# Residents grievances for Zoning By-Law Amendment for 9379 Clarkway Dr

FILE #: OZS-2024-0039

From: Residents of Ward 9 & 10

Population Density Imbalance in a Block

- The Size of the subject property is 1.07 hectare=2.65 acres=10700 Sqmt Vs size of the Immediate block (shown by a Polygon along side), is having total Sqmt of 251500, which has almost 300 dwellings of all mix types; mainly semi detached.

- Subject Property is only 4.5% of the entire block that is shown in the map by four black lines. Ratio of housing scheme proposed(347) in 4.5% of land will provide equal number of housings to new residents Vs currently residing people in almost same number of houses(approximately, 350) in 95.5% of land. This is absolutely disastrous housing distribution plan, leading to terrible congestion in this area
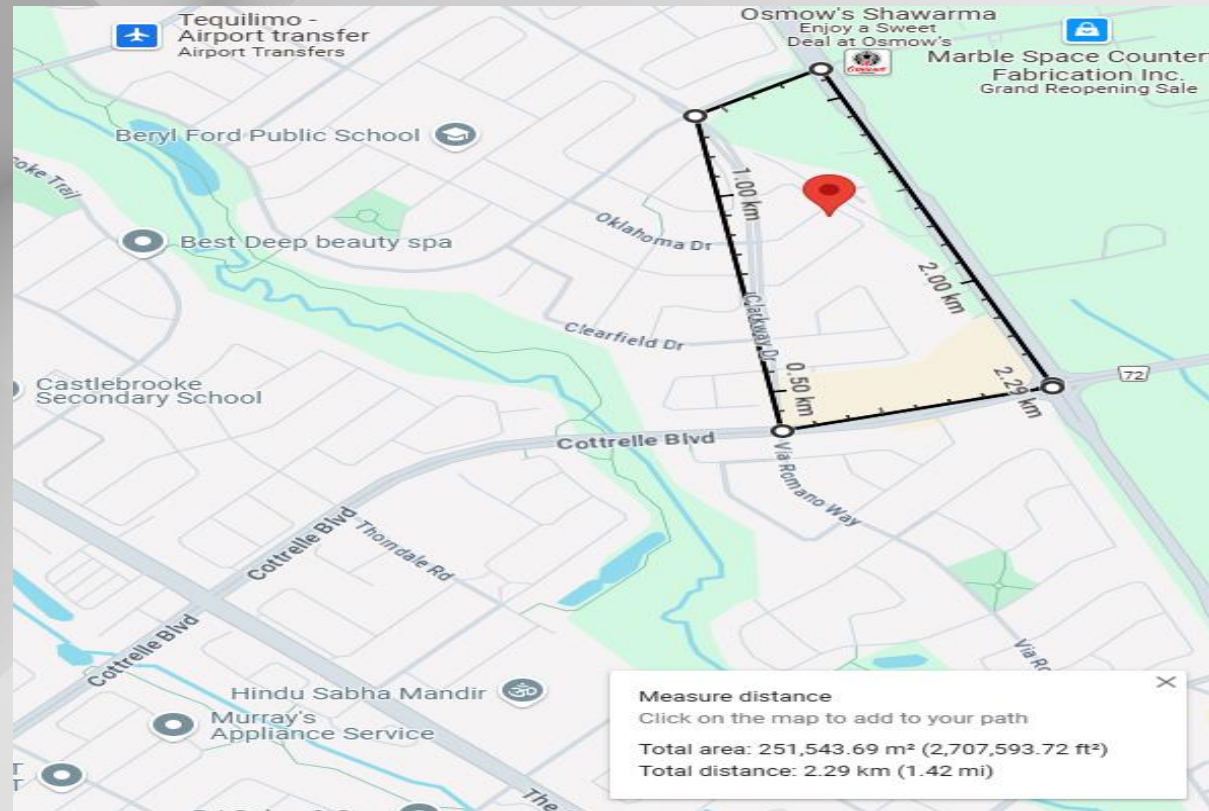
Petition Opposing to the Proposal

- Concerned residents have been knocking doors in the neighborhood asking other neighbors about their views and concerns if any about the Mixed-use High rise Buildings in the area

- Residents of Versailles Crescent, Ugrasen St, Ampersand Drive, Pass field, Natronia Drive, Oklahoma Street (These are the street which are directly opposite to the proposed complex) and these are the streets whose residents will suffer the most than any body else. Every Single house owner have objection to this proposal

- Mostly all these residents are Middle-class hard working people, it's difficult for most of them to take time off for such Public Meeting due to financial crunch in this crucial market. So most of them couldn't make it today. But, a very strong personal message from all of these residents that their agreement to the Opposition petition should be considered as their own physical presence in the meeting

BASED ON CURRENT POPULATION GROWTH IN BRAMPTON, FOLLOWING COMPARISON IS IMPORTANT FOR THIS PROJECT

Zoning Bylaw Requirement

Table 2: ZBL Vehicle Parking Requirements

Land Use	No. of Units / GFA (m²)	Parking Requirements	
		Rates	Spaces
Residential:			
Residents	346 units	1.0 parking space for residents	346 spaces
Visitors		0.2 parking spaces for visitors	69 spaces
Commercial:			
Take-out Restaurant	202 m²	1.0 parking space for each 20 m²	10 spaces
Personal Service Shop	177 m²	1.0 parking space for each 25 m²	7 spaces
Other Office	341 m²	1.0 parking space for each 30 m²	11 spaces
General Retail	310 m²	1.0 parking space for each 19.0 m²	16 spaces
			459 spaces

Views of Residents Signing the Petition

Land Use	No of Units	Parking needed
Residential (Studio Units)	15	15
Residential (1 BDR Units)	204	400
Residential (2 BDR Units)	110	220
Residential (3 BDR Units)	17	51
Commercial Units	40	80
Total Needed parking Spaces		766

Total Number of Parking space short by 347 in the proposal

Concerns/Issues to deal with later on Everyday Basis

- Traffic congestion all the time in the area

- More and More fatal accidents in the area

- For 347 new units proposed in complex, if we consider one child from unit, there are 347 children with schooling needs. There are only two overcrowded schools in the area and no more space to build third one, how school will be managed, it will lead to poor education standards for kids

- More accidents will lead to Higher Insurance Premium

- Spillover of Cars on the Adjoining Streets of a Complex all the time

- Dealing with Unknows every day

- No spaces for kids to play on streets as they are already missing community park on East side of Clark way, between Cottrell and Bell Chase Trail

Conclusion

- We all residents of L6P area are requesting Honorable Mayor Mr Brown, Our Elected Councilors of Ward 9 & 10 to listen to our Plea and reject the proposal for such a Gigantic Complex in a very tight space

- We also request that City can buy this land from Owners and gift a community park for the kids who don't have direct access to park in our block shown in slide 1

- Kids have to walk down to West of Clark way Road to access Picasso Park

- Residents will have long lasting happiness with your kind decision of Community Park on this Property