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**From:** Mandeep Pharwaha [REDACTED]

**Sent:** 2025/04/01 4:30 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:** FW: [EXTERNAL]3407 Goreway Drive (OZS-2024-0062) Opposition Comments

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Dear Harjot Sra and Planning and Development Committee,

I am a resident living in the castle more estates. 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). This proposal is entirely incompatible with the character of our community and raises serious concerns regarding infrastructure capacity, privacy, and the precedent it would set for future development.

## **1. Incompatibility with the Existing Community Character**

The proposed development does not align with the established nature of our neighborhood, which consists of estate homes, upscale executive homes, and low-density single-family residences. There are no high-rises along Countryside Drive, and introducing a 12-storey building would be a disruptive contrast to the area's intended character.

Additionally, the site lacks the necessary transit infrastructure to support high-density residential living. With no nearby major transit hubs, this location is unsuitable for intensification on this scale and contradicts responsible urban planning principles.

## **2. Insufficient Infrastructure to Support High-Density Development**

The area's existing infrastructure was not designed to accommodate high-density residential projects. A development of this scale would:

1. Exacerbate traffic congestion on Countryside Drive, which is already struggling with increasing traffic volumes.
2. Overburden water, sewage, and utility systems, which were not planned to support high-rise density in this location.

## **3. Privacy Concerns for Existing Residents**

A 12-storey building would directly infringe on the privacy of adjacent homes, allowing residents of the tower to overlook private backyards and living spaces. Homeowners in this community did not purchase properties with the expectation of having their privacy compromised by high-rise developments.

## **4. Precedent for Future Inappropriate Intensification**

Approving this application would set a precedent for further high-rise developments in an area not planned for such densities. This could erode the thoughtful planning that has shaped the unique character of our community and lead to additional inappropriate intensification.

The assumption that this site is suitable for a high-rise is fundamentally flawed and inconsistent with the surrounding urban fabric. No similar developments exist along Countryside Drive, and approving this amendment would create a ripple effect, inviting further proposals that conflict with the area's intended character.

This proposal is entirely inconsistent with the Official Plan and existing zoning regulations. A 12-storey building at this location is wholly unsuitable, disconnected from transit and necessary infrastructure, and detrimental to the community's well-being.

I strongly urge the City to reject this application to preserve the integrity of our neighborhood and uphold responsible, well-planned development.

Thank you for your time and consideration.

Sincerely,

Mandeep Pharwaha

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