

Jaswal, Gagandeep

From: City Clerks Office
Sent: 2024/12/09 4:02 PM
To: Jaswal, Gagandeep; Urquhart, Chandra
Subject: FW: [EXTERNAL]RE: Objection to Proposed Heritage Designation of 40 Mill St N, Brampton, ON L6X 1S8

Importance: High

CCIB

From: Thanes Bala <thanes@longviewdev.ca>
Sent: 2024/12/09 3:51 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>
Subject: [EXTERNAL]RE: Objection to Proposed Heritage Designation of 40 Mill St N, Brampton, ON L6X 1S8
Importance: High

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Dear City Clerk, Ms. Santos, Mr. Vincente,

I am writing to formally object to the proposed heritage designation of my property located at **40 Mill St N, Brampton, ON L6X 1S**, which I understand is being considered due to recent changes under **Bill 23** and **Bill 200** affecting properties listed on the municipal heritage register.

Firstly, I wish to emphasize the strategic location of my property. Situated just five minutes from both the GO Train Station and Brampton Transit, and equally close to Brampton City Centre, this area is ideally positioned for development. This proximity to major transportation hubs and the city center makes it an excellent candidate for future urban growth and redevelopment, which would contribute significantly to the economic vitality of Brampton.

The current legislative framework, particularly the deadline set for properties to be designated or removed from the heritage register, appears to conflict with the developmental potential of this site. Our property, while it may hold historical value, is part of a neighborhood ripe for transformation into a more dense, sustainable, and economically active community.

Designating my home as a heritage property would impose significant restrictions on any potential development. These include limitations on altering, expanding, or redeveloping the property, which are essential for maximizing land use in such a prime location. Here are my specific concerns:

- **Economic Development:** Preventing the development of this property would forgo the opportunity to contribute to Brampton's growth, particularly in an area where transit-oriented development could flourish. This could lead to increased property values, job creation, and better utilization of city infrastructure.

- **Housing Needs:** The provincial government in Ontario is pushing for more homes to be built to make housing more affordable, a goal that Brampton Council has echoed multiple times. By developing this location, we could directly contribute to this initiative by building homes and rental units that cater to low-income families, thereby addressing some of Brampton's housing challenges.
- **Affordability and Accessibility:** Building rental units within walking distance to transit and city amenities would significantly enhance accessibility for those who cannot afford private vehicles or prefer not to rely on them, aligning with broader goals of sustainability and affordability.
- **Urban Planning:** The trend towards higher density in city centers to reduce urban sprawl and promote sustainable living would be undermined by locking this property into heritage status. The city's own planning policies encourage such development close to transit hubs and urban centers.
- **Property Rights:** As a property owner, I feel my rights to make decisions about my property's future use are being curtailed without due consideration of the broader community benefits that could be realized through development.

I respectfully request that the City of Brampton consider these points before moving forward with the heritage designation of my property. I propose that the city should instead focus on development plans that can leverage the location for the community's long-term benefit rather than preserving structures that might hinder progressive urban planning. Developing this property could offer a direct path to providing affordable housing options, supporting the city's and province's initiatives to tackle the housing crisis.

Please consider this objection in your deliberations, and I look forward to further discussion on how we might balance heritage with the pressing needs for development in our community. I am open to discussing alternative solutions that might satisfy both heritage preservation and urban development goals.

Thank you for your attention to this matter.

Sincerely,

Thanes Bala
Director



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