

From: Vaibhav S <>
Sent: Thursday, July 11, 2024 10:26 AM
To: COA <coa@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>
Subject: [EXTERNAL]Concerns regarding Application A-2024-0109, 227 and 229 Main Street South

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Dear Committee Members, Councillors Keenan and Medeiros,

Thank you for reopening the matter in the last committee meeting.

I am writing on behalf of our neighborhood to express our serious concerns regarding the proposed changes to the development plan on the above noted property.

Although described as minor variances, these changes are substantial and contravene the city's by-laws.

Key Issues :

- **Setback and Green Space:** The original plan included sufficient setback from existing dwellings and green space to connect the development to the community. This was a key element in height transition with the neighbouring single family dwellings. The green space is now being omitted, significantly affecting the neighborhood's character and environment. There are trees which are more than 50 years old, removing them will be a big loss for our community.
- **Major Parking Issues :** Our street already faces illegal parking issues. Additionally, when **we report these problems to the City** , we receive an email stating inability to solve the issue due to high volume of service requests (**attached to the email**) , making it impossible to solve the parking issue on our street. With the new development, this situation is likely to worsen.
- **New Dwelling Type:** The **addition of back-to-back townhouses is not a minor variance**. The by-law simply does not permit this. This new dwelling type will significantly impact the skyline view from our backyards.
- **45-Degree Angular Plane Compliance:** One 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.**

- **Building Mass:** 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.
- **Parking Reduction: The parking is being reduced to 0.2 spaces for residents and 0.15 spaces for visitors.** This proposal reduces parking by almost half, which will lead to significant overflow parking on our streets, exacerbating existing parking issues.
- **Traffic Impact:** Previous traffic studies indicated that the proposed development would result in extremely poor and unsatisfactory traffic levels at various intersections. The increased density will only worsen this situation.

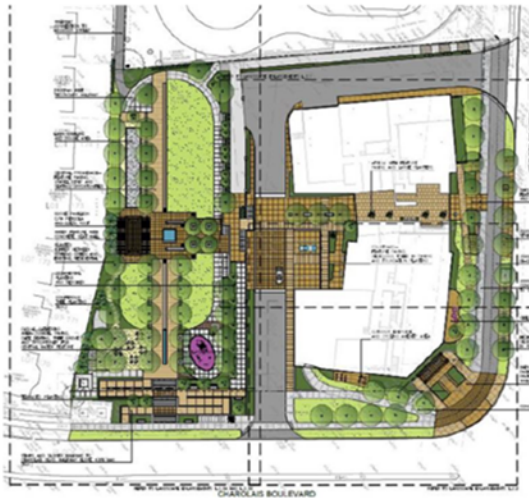
Also, I would like to get your attention on the Wind Study attached with the application.

The Wind Study has clearly mentioned that **in the Winter Months**, Wind Conditions which are **Uncomfortable and have Potential to Exceed Safety Criteria** are expected at several areas – particularly near the northeast and southwest corners of the main building due to the seasonal strong winds.

The City of Brampton, as well as the proponent's study recommendation is to evaluate the wind impact of the proposed development through wind tunnel testing in order to quantify and confirm the potential wind conditions.

We definitely need the Green space and Tall Trees, not just as a spacial buffer but to prevent damage to the single dwellings on the west side of the proposed development.

WE DEFINITELY NEED THE GREEN SPACE



Section 6.2 of the Planning Justification Report:

“The bowling green provides a substantial amount of landscaped amenity space for a site of this size, which will be publicly accessible, and based on its location at the rear of the site, acts as a spatial buffer to the adjacent lower density neighbourhood.”

