

Petition Against Proposed Development at 104 and 118 Queen Street West, Brampton



Started

May 29, 2024

Why this petition matters

Started by [Emma Jones](#)

[Media Inquiries](#)

Dear City Planners,

We, the undersigned residents and stakeholders of Brampton, express our strong opposition to the proposed development at 104 and 118 Queen Street West (file OZS-2024-0034). The proposed high-density, 51-storey mixed-use tower situated on a 7-storey podium raises significant concerns regarding its compatibility with the existing urban fabric and the overall character of our community. Our key concerns are as follows:

Excessive Height and Scale:

- The proposed 51-storey tower is unprecedented in height and scale within the Downtown Brampton area. Such a towering structure is not only out of character with the predominantly low- and mid-rise buildings surrounding it but also creates an overwhelming and imposing presence that detracts from the community's aesthetic appeal.
- The drastic increase in Floor Space Index (FSI) from 2.0 to 12.0 sets a concerning precedent for future developments, potentially leading to further disproportionate high-rise projects that do not fit within the established context.

Lack of Transition:

- The development fails to provide an adequate transition between the proposed high-density tower and the existing low-rise residential neighborhoods. This abrupt change in height and density is likely to create significant negative impacts, including shadowing, reduced privacy, and an overall loss of community character.
- Proper urban planning principles dictate the need for graduated building heights to ensure harmonious integration with surrounding areas, a principle blatantly disregarded by this proposal.

Negative Impact on Community Character:

253

Signatures

500

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105 people signed this week

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Last name

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City

Country

United States

State

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- The proposed development threatens to undermine the historical and cultural integrity of Downtown Brampton. Our community's identity is closely tied to its human-scale architecture, historical buildings, and pedestrian-friendly streetscapes, all of which are jeopardized by the introduction of such a high-rise structure.
- The demolition of properties of cultural heritage value and interest at 104 Queen Street West further exacerbates the loss of our cultural heritage and diminishes the unique character of our neighborhood.
- Potential for damage to adjacent heritage building located at 100 Queen Street West, known as the John Howard Society Building, which is designated under Part IV of the OHA.

Infrastructure and Traffic Concerns:

- The significant increase in residential units and commercial space will inevitably strain existing infrastructure, including roads, public transit, and utilities. The current infrastructure is not designed to accommodate such a high density of population and activity, leading to congestion and reduced quality of life for current residents.
- The addition of 551 residential units will result in increased traffic, noise, and pollution, further impacting the well-being of the local community.

Environmental and Sustainability Issues:

- The proposed development's environmental impact, particularly concerning the removal of existing green spaces and mature trees, is a critical concern. The Tree Inventory and Preservation Plan fails to adequately address the long-term environmental consequences of such a large-scale development.

Our Request:

We respectfully urge the City of Brampton to reject the proposed Official Plan Amendment and Zoning By-law Amendment for the development at 104 and 118 Queen Street West. We call for a more community-focused approach that respects the existing character and scale of our neighborhood, provides appropriate transitions between building heights, and preserves the historical and cultural assets of Downtown Brampton.

We, the undersigned, stand united in our commitment to maintaining the integrity, character, and livability of our community.



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<https://www.change.org/p/petition-against-proposed-development-at-104-and-118-queen-street-west-brampton>



