
To: City Clerks Office
Subject: RE: [EXTERNAL]Fw: Brampton resident objection to proposed development plan, file 3OZS-2020-0014

From: mayur mody <>
Sent: 2020/11/30 10:17 AM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]Fw: Brampton resident objection to proposed development plan, file 3OZS-2020-0014

Hello good morning,

The subject proposed development and zoning amendment has been planned in my neighborhood. We are living in the same neighborhood and we have concerns that this new development will have impact on our neighborhood. Please have a look at the attached document to file with this proposal.

Please register me to speak at the virtual meeting scheduled on Dec 07th, 2020 at 7 pm.

Thank you,

Mayur Modi
Kimiben Modi
Rameshchandra Mody
Jyotiben Modi
Smit Modi

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12 Storey Mixed Use Apartment Building
Concern letter about new proposed Development Plan File #OZS-2020-0014

Date: 29th November 2020

Brampton City Hall,
2 Wellington St W,
Brampton, ON
L6Y 4R2

Dear Sir/ Madam,

The proposed 12-storey apartment is very tall and wide for such a narrow property size. The proposed building dimensions is 23m x 82m (75 feet x 269 feet) and the building height is 46.45m or 152 feet and is extremely close to adjacent homes, with another Similar Building in the Future Tertiary Plan at 1119 Queen St W as Proposed in (RO_ Tertiary Plan(OPT 1,2,3.PDF).

Listed below are the concerns that pertain to residents of the community:

1. ZONING CONCERNS AND SIZE OF HIGH-DENSITY BUILDING

a. Zoning Concerns:

- The proposed building is being built in an area zoned for low-density development.
- When the residential area was being developed in 2008 year, this location was designated for existing or future residential in which the property was zoned for “low density 2 residential character area 3”, based on the City of Brampton Community Design Guidelines for Credit View Crossing (city file number P26SB.45-5.001 subdivision file number 21T-01100B (See Fig 1, p. 55-56).
- When Some Residents Purchased in 2013-2014 (dates me vary for everyone) the proposed site was Still Listed as Existing or Future Residential (nothing about Future Commercial Development) See Fig 2
- Therefore, when residents invested in homes in this area, it was bought on the basis that the community area was zoned for low-density dwelling (detached, semi-detached or town homes) not High-rise Building with another one right next to it coming in the Future.
- Where is the Planning for the Residents of these Building - No Park space or easy access to nearby shopping or even a recreational community center available.
- Building is outside the RPOP 2031 Regional Urban Boundary area: info from Planning Justification Report 2613497 Ontario Inc prepared by Evans Planning inc May2020 pg.23) see Figure 11

b. Height Concerns:

- Residents believe that the proposed 12 storey building design is too large and dominant for this site. Especially because the current community design is currently Zoned for low Volume single detached homes and semi-detached homes.

2. PRIVACY CONCERNS

Based on the height of the proposed building, the existing residential homes and personal living space will become an invasion to residential privacy.

- Privacy Concerns: The 12 storey building height will tower over homes, which are located 15m or 50 feet (app) to neighbouring homes. This will cause 24/7 privacy concerns due to the close proximity of the building location and the neighbouring personal spaces such as: bedrooms, bathrooms, kitchens, backyards and porches.

3. POLLUTION

a. Noise Pollution:

- Vehicles entering and exiting a 3 level parking garage which are 10 meters or 35 feet from the Closest Home front Porch (makes it unusable with out breathe in of exhaust fumes)
- Constant sound of HVAC will be greater than 65dbA during the daytime as stated in the Document 5.2 indoor living Area & Ventilation Requirements
- Building Exhaust Fans Drone Sound will be heard both day and night
- Daily commercial truck noise due to deliveries, garbage removal and residential moving in, will cause high level of noise due to engine and rear back-up warning sounds.
- 7th floor outdoor patio/roof lounge, 3rd floor private terrace, green space garden area for residents – will cause noise, to existing residents such as: loud talking, music and events which will be a constant noise for residents. Based on the Building Noise Feasibility Study prepared and submitted for Diam Queen Property on Feb-27-2020
- Predicted Sound Level 58db on 3rd and 7th Floor outdoor Patio's which is in excess of the MECP's Limit of 55db as stated in the Document 5.1 Outdoor Living Areas pg 8 this info if for the building residents isn't existing home owners
- IS existing Residents Considered in Noise when Building Noise Feasibility Study prepared and submitted for Diam Queen Property on Feb-27-2020 pg 15 is giving recommendations clauses for the property and tenancy.
- Concerns about noise from emergency response units and alarms affecting nearby residents. Considering the frequency in apartment buildings and occurrences.

