.

Sincerely,

Arshdeep Dhanjal
3 Hodgson Street, Brampton

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