
To: Xiao, Yinzhou
Subject: RE: [EXTERNAL]File Number OZS-2020-0026, Development Application at 172 Church Street East

From: >
Sent: 2021/01/07 3:22 PM
To: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Subject: [EXTERNAL]File Number OZS-2020-0026, Development Application at 172 Church Street East

Dear Yin Xiao

On December 15 I wrote to you asking to keep me informed of the above proposal. You responded on December 21, for which I thank you.

My husband, Michael, and I are now writing to you with our concerns about this proposed development application at 172 Church Street East. Our overall concern is that a project of this size in an area this small has some serious drawbacks. We itemize these below.

1. The plans call for 24 stacked townhouse units, but only 18 are shown on the plan
2. No height of the project is indicated. Is it flat roof or gabled?
3. There does not appear to be access to the rear of the property for emergency vehicles, especially fire trucks. It would also be difficult to get to any of the structures because of the distance between the houses and the neighbouring property fences, 6 feet of which is landscaped.
4. There is no children's playground indicated
5. No fire hydrant locations are indicated
6. Insufficient (only 6) visitor parking spots (1 handicapped) for proposed 27 units.
7. Number of underground parking places is not indicated
8. The individual townhouse widths seem inadequate. Do they meet minimum required under bylaws? Is the footprint of the townhouse development allowed in accordance with the size of the lot.
9. The setbacks on both sides and the rear are insufficient. (1.5 metre sidewalk – 5 feet; and 1.87metre landscape buffer – 6 feet, totalling 3.37 metres - 11 feet). It seems to us that this is insufficient space
10. No ramp or elevator to lower or upper storeys indicated for handicap access.
11. Are these Freehold, Condominium or rental units?
12. What is the floor area of the units? How many bedrooms?
13. Would this development be considered too close to the existing Mini-Skool daycare centre on the east side of the project?

We will be attending the virtual meeting on January 18th 2021 and look forward to hearing that our concerns are addressed.

Yours truly,
Linda and Michael Joll