

Katyal, Himanshu

From: Planning Development
Sent: 2021/02/16 9:12 AM
To: Katyal, Himanshu
Subject: FW: [EXTERNAL]File OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Himanshu,
Please see inquiry below.

Kind Regards,
Sheryl

From: Cathy Jazokas < >
Sent: 2021/02/15 7:37 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]File OZS-2020-0034

Good evening,

I would like to obtain more information about the above matter (property located at 1030 Queen Street West), including a copy of the notice and about preserving my appeal rights.

Thank you, Cathy Jazokas

Katyal, Himanshu

From: G M < >
Sent: 2021/02/18 3:02 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]Development Proposal, File: OZS-2020-0034

Follow Up Flag: Follow up
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Dear Mr/Ms Katyal

I have a few comments regarding the proposed zoning amendment for the property at 1030 Queen Street West. I am opposed to the rezoning of this property to permit the building of a 15-storey tower.

The tallest building in this otherwise entirely low-rise area is the high school (David Suzuki S.S.) A 15-storey high-rise would be quite out of place, towering over its low-rise neighbours, as the only tall tower this far afield from downtown Brampton.

If the City of Brampton wants to increase density to meet provincial requirements, high-rise buildings should be located in areas that are already designated to handle the increased population and traffic, such as arterial street corridors with little to no subdivisions adjacent. I do not believe there is a shortage of these.

And going forward, the planned Riverwalk flood-control/redevelopment of Downtown Brampton will provide numerous opportunities to add tall towers on a scale that is most appropriate in our central downtown area and main transit corridor, not the far edges of town.

In addition, the intersection of Queen St. W. and Chinguacousy has a high volume of traffic and is already hazardous for pedestrians, especially students on foot from the nearby high school. Adding 179 units worth of additional cars will only worsen the situation, as cars exiting the proposed building's driveway will make u-turns very close to the traffic lights in order to travel east on Queen or either way on Chinguacousy. This is very unsafe for pedestrians and bicycles crossing at the already dangerously busy 6-lane intersection.

Thirdly, the approval of a high-rise at this location will set a precedent for all of the developer-assembled properties along the north side of Queen St. W. between Chinguacousy Rd. and Mississauga Rd. Towers could sprout all along that stretch of road. Lower-density buildings of 6 floors or less (or townhouses) like those in the Mount Pleasant subdivision would be closer in scale to existing homes in this area, while still increasing density.

Finally, it is likely that the shadow cast by such a tall structure will reduce the afternoon sunlight falling on properties in nearby subdivisions.

One of the reasons we choose to live away from central Brampton and not downtown, or in Toronto or central Mississauga is the lack of dense high-rise development. It is still possible to live at a healthier, more human scale out here, with fresh air, open spaces and a walkable environment.

Sincerely,
Gayle Marks