

Subject: Formal Objection to Proposed Development at 1453 Queen Street West, Brampton (File #: OZS-2025-0008)

Dear Members of Brampton City Council,

We, the undersigned residents of [REDACTED] surrounding 1453 Queen Street West, respectfully submit our formal objections to the proposed Official Plan and Zoning By-law Amendments allowing an 8-storey mixed-use residential building with commercial use at grade (File #: OZS-2025-0008). Our objections, detailed below, have been thoughtfully considered, and substantiated to ensure they align with both humanitarian and environmental values. We seek to protect our community's peaceful nature, safeguard vulnerable residents, and preserve ecological integrity.

Core Objection: Unprecedented and Unjustified Changes to City Planning Standards

The City has issued individual notices for this and similar proposals without presenting a cumulative or comprehensive assessment. This fragmented approach prevents residents from making informed decisions based on the full scale of impact. Within a 1-3 kms radius of this site, over 3000+ mixed use residential & commercial units are proposed through active development applications. Without a consolidated review of their combined effects, it is impossible to assess implications on traffic, environmental sustainability, safety, and infrastructure capacity—thereby undermining the principles of transparency, accountability, and public trust. City Council must ensure that Official Plan and Zoning amendments are reviewed holistically, not in isolation, particularly when they involve sweeping changes to Brampton's long-term community vision.

The proposed amendments—altering both the Official Plan and Zoning By-law—represent a substantial deviation from Brampton's carefully established planning framework, primarily designated for low-density residential areas. Such significant amendments require clear evidence of public benefit, alignment with community interests, and adherence to Brampton's Official Plan—none of which this proposal sufficiently demonstrates. Approving this proposal risks establishing a precedent detrimental to thoughtful community planning.

1. Protection of Sensitive Environmental Areas

- **Natural Meander Belt Impact:** The site is within a protected natural meander belt (Credit Valley Conservation Authority Regulation 160/06). Historical planning practices across GTA municipalities consistently prohibit developments within such sensitive areas to protect ecological balance, prevent flooding, and maintain biodiversity.
- **Endangered Species:** Compliance with Environment Canada's Species at Risk Act (SARA) is mandatory, and this development potentially threatens critical wildlife habitats, posing substantial environmental harm.

2. Legal and Zoning Compliance Concerns

- **Non-Conformity to Existing Zoning:** This high-density proposal directly conflicts with Brampton's Zoning By-law 270-2004. Legal precedents established by recent Ontario Land Tribunal (OLT) rulings (Pickering, Richmond Hill) reinforce the importance of maintaining zoning consistency and respecting established community planning principles.

3. Conflict with Brampton's Official Master Plan

- **Preservation of Community Character:** The proposal significantly conflicts with Brampton's Official Plan, which emphasizes balanced and compatible growth, ensuring community integrity and maintaining neighborhood character.
- **Infrastructure and Public Services Strain:** The existing infrastructure (roads, public transit, schools, healthcare, emergency services) is already operating near or beyond capacity. Crime rate in our city & neighborhood is all time high. Our community Canada Post Mailboxes were vandalized, and mails were stolen in 2 times in last 2 months (Feb & March 2025). Additional density without substantial infrastructure investments would severely compromise sustainable growth objectives outlined by the city.

4. Health, Privacy, and Quality-of-Life Impacts

- **Construction Health Hazards:** Anticipated construction-related activities such as noise, dust, vibration, and air pollution pose considerable health risks, especially to seniors, children, and medically vulnerable residents. Such concerns are clearly recognized under Ontario's Environmental Protection Act (R.S.O. 1990).
- **Impact on Privacy and Harmony:** The proposed building height and density directly threaten residents' privacy and community cohesion, negatively impacting the peaceful enjoyment of their homes.

5. Additional Community Concerns

- **Lack of Essential Community Infrastructure:** The development lacks planning for critical amenities such as schools, libraries, community centers, improved public transit, and necessary road upgrades.
- **Traffic Congestion and Safety Risks:** Current traffic analyses are outdated (2016), ignoring cumulative impacts from other ongoing development. This oversight contributes significantly to safety concerns and severe congestion risks.
- **Commercial Units and Residential Harmony:** Introducing commercial spaces in this predominantly residential area risks increased noise, litter, traffic congestion, crime and community disturbances.
- **Educational Environment Disruption:** Increased noise and construction disturbances could negatively impact students' academic performance and overall well-being.
- **Shadow and Overlook Issues:** No shadow impact or angular plane analyses have been provided, risking sunlight access and residential privacy for adjacent properties, specifically 12-22 Danfield Court.
- **Inadequate Provision for Sustainable Transportation:** The absence of bicycle infrastructure undermines sustainability and practical mobility options within the community.

Final Summary and Recommendation

In summary, this proposal conflicts significantly with established legal, environmental, ethical, and planning precedents and poses substantial humanitarian concerns, particularly affecting our peaceful community of families, seniors, and students. We respectfully urge Brampton City Council to reject the proposed amendments for 1453 Queen Street West, prioritizing the community's well-being, environmental integrity, and adherence to responsible and ethical urban planning.

Thank you for considering our concerns thoughtfully and thoroughly.

Respectfully,

Dhaval Vyas

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