

Date Oct 30, 2024

To,
City Clerk's Office,
City of Brampton,
2 Wellington Street West,
Brampton ON L6Y 4R2

Sub: 2706287 Ontario Inc. Application to amend official plan and zoning by-law

Ref: Council meeting on November 4, 2024, 7 p.m.

Dear Officer,

I am writing to give my below comments on the application to amend official plan and zoning by-law, attached herewith.

COMMENTS

I am sure that several of the points that I will list below would have already been heard. However, I would still like to draw City's attention to these points while considering the application because the more people say the same points, the louder our voice shall become.

- I see that the Architects have drawn a blueprint and proposed a plan to build for a 15-storey building in a tiny lot on the intersection of Gore Road and Fogal road. I believe that a 15-storey building will be classified under a high rise building and not a mid rise building. Nevertheless, the neighbourhood residence are only 3 storey townhomes, 4 storey stack townhomes and a plaza on the opposite side of the subject lot. So, an immediate increase in height to a 15 Storey building will impact the **aesthetic look of the whole street**.
- A 15-storey building will cast **shadows on the intersection** of Fogal road and Gore Road through the afternoon which may increase the chances of mishaps on the street, which I believe is already increased in recent years on that intersection.

- This proposed building is also less than 20 meters to the nearby townhomes located on Quinte Place and Faye streets. I believe this may contravene the rules of any mid rise or a high-rise plan as it will completely put these residents under the cover of shadows and may **deter any sun light for those nearby residents throughout** the day. Deficiency of sun light will have its own negative impact on the health care sector of City.
- This 134-unit building will accommodate around 400 residents, and again it will be a **big ask from the exiting transit bus system** in the area. For example, the 501-bus route which is already not able to cater to all passengers during peak hours, even after a bus service every 5 minutes, will see even more increase passengers.
- I believe the whole area will become a high-density area, for which corresponding need of a huge open public park will be required. I am not sure if the City already has a plan in place for such a **central park for children**. Also, this will need **more Day care, schools and Doctors** in the area. If this building is permitted, it will be up in a jiffy, but corresponding construction of schools and other facilities may take its own time as it must go through City's rules and permits.
- I recommend that City review the whole neighbourhood, availability of open spaces and parks, availability of sufficient Doctors, grocery stores, seats for children in the school and day care along with the existing City's rules and by laws before giving a go ahead on this application.

I recommend the proposed plan of 15 Storey be reduced to maximum 5 or a 6-storey building with rear end phasing structure which has 25% units for commercial use. This will look aesthetically pleasing, cast less shadows on road, it wont completely block the sky view of nearby residents and more commercial use will not need City resources like parks, schools and health care.

For a long shot, the City can also check if they can combine this subject lot along with the one more adjacent empty lot on Atmar Drive & Gore Road and if owners of both lots can come up with an even better plan for City.

Thank you.