b. Air Pollution:

- Air quality, cars, and AC units contribute greatly to poor air quality in the area.
- Residents are concerned with an increase in air pollution for their health.
 - o Three level underground parking fan exhaust emissions.
 - o Exhaust fumes from traffic in and out of the building (residential and commercial). Daily vehicle traffic in and out the building for 212.9 resident parking spots, will not this add to higher-level Carbon monoxide ingestion to existing residents.

4. SAFETY AND EVACUATION CONCERNS

- a. In the event of fire and evacuation, where will the residents muster point be located in relation to the residential homes? Note that Queen Street is considered a main core and runs adjacent to the building. In cases of emergency, Queen Street will be used by emergency vehicles; will Queen St be blocked each and every time a fire alarm goes off?
- b. Bearing in mind, that Queen Street still has overhead high voltage wires on the northern side of the building.

5. SCHOOL AND RECREATIONAL FACILITIES

- a. Current zoning for schools (Churchville Public School & Brampton Centennial H.S.) the two main public schools zoned for this area, is well over capacity, currently using Portables, this building and future one is now adding 170 + Families to existing Public School, is the City Co-ordinating with School Boards for expansion.

6. SUN AND SHADE CONCERNS

- a. Due to the height of the proposed 12-storey apartment, (46.45m or 152 feet) it will block the evening sunlight affecting the residents of Allegro Street, Byville Court, and surrounding streets.
- b. Due to blocking of sunlight, building will cast evening shadow from approximately 2PM – sunset Affecting Approximately 30% of neighbourhood homes, Please look at Figures #4 Shadow Cast.
- c. Due to the height of the building, it will block the natural passage of air/wind circulation.

Resident concerns relating to blocking of sunshine and wind:

- a. The lack of sunshine and the effects of shade may cause a strain on resident mental health.
- b. Resident wellness may be impacted, as building will be blocking the sunshine when children, young adults, and seniors who are at home each day, take walks, and come out for exercise.

No Right to block the Sun

- a. Due to the close proximity to pre-existing residential properties, the city should consider a close review and analysis of the proposed development. see Figure 3 from
- b. The new builder has no right to be the ultimate blocker of the sun on Allegro Street, Byville court, and Fitzgibson Street if this building is constructed.
- c. Our city should not allow a builder power over residents potentially affecting their way of life and health. The views, atmosphere, and environment of the area will be completely devastated by the 12-storey apartment building. When residents look in the direction all they will see is a huge building that is towering over homes. No builder should be given that power to build a structure that will affect existing residents and control of natural options.

7. ECOLOGICAL IMPACT

- a. The proposed building will affect the natural views, atmosphere and environment of the green space habitat.
 - Currently the surrounding area wildlife include: 7 deer, 3 coyotes, 4 wild turkeys and roughly 10 Canadian goose that returns every year to the pond in the area which is about 200 metres from proposed building.

4. ROAD CAPACITY ON CORE STREET

- a. Where this building is zoned (Queen Street) it will directly increase traffic on a major city artery. Current proposed building is zoned, increased levels of traffic on Queen Street that is not equipped to handle this extended volume of cars.
- b. The downtown Brampton core currently is reduced to a one-vehicle lane and the current proposed development is located only three major intersections from Four Corners.
- c. With the influx of 213 vehicles utilizing Queen Street, this will cause major traffic only adding to the daily rush hour volumes.

5. PROPERTY VALUE

Last but not least Property Values, Having a Apartment building in a Detached and Semi Detached neighbourhood only De-values Residents investment currently valued at approximately 900k to 1.2 million approximately.

