

Delegate Presentation by Ryan Coelho

Community against against Application for Official Plan
Amendment, Zoning By-law Amendment. Address: 3407
Countryside Drive City File #: OZS-2024-0062 Ward: 10

SUPPLEMENTAL NOTICE – TO CORRECT THE REFERENCED CONCEPT PLAN

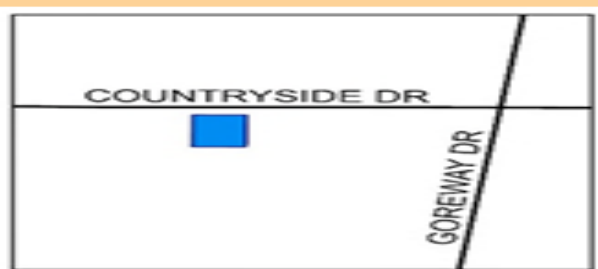
**Gagnon Walker Domes Ltd. -
Surinder Malhi & Charanjit Dhaliwal**

Application for Official Plan
Amendment, Zoning By-law
Amendment.

Address:
3407 Countryside Drive

City File #: OZS-2024-0062

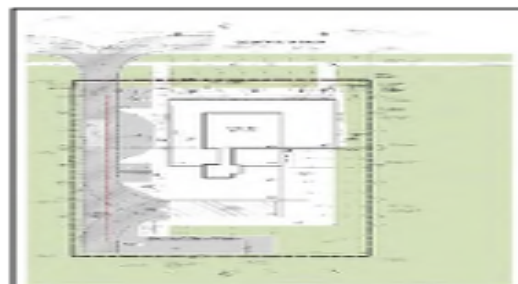
Ward: 10



Purpose and Effect

This official plan amendment and rezoning application is proposed to facilitate the creation of a 12-storey mixed-use mid-rise residential tower consisting of 128 residential units. Site access is to be provided via a full moves access from Countryside Drive with a ramp providing access to 3 levels underground parking.

The property is located at the southwest corner of Goreway Drive and Countryside Drive and is municipally known as 3407 Countryside Drive.



Reasons the delegation is against the zoning change

- Loss of community Character and historic value
- Decrease in property values due to high density development
- Preservation of Neighborhood Character - Upscale housing areas typically have a distinct character or aesthetic, and residents fear that high-density development could alter or disrupt the area's charm.
- The houses in this neighbourhood are known for their spacious lots, architectural style, and low-rise homes, and high-density buildings like apartments or condos will clash with this and ruin our neighbourhood.
- Property Value Concerns Our Homeowners live in upscale neighborhoods, high-density development will reduce the value of these properties. The increased population and potential for overcrowding can lead to traffic congestion, parking issues, and a feeling of overcrowdedness, all of which will drive down demand for homes in the area.

- **Traffic and Infrastructure Strain** High-density development typically brings an influx of new residents and vehicles, which can lead to more traffic, congestion, and wear on local infrastructure like roads and utilities. Our Upscale neighborhood is not designed to handle such an increase in traffic, leading to concerns over safety and quality of life.
- **Loss of Privacy and Quiet** Many residents of upscale neighborhoods value their privacy and the quiet atmosphere of their homes. High-density housing, such as apartment complexes or townhomes, can create more noise and reduce the sense of seclusion that these residents are used to.
- **Social and Cultural Disruption** Upscale neighborhoods often attract a certain demographic and lifestyle, and high-density development could bring in a different mix of residents. The worry that this could change the social dynamics and lead to a loss of the community feel that they appreciate. We have block parties etc and a strong neighborhood association.
- **Environmental and Aesthetic Concerns** High-density development put a strain on green spaces, parks, or natural landscapes, which many of our residents of our neighborhoods value. There are major concerns about the aesthetics of tall, dense buildings obstructing views or changing the visual appeal of the area. It also will overlook our houses with pools resulting in no privacy.