SUPPORTERS

Name **Signed On**

1 Emma Jones	2024-05-29
2 Nilakshi Kiriella	2024-05-29
3 Cynthia Hartzenberg	2024-05-29
4 Jeffrey Brazeau	2024-05-29
5 Leasa Young	2024-05-29
6 jackie M	2024-05-29
7 Sandra Raposo	2024-05-29
8 Hayley Tacoma	2024-05-29
9 Kim McDonald-Taylor	2024-05-29
10 Johanne Couturier	2024-05-29
11 Cristina bruno	2024-05-29
12 Shawaz Rumzi	2024-05-29
13 Glyn Fox	2024-05-29
14 Jill Topping	2024-05-29
15 Denis De Jong	2024-05-30
16 Carla Martins	2024-05-30
17 Cindy Young	2024-05-30
18 Haley Haines	2024-05-30
19 Shannyn kelly	2024-05-30
20 Joseph ssekanjako	2024-05-30
21 Acxvy Blue	2024-05-30
22 Joanne Armstrong	2024-05-30
23 Regan Cheney	2024-05-30
24 Mark Radley	2024-05-30
25 Karim Aref	2024-05-30
26 Nnamdi Uchegbu	2024-05-30
27 Brian Sullivan	2024-05-30
28 Carren Tatton	2024-05-30
29 Jill Campbell	2024-05-30
30 Elaine Bonnell	2024-05-30
31 Sheldon Fried	2024-05-30
32 Patrick Farnum	2024-05-30
33 Audrey Sammut	2024-05-30
34 Wanli Liang	2024-05-30
35 Laurie Forbes	2024-05-30
36 Stefan Schmitt	2024-05-30
37 Bhavini Narotam	2024-05-30
38 Valerie Stormer	2024-05-30
39 N Z I	2024-05-30
40 Farshad Jamali	2024-05-30
41 Charla Trimble	2024-05-30
42 Cansu Atalay	2024-05-30
43 Jeagu Lee	2024-05-30
44 Tong li	2024-05-30
45 bob masse	2024-05-30
46 Mystiah Compton	2024-05-30
47 Frances Beaumont	2024-05-30
48 Carol Ng	2024-05-30
49 Judy Bruce	2024-05-30
50 Paul Llew-Williams	2024-05-30
51 Leah Beaudry	2024-05-30
52 Alexandra McKay	2024-05-30
53 Brenda Wall	2024-05-30
54 Vito Mondelli	2024-05-30
55 Marisa Narotam	2024-05-30
56 Kenroy Bonnick	2024-05-30
57 Rebecca Beaton	2024-05-30
58 quandale dingle	2024-05-30
59 Lisa Robinson	2024-05-30
60 Sue Fraleigh	2024-05-30

61	Vivian Li	2024-05-30								
62	Rogan Mo	2024-05-30								
63	Randy Robinson	2024-05-30								
64	Grazyna Gluszczyk	2024-05-30								
65	Georgeta Vladescu	2024-05-30								
66	Jada Hoene	2024-05-30								
67	Juliana Wiorek	2024-05-30								
68	XIAOJING Guo	2024-05-30								
69	Fran Clancy	2024-05-30								
70	Laura H	2024-05-30								
71	Emilee Cooke	2024-05-30								
72	Steve NDAYIZEYE	2024-05-30								
73	Madhu Nagarajan	2024-05-30								
74	Abdul Qadir	2024-05-30								
75	Woodboys Gaming	2024-05-30								
76	Selena Gaus	2024-05-30								
77	Delaney Seblefski	2024-05-30								
78	Suzanne Board	2024-05-31								
79	Elisabeth Hache	2024-05-31								
80	Tricia Prato	2024-05-31								
81	Ryan Ireland	2024-05-31								
82	Janice Musial	2024-05-31								
83	Crystal Bradstock	2024-06-01								
84	Jane Pankew	2024-06-01								
85	Irene Bardakjian	2024-06-01								
86	Elizabeth Beamish	2024-06-01								
87	Marie Donnelly	2024-06-01								
88	Georgina Phillips	2024-06-01								
89	Noveen Doski	2024-06-01								
90	Munir Tombi	2024-06-01								
91	Lynn Paterson	2024-06-01								
92	Ian Scott	2024-06-01								
93	Arif Khan	2024-06-02								
94	Zachary Klenner	2024-06-02								
95	Aki Kincaid	2024-06-02								
96	Ahmed Saad	2024-06-02								
97	Jennifer Johnston	2024-06-02								
98	Holly MacCharles	2024-06-02								
99	Nick Sandrin	2024-06-02								
100	Yunjae Lee	2024-06-02								
101	Brian Dobbin	2024-06-02								
102	Naveed Abdali	2024-06-02								
103	David Cowtan	2024-06-02								
104	Carson Loveless	2024-06-02								
105	Tony Yi	2024-06-02								
106	Randi Littlefair	2024-06-02								
107	Stef Fenocchio	2024-06-02								
108	John Wolf	2024-06-02								
109	Dilawer Singh	2024-06-02								
110	Peter Kikic	2024-06-02								
111	Barbara Archer	2024-06-02								
112	Mike Campbell	2024-06-02								
113	Krzysztof Mruk	2024-06-02								
114	Ruby Cook	2024-06-02								
115	Sophia Y	2024-06-02								
116	Katie Bear	2024-06-02								
117	Janina Brooks	2024-06-02								
118	Micheal Aldred	2024-06-02								
119	Sonja ten Berge	2024-06-02								
120	Bella Story-taku19	2024-06-02								
121	Joanna Yau	2024-06-02								
122	Dave Roopnarain	2024-06-02								
123	Luigi Battista	2024-06-02								
124	Dianne Mann	2024-06-02								
125	Montadher Al-Waheed	2024-06-02								
126	Alazar Teame	2024-06-02								
127	v Fletcher	2024-06-02								
128	Juanita Yundt	2024-06-02								
129	Corey Da Costa	2024-06-02								
130	Nancy Zhang	2024-06-02								
131	Jerico Liscabo	2024-06-02								
132	Cyndi Nicoloff	2024-06-02								
133	Mariah Gleeson	2024-06-02								
134	Samaria Winter	2024-06-02								
135	Duaa Shaikh	2024-06-02								

