

From: Tatva Kotadiya
Sent: 2025/04/28 8:28 AM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Re: proposed community club development at 4598 Countryside Drive, Brampton File A-2024-0200

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Dear City Planning and Development Team,

I am writing to express my concerns regarding the proposed community club development at 4598 Countryside Drive, Brampton, as outlined in File A-2024-0200.

As a resident of this community, I have several reservations about the potential impact on our neighborhood.

Community Character: Our neighborhood is cherished for its peaceful, suburban atmosphere. The introduction of an institutional facility such as a community club could disrupt this tranquility and set a concerning precedent for future non-residential developments.

Demographic Considerations: The current demographic makeup of our community is predominantly Sikh and Hindu, with only a small percentage identifying as Muslim. This raises questions about the necessity and appropriateness of a community club in this specific location.

Traffic Congestion: Countryside Drive already experiences significant traffic challenges. The addition of a community club, likely to attract many visitors during events and gatherings, could further exacerbate congestion, complicating commutes and posing safety risks for pedestrians and cyclists.

Zoning and Land Use Issues: The proposed site is currently zoned for residential use. Changing it to institutional or recreational zoning could lead to increased noise levels, altered community

character, and potential declines in property values. It is essential to maintain residential zoning to preserve the intended structure of our neighborhood.

Impact on Property Values: Many residents chose to live in this area due to its low-density residential zoning. An institutional or recreational development could negatively affect property values, leading to economic repercussions for homeowners who have invested in our community.

Environmental and Noise Concerns: Increased vehicle and foot traffic associated with the community club could lead to environmental disturbances, including higher emissions and noise pollution. Regular gatherings and events may disrupt residents' right to a peaceful living environment.

I urge the Planning and Development team to carefully consider these concerns before making any decisions regarding this application. Our community is dedicated to preserving its unique character and ensuring that developments align with zoning regulations and residents' expectations.

Thank you for your attention to these important issues.

Sincerely

Ashwinbhai Patel

29 Cloncurry Street

Brampton, ON