- Increased Demand on Local Services with an increase in population, local services such as schools, healthcare, and emergency services are already strained leading to lower quality of service for existing residents which is not acceptable given the high taxes we pay based on larger lots.
- Safety and security is a major concern.
- Adding a 12-storey mixed-use mid-rise residential tower consisting of 128 residential units with each unit averaging 600 sqft does not solve our housing issues in Brampton.
- We have more effective areas to build high density and affordable housing which this does not solve.
- Changing these zoning laws to allow for high-density housing can be a violation of the established norms of land use in the area.

A petition was created for this low density area.

**PETITION against Application for Official Plan Amendment, Zoning By-law Amendment. Address: 3407
Countryside Drive City File #: OZS-2024-0062 Ward: 10**

540 signatures

https://docs.google.com/forms/d/e/1FAIpQLScFwuF1u2MF_Ga0lznI-7NC9W_rP3iqvqIJN_ZqdSrv06lpow/viewform?usp=sharing

PETITION against Application for Official Plan Amendment, Zoning By-law Amendment. Address: 3407 Countryside Drive City File #: OZS-2024-0062 Ward: 10

We, the undersigned, hereby express our opposition to the proposed development project. We believe that this development will have detrimental effects on the local community, environment, and quality of life. We urge the developers, local authorities, and decision-makers to reconsider or halt this project.

Details of the Petition

Application for Official Plan Amendment, Zoning By-law Amendment

Project Name: City File #: OZS-2024-0062

Location: 3407 Countryside Drive

Proposed Development: This official plan amendment and rezoning application is proposed to facilitate the creation of a 12-storey mixed-use mid-rise residential tower consisting of 128 residential units. Site access is to be provided via a full moves access from Countryside Drive with a ramp providing access to 3 levels underground parking. The property is located at the southwest corner of Goreway Drive and Countryside Drive and is municipally known as 3407 Countryside Drive.

Confidentiality Notice: By signing this petition, you acknowledge that the personal information you provide (name, address, email, etc.) will be used exclusively for the purpose of this petition and related advocacy efforts. Your details will not be shared with third parties, sold, or used for any purpose other than supporting this petition. We are committed to protecting your privacy and ensuring that your personal data is kept secure. If you have any concerns about how your information will be handled, please feel free to contact us directly at



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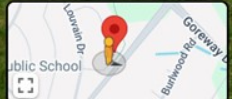
Timestamp	Email address	I do not support this development for the following reasons [Reason for Opposition] Check all that apply	Confidentiality Not By signing this petit We are committed t
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2	11/03/2025 13:31:32	[REDACTED]	Loss of community character and historical value, Decrease in property values due to high density development [
3	11/03/2025 13:45:16	[REDACTED]	Loss of community character and historical value, Decrease in property values due to high density development [
4	11/03/2025 13:47:53	[REDACTED]	Loss of community character and historical value, Environmental concerns raised structure [herons and other bir
5	11/03/2025 13:49:15	[REDACTED]	Loss of community character and historical value, Decrease in property values due to high density development [
6	11/03/2025 13:48:41	[REDACTED]	Loss of community character and historical value, Decrease in property values due to high density development [
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26	11/03/2025 14:20:53	[REDACTED]	Loss of community character and historical value, Decrease in property values due to high density development [

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24 Adriatic Crescent 📍
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May 2022 [See more dates](#)



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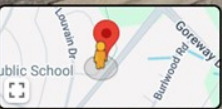
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Brampton, Ontario
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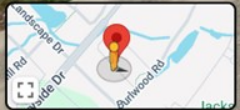
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12 Rhapsody Cres
 Brampton, Ontario

 Google Street View

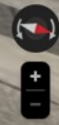
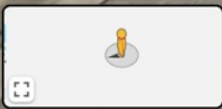
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36 Burlwood Rd
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📍 Google Street View
May 2022 See more dates



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35 Louvain Dr

Brampton, Ontario



Google Street View

May 2022



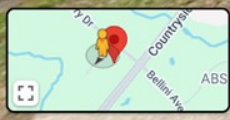
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