

Jaswal, Gagandeep

From: City Clerks Office
Sent: 2024/09/03 8:35 AM
To: Jaswal, Gagandeep; Urquhart, Chandra
Subject: FW: [EXTERNAL]RE: City file# OZS-2024-0039 (9379 CLARKWAY DRIVE)

From: Seema Patel <[REDACTED]>
Sent: Sunday, September 1, 2024 5:21 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]RE: City file# OZS-2024-0039 (9379 CLARKWAY DRIVE)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Councilors, City Clerk and Other Staff Member

My name is Rinal Patel, a resident of Brampton East. I received notice for the above mentioned project near my house few days before

I would like to expression my response BY OPPOSING THE PROJECT in our Neighborhood due to following reasons

1. The project is right across house and it has three multi stored mixed used buildings, respectively 10 Floors, 9 Floors, 8 Floors along with 40 Commercial Units. It is detrimental to our privacy in and around the house as the tall towers will be right in front of my house and other neighbors' houses. All Canadians deserve privacy in their household, this project will take away from us.

2. While going through the project details available from city website, following are my observations
Each of the buildings have 1 BDR, 2 BDR, 3 BDR residential condo units on each floor. As per the documents available, there are 204 x 1BDR, 110 x 2 BDR, 17 x 3 BDR, 15 Studio units in total in these buildings. While going through traffic study; I noted that each of these units regardless they are Studio, 1 BDR/2 BDR/3 BDR, they are all allotted only one car parking in their proposed plan
There are total 40 Commercial units in those three building, and they are allotted only One car parking spot, totaling 40 allotted parking for the commercial units.
Altogether, in this project they have allotted **387** parking spaces including visitors' parking for both residential and Commercial units.

My logical argument: As per the practical experience, living in Canada for more than 20 years now, let me say that Car is a necessity of life not a Luxury item for Everyone.
Based on that, following numbers that I came up with; are totally practical and logical to think of.

Studio units x 15 parking
1 BDR x 204 parking
2 BDR x 220 parking
3 BDR x 51 parking
Visitors (20% of total above (15+204+220+51=490): 98

Total: 490 + 98 = **588** parking spaces needed only for Residential units and their visitors

For 40 Commercial Units, if I average out 3 parking spots for each unit, they need **120** parking on their own

So, total for both Residential and Commercial Units, parking allotment should have been: $588 + 120 =$ **708**;
whereas they only have 387 parking spaces; short by 321

My question: Even if we add margin of error of 10% to the Short parking, final short parking spots are 300, where these car are going to be parked ???

East of Highway 50 where this project is proposed is an Industrial Area, there is no free parking available neither to these residents nor their visitors

West of Proposed project have 15 year old Matured neighborhood, which already struggling for parking spaces in front their houses, you will find cars parked on the road during night time because there are not parking spots on drive way for most neighbors. There is access to walkway for new building residents' to west side in our neighborhood, where all short cars will be flooded on our street. Where Kids play on the street, How are we going to deal with Unknowns visitors' to the proposed building and/or residents who don't have parking space available in their building and anywhere surrounding except our streets ???

Kindly, just think of the situation as Canada is increasing immigrants day by day, year by year. It is a very serious matter. Our neighborhood is very tight spot for such development, that's the only reason we opposed to the development of BARIC site as well. This project is going to create even worst scenario.

3. Currently, our schools in the neighborhood are already overcrowded with students. Schools are short of class rooms, so they are using PODS/Portable Classrooms on the play ground of schools. With these new residents' in the area, their kids will also become students in our neighboring schools, which will use more Portable classroom on Play ground and slowly the Play ground will be diminished to almost nothing.. Guys, please consider all these, these are practical aspects of life living in neighborhood.

4. Schools do mixed grades classed due to over crowding of students, elder and younger students spend all year together, which is not a good sign for mental development of elder students in school.

5. Due to traffic congestion, there will increase in fatal accidents in the area, many neighbors lose their family members in the accidents, we have witnessed in past few years. Apart from this loss, Insurance companies will have one more reason to increase Auto premiums as Insurance premium are postal code based in Ontario.

All these issues, will be increasing day by day in the life of local residents' and new residents' in the area, I request city Staff to give serious thoughts on this project and reject this proposal.

The Subject Land can accommodate few town houses, which will be synched in the neighborhood without any problem and I am sure no one will have any issues with that..

City can also buy land from the owners and gift Community Park, Police Station for the local residents' which is needed.

I Strongly oppose this proposal and have full trust in City Staff, elected members of councils along with our Mayor that they will consider our plea based on the facts and reject this proposal

Kindly send me the Delegation form for the public meeting and I do authorize to include this email in the public record.

Thank you
Rinal Patel