WIND STUDY EXCEEDING SAFETY CRITERION

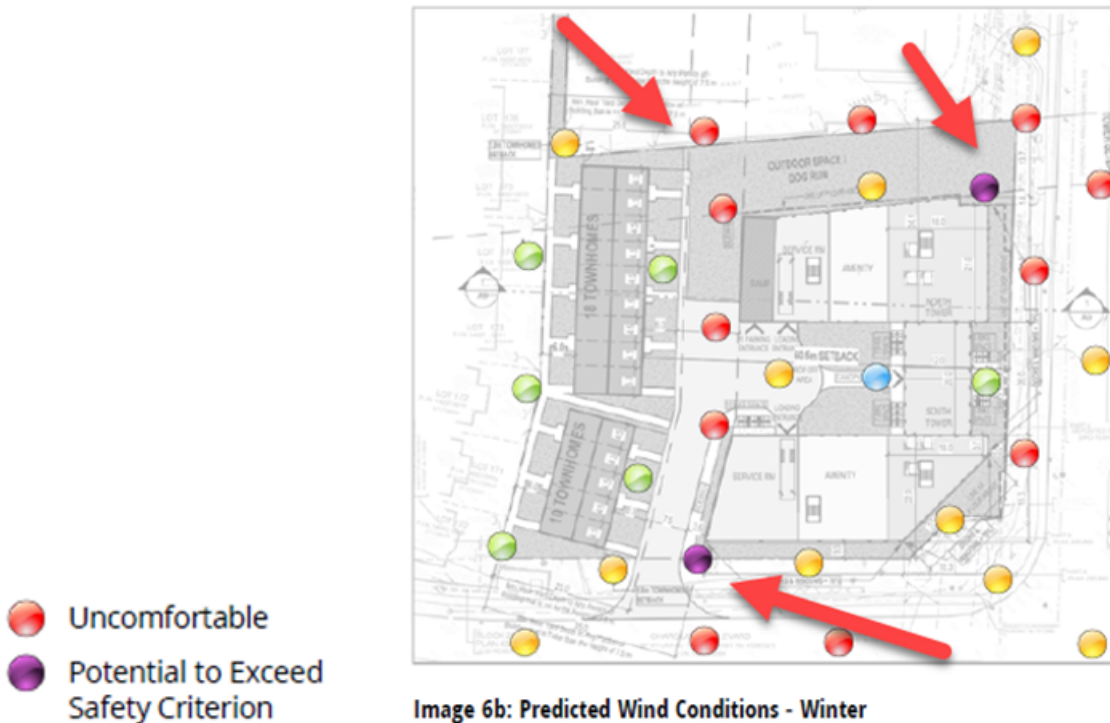


Image 6b: Predicted Wind Conditions - Winter

6. SUMMARY



- Wind conditions in the summer are expected to be acceptable for active uses like walking, at most areas. However, in the winter, wind conditions that exceed the comfort and safety criteria are expected at several areas – particularly near the northeast and southwest corners of the main building due to the seasonal strong winds.
- We recommend the evaluation of the wind impact of the proposed development through wind tunnel testing in order to quantify and confirm the potential wind conditions, and thereby develop appropriate wind control measures.

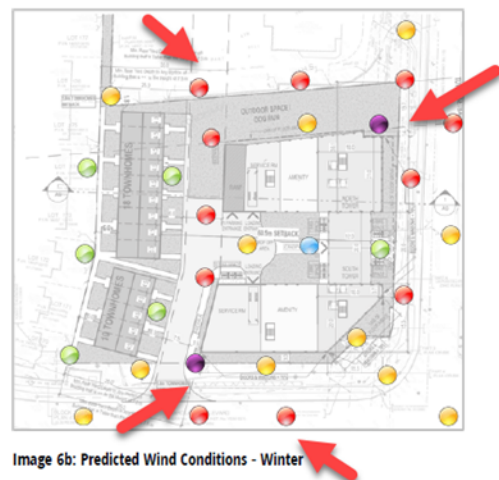
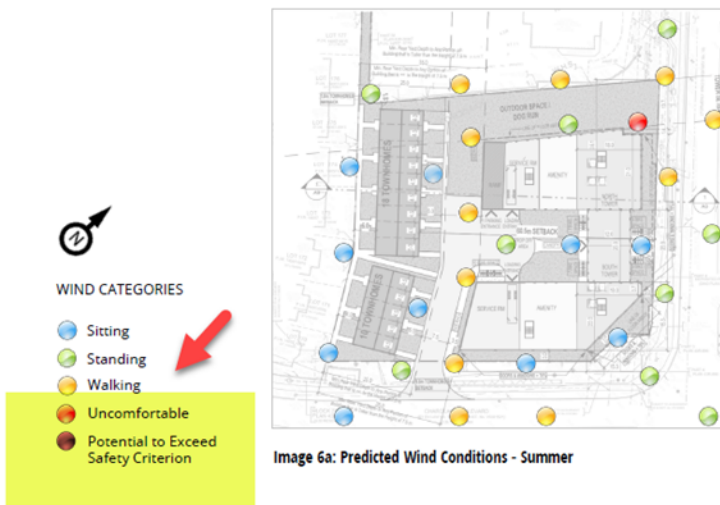
WIND STUDY

5. RESULTS AND DISCUSSION



RWDI recommends the consideration of wind control measures to reduce the potential high wind activity. Wind control features may take the form of strategic placement and a combination of additional massing steps/articulations to façade and corners of the podium massing, setbacks on the north and west side of the towers above the first few floors, canopies on the main facades, tall wind screens and evergreen trees/hedges (Image 7).

RWDI can guide the selection and incorporation of wind control measures as the design progresses. We recommend quantifying the wind impact of the proposed development through wind tunnel testing to confirm these predictions and to develop wind control measures.



2.3 Triggers for a Wind Study

Properties or circumstances of a project, such as the height, site area and number of buildings that, through precedents, are known to be causative factors for noticeable wind impacts around the project are referred to as "triggers". In addition, proximity to parks, ravines, and other open spaces is also considered as a trigger that will influence the wind study type. If the project meets the conditions specified under the list of triggers below, then a wind assessment would be requested using the specified study types.

Low Trigger: CFD Study is required

- A development proposal with a building height that is between 25 m and 50 m, inclusive.

High Triggers: WT Study is required

- A development proposal with a building height that is greater than 50 m.
- A development proposal with 2 or more buildings that are 25 m in height or taller.
- A development proposal with a site area of 3 hectares or more, and a building that is 25 m in height or taller.
- A development proposal with a building(s) that is 25 m in height or taller, and located adjacent to parks and ravines, schools, playgrounds and outdoor recreational spaces, and other areas deemed pedestrian sensitive at the discretion of the City of Brampton.

Note, a WT study may be required for lower building heights depending on consultant's recommendation.

CITY OF BRAMPTON: PEDESTRIAN LEVEL WIND STUDY GUIDELINES AND TERMS OF REFERENCE

Altogether, these changes amount to more than a minor variance and should not be allowed.

We are a community of residents with limited means. We cannot continue to contest unjustified design adjustments indefinitely without your support.

We earnestly request that you listen to our concerns and take action to ensure that the development proceeds in a manner that respects the original agreements and protects our neighborhood's integrity.

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

Please upload the below video to the meeting agenda and please play it as my presentation in the meeting. Mr. Warren Leung will be present in the meeting and will ask you to play this video.

https://drive.google.com/file/d/1otyAfMus1s-dRMBsspyXdtuvJZ-GtK_j/view

Please acknowledge the receipt of this email and please let me know if you can play the video.

Regards,
Vaibhav Sharma
5 Hodgson St

