

Katyal, Himanshu

From: Cathy Jazokas < >
Sent: 2021/02/28 3:08 PM
To: Katyal, Himanshu
Subject: RE: [EXTERNAL]File OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Below, please find my "email" opposing the approval of this rezoning.

When I first located to this area (Flowertown Avenue and Chinguasousy Road) over 35 years ago, the sounds of farm animals on Chinguasousy Road used to be my alarm clock. I no longer have a 'natural' sounding alarm clock and must use a power generated machine to wake me up. The farmlands are now gone and have now been replaced by a 6-lane road with speed limits of 70 km/hr. (on the best of days); single family dwellings, commercial units, a school (David Suzuki Secondary School) and a park (Teramoto Park). On Daviselm Drive, a temple is being built (increase in pedestrian and vehicular traffic will occur soon).

An application is in front of the City of Brampton to rezone the area located at 1030 Queen Street West to high density to allow the development of a 15 storey, 179-unit apartment building. Walden International School was previously located at this property. A single level building where the only traffic for this building was twice a day when caregivers would drop off the children or pick them up. An area where to the east of this property are single family dwellings, to the north are single family dwellings in addition to a school or plaza, where the tallest building currently is 3 or so levels, to the south area single family dwellings and strip plazas. Esthetically speaking, a 15 storey building will be out of place in this area and an eye sore. A building that goes against the current Credit Valley Plan that allows a maximum of 119 units west of this area. A building that in my eyes, goes against the Fletchers Creek Sustainable Neighbourhood Action Plan. A building that will increase traffic and harm the environment (an influx of an additional 218 vehicles) and a building that will put a burden on the current school system (portables are already in use in the area).

Brampton's Official Plan states that tall buildings should contribute positively to their immediate context as well as the wider City's plans. Tall buildings should take into consideration shadow, view, heritage impact and microclimate. This 15 storey building is expected to be built next to Teramoto Park. How will this affect the shadow on the park? How will the builders ensure that "trash" from construction will not land in the Park? I see the impact of this trash / garbage around the Temple that is being built on Daviselm Drive. Tim Horton's cups, single use masks, water bottles, etc. Vehicular access is from Queen Street West. How many vehicles will try to conduct illegal U-turns to go the opposite way? What is the environmental impact of these additional vehicles on the roads? There is a walking path right next to the property on Chinguasousy, north of Queen to get to Teramoto Park. Will this path be obstructed during construction? Can the park sustain the increase, given that at a minimum an additional 179 individuals will be using the park? This increase will possibly lead to additional garbage in the park, pedestrian traffic, etc.

The City will either approve this application whether I send this email or not. I have enjoyed this area for over 35 years, but personally I do not believe that a 15 storey, 179 unit in this area is the right choice!

Thank you, Cathy