136	Katherine Gregoire	2024-06-02								
137	Talat Masud	2024-06-02								
138	Terry Barteski Barteski	2024-06-02								
139	Shazia Kazmi	2024-06-02								
140	vikas patel	2024-06-03								
141	Paul Aujla	2024-06-03								
142	William Kong	2024-06-03								
143	Jaskaran Singh	2024-06-03								
144	Robyn bay	2024-06-03								
145	scott henderson	2024-06-03								
146	Cory Mogk	2024-06-03								
147	Victoria Gill	2024-06-03								
148	Oanali Jivanji	2024-06-03								
149	James Williams	2024-06-03								
150	Ali Keyvanpour	2024-06-03								
151	Filsy Samuel	2024-06-03								
152	Adil Emmanuel	2024-06-03								
153	Ziggy Musial	2024-06-03								
154	Rosaleen Dignam	2024-06-03								
155	chris Tynan	2024-06-03								
156	Trainos Chifamba	2024-06-03								
157	Danuta Guzylak	2024-06-03								
158	roger moore	2024-06-03								
159	James Wohlford	2024-06-03								
160	Matthew Schiavello	2024-06-03								
161	Simret Tequbo	2024-06-03								
162	Lucie Russell	2024-06-03								
163	Sheven Liu	2024-06-03								
164	Carlynn Matawapit	2024-06-03								
165	Manuel Silva	2024-06-03								
166	Soumil Bidaye-Batacharya	2024-06-03								
167	Randy Craig	2024-06-03								
168	Joel Fox	2024-06-03								
169	Leticia Broadhead	2024-06-03								
170	Sichin Chandra	2024-06-03								
171	Abosede Adeoye	2024-06-03								
172	Jordan Pham	2024-06-04								
173	John Stephens	2024-06-04								
174	Nikan Rouhollah	2024-06-04								
175	Sexy Bitch	2024-06-04								
176	MILDRED FERGUSON	2024-06-04								
177	Merlinda A	2024-06-04								
178	Sheila Eccles	2024-06-04								
179	jenson lew	2024-06-04								
180	Darlene Clarke	2024-06-04								
181	kyle mccrimmon	2024-06-04								
182	roxana behbahani	2024-06-04								
183	Lal Van	2024-06-04								
184	Noëlle Jones	2024-06-04								
185	Lynda Larsen-Baldry	2024-06-04								
186	susana trillo	2024-06-04								
187	Jessie Johnson	2024-06-04								
188	Venessa Jeffery	2024-06-04								
189	F K	2024-06-04								
190	Skyler Sandeen	2024-06-04								
191	Gabriella Marchese	2024-06-04								
192	harvey Pankew	2024-06-04								
193	sylvia sb	2024-06-04								
194	William Andrew	2024-06-04								
195	Raffi Hindoian	2024-06-04								
196	Julie Cox	2024-06-04								
197	Carol Jasmins	2024-06-04								
198	André Christopher Feurtado	2024-06-04								
199	Gurvir Nijjar	2024-06-04								
200	Chris Lumb	2024-06-04								
201	Pat Doe	2024-06-04								
202	Liz Winters	2024-06-04								
203	Brady Gregory	2024-06-04								
204	tanner mckay	2024-06-04								
205	Nadine Kjaerbaek	2024-06-04								
206	Blake Boisvert	2024-06-04								
207	Cynthia Williams	2024-06-04								
208	Susan Gaudio	2024-06-04								
209	Sloan Lang	2024-06-04								
210	Cesar Orantes	2024-06-04								

