

From: Judith Ritchie < >
Sent: Thursday, June 13, 2024 2:38 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Re: Application A-2024-0109, 227 and 229 Main Street South

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To: The Committee of Adjustments
From: Judith Ritchie
10 Hodgson Street
Brampton, ON L6Y 3G8

Good afternoon. I am writing to share my concerns about the proposed changes to the structure slated to be constructed at 227 and 229 Main Street South.

As I understand it, the structure has been limited to a 45 degree angular plane, as well as to a maximum height of 76 meters, as discussed and agreed to with the City Councilors and the Planning and Development Committee. Furthermore, the proposed green space is what joined this structure to the existing neighbourhood and local parks.

The new building mass is significant, and represents an increase of more than double the FSI and 25% of gross floor area, creating a mass much larger than anticipated as per the agreement. Additionally, parking space has been reduced by almost 50%; I fear that overflow parking will spill over onto my street, especially in the cul-de-sac, which borders a ravine and the credit river.

Previous traffic studies have shown that the proposed development, as per the agreement, would already result in a significant increase in traffic at various intersections, including but not limited to Main Street/Elgin Drive, Main Street/Peel Village Parkway, and Main Street/ Charolais Boulevard; the proposed increase in density would only make this worse.

The addition of an entirely new type of dwelling, namely back-to-back townhouses, is not a minor variance to the previously agreed upon plan, particularly when the sky view from the back yards facing Main Street will now be significantly impacted. When taken altogether, these changes amount to more than a minor variance from the previously agreed upon plan, and a proper zoning by-law amendment should be required.

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

Thank you, and enjoy your evening.