6. OTHER IDEAS AND RECCOMENDATIONS for Site.

- a. Here are some Residents recommendations for this site Low Density (detached, semi-detached, town homes)

Site Reference Images



Figure3 - Sunset will be Blocked/lost to existing residents



Figure 1 - community design guidelines and city file number P26SB.45-5.001 subdivision file number 21T-01100B (2008, p. 56)

File Date 2008

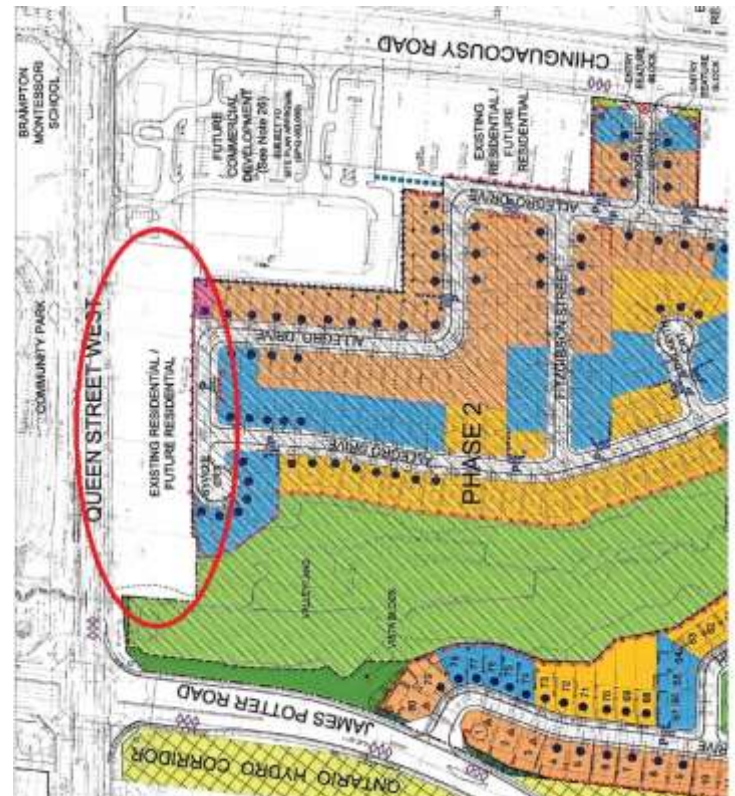


Figure two - Resident Purchase Agreement

Note: Property Listed as Existing or Future Residential (nothing about Future Commercial Development)

File Date 2012



Figure 11: Regional Structure Plan (Schedule D)

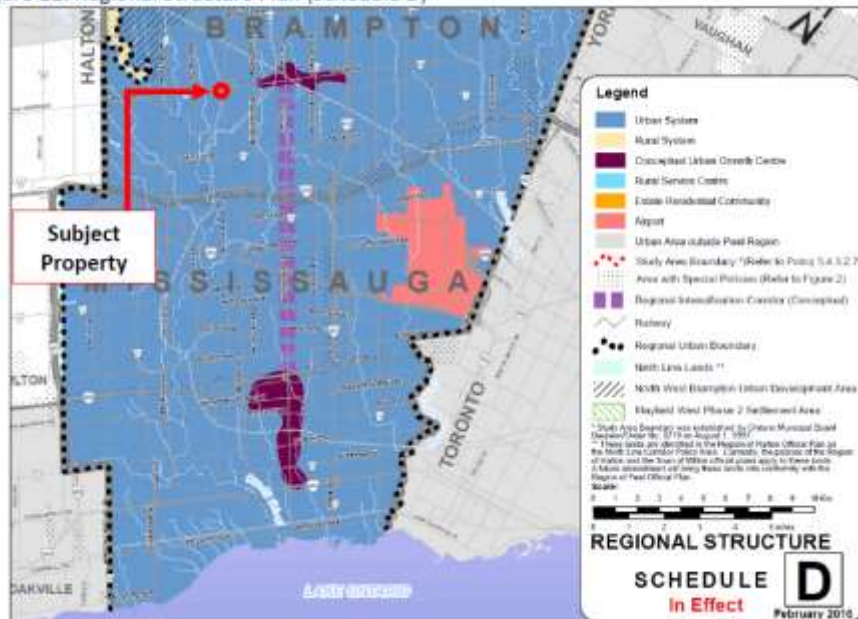


Figure11 - Building is outside the RPOP 2031 Regional Urban Boundary area: info from Planning Justification Report 2613497 Ontario Inc prepared by Evans Planning Inc May2020 pg.23)