211	Mesenbrink Diane	2024-06-05							
212	Logan Morneau	2024-06-05							
213	Divraj Sahota	2024-06-05							
214	Lina Wiecek	2024-06-05							
215	Mirella De Luca	2024-06-05							
216	Eric Wilhelm	2024-06-05							
217	Erin Jansen	2024-06-05							
218	Judy O'Shea	2024-06-05							
219	Katherine Dalcourt	2024-06-05							
220	Aslam Hemed	2024-06-05							
221	liana boffa	2024-06-05							
222	Kerry Vipond	2024-06-05							
223	Barbara Pamminger	2024-06-05							
224	Salonica Saini	2024-06-05							
225	Kailey Booth	2024-06-05							
226	Hugo Martinovich-Smith	2024-06-05							
227	Nicholas Villeneuve	2024-06-05							
228	PETER DELA CRUZ	2024-06-05							
229	은영 정	2024-06-05							
230	steph jadie	2024-06-05							
231	Kaitlyn Lamb	2024-06-05							
232	Salma Qaimari	2024-06-05							
233	Francisco Tomas Domingo	2024-06-05							
234	Landon Grams	2024-06-05							
235	Susan Winiacki	2024-06-05							
236	pat greisberg	2024-06-05							
237	Sunil Kareer	2024-06-05							
238	Michelle McStravick	2024-06-05							
239	Lara Malak	2024-06-05							
240	Asmakam Paranjitham	2024-06-05							
241	David Rollins	2024-06-05							
242	Rubi Khan	2024-06-05							
243	Bob Nicholls	2024-06-05							
244	Robert rutledge	2024-06-06							
245	Stephanie Rutledge	2024-06-06							
246	Deborah Clarke	2024-06-06							
247	Marlene Leoni	2024-06-06							
248	Charles Rutledge	2024-06-06							
249	Cecilia Santos	2024-06-06							
250	Preeti Singh	2024-06-07							
251	Heather Clark	2024-06-08							
252	Shellina Haji	2024-06-10							

COMMENTS			
Name	Country	Date	Comment
Bhavini Narotam	Canada	2024-05-30	"That area is already congested and cannot handle any more traffic"
v Fletcher	Canada	2024-06-02	"I would like to see the fabric of the community on queen kept. When I was in Halifax after 25 years, garden street was essentially all but gone. The street of colourful historic houses had been replaced by modern skyscrapers. It's was one of the draws for the area and maritime culture. I hope we can keep our essentially historic area's, and keep what draws us to the area to live and shop"
Juanita Yundt	Canada	2024-06-02	"I completely agree with all the reasons listed for not approving this proposed Official Plan Amendment and Zoning By-law Amendment."
Manuel Silva	Canada	2024-06-03	"Inappropriate development"
Rubi Khan	Canada	2024-06-05	"It is inappropriate to have a huge towering building next to the beautiful residential property"
Deborah Clarke	Canada	2024-06-06	"Deborah Clarke"