

From: Warren Leung < >
Sent: Thursday, July 11, 2024 10:11 AM
To: COA <coa@brampton.ca>
Cc: Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>
Subject: [EXTERNAL]Ref: Application A2024-0109,227 and 229 Main Street South

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Dear Sir/Madam,

I hope this message finds you well. I am writing to bring to your attention significant concerns regarding the proposed changes to the current development plan. **Although these changes have been labeled as minor variances, they represent substantial deviations that violate the city's by-laws.**

Earlier our neighborhood filed an appeal against this development because of lack of communication and transparency. However, we withdrew the appeal based on assurances that the development would comply with specific by-laws, including maintaining the 45-degree angular plane, providing sufficient setbacks from existing dwellings, and ensuring green space to create a proper transition zone. Unfortunately, these commitments are now being overlooked.

The elimination of green space and setbacks is troubling. The initial plan included necessary setbacks and green space to connect the development to the community and local parks. These elements are now being removed, negatively impacting the neighborhood's character and environment.

Also, One of our primary concerns is the adherence to the 45-degree angular plane. The development was originally required to stay within this plane, with a maximum height of 76 meters. This condition was crucial to minimize the impact on surrounding homes and was agreed upon with City Councillors and the Planning & Development Committee. It appears this requirement is no longer being considered.

The new proposal also significantly increases the building mass by more than doubling the Floor Space Index (FSI) and increasing the gross floor area by 25%. This excessive building mass is not compatible with the surrounding area. Moreover, the reduction in parking by nearly half will likely cause overflow parking issues on our streets, exacerbating existing problems.

Prior traffic studies indicated that the proposed development would lead to poor and unsatisfactory traffic levels at various intersections. The increase in density will only worsen this situation. Furthermore, the addition of back-to-back townhouses is a significant change and not a minor variance. This new dwelling type will greatly affect the skyline view from our backyards.

These changes are far from minor variances and should necessitate a proper zoning by-law amendment. We request detailed explanations for the following: Why are the originally mandated setbacks and green space being eliminated? 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 implemented to prevent unacceptable levels of traffic congestion due to the increased density? Why is the addition of back-to-back townhouses considered a minor variance despite its substantial impact on the neighborhood?

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

We 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,

Warren Leung
7 Hodgson Street
Brampton, L6Y 3G8

** I will attend the meeting in person on July 16 2024. **