
From: Jesse Singh [REDACTED]

Sent: 2025/04/01 4:23 PM

To: Sra, Harjot <Harjot.Sra@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Toor, Gurpartap (Councillor) <Gurpartap.Toor@brampton.ca>

Subject: [EXTERNAL]Opposition of OZS-2024-0062

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Dear Harjot Sra and Planning and Development Committee,

I am a resident living [REDACTED]. I am writing to formally oppose the proposed zoning by-law and official plan amendment to permit a 12-storey residential building at **3407 Goreway Drive (OZS-2024-0062)**.

I am writing to express serious concerns about the proposed development, which is entirely out of step with the established character of our community. This project raises significant issues related to infrastructure capacity, resident privacy, and the long-term impact on future development in the area.

1. The Proposal is Incompatible with the Neighborhood

This area was never intended to accommodate high-density residential buildings, and there are currently no high-rises along Countryside Drive. The surrounding community is characterized by estate homes, executive residences, and low-density single-family housing, which contribute to its distinct and well-established identity.

A 12-storey building would be an abrupt and disconnected addition, particularly given the lack of major transit access to support such density. Responsible intensification relies on appropriate infrastructure, which this site simply does not have. Without nearby transit hubs, this location is not suited for a high-rise development of this scale.

2. Infrastructure Limitations

The existing infrastructure in this neighborhood was not built to support high-density development. If approved, this project would:

- Increase traffic congestion on Countryside Drive, which is already under strain from growing vehicle volumes.
- Overburden water, sewage, and utility systems that were not designed for high-rise density.
- Create parking shortages, as similar suburban developments have shown that surface parking often proves inadequate.

3. Significant Privacy Concerns

The proposed building's height would directly impact nearby homeowners by allowing residents to overlook private backyards and living spaces. This intrusion is inappropriate for a neighborhood designed around low-rise, single-family residences and would significantly diminish residents' privacy.

4. Risk of Setting a Harmful Precedent

Allowing this amendment would set a precedent for future high-rise developments in an area that was never planned for such intensification. Approving this project could pave the way for additional high-rises, gradually reshaping the neighborhood in a way that disregards years of thoughtful planning.

This proposal is fundamentally at odds with the existing urban framework. There are no comparable high-rises along Countryside Drive, and approving this project would contradict the Official Plan and Zoning By-law, which were put in place to maintain the area's intended character. A 12-storey building here would be a disruptive and ill-fitting development, lacking the necessary infrastructure and transit connectivity to justify its scale.

I urge you to reject this proposal and preserve the integrity of our community.

Sincerely,

Jaskaran Singh