

Katyal, Himanshu

From: Sylvia Menezes Roberts < >
Sent: 2021/03/03 8:12 PM
To: Katyal, Himanshu
Cc: Palleschi, Michael - Councillor
Subject: [EXTERNAL]2247, 2257 and 2271 Mayfield Road OZS-2020-0038

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planner Katyal,

I have significant concerns about this development, and there are some significant problems with the Transportation Impact Study.

1) The site includes:

Ground floor to have dining and amenity spaces for the residents, comprised of a dining hall and bistro, a fitness and beauty centre, a health centre, an arts and crafts centre, and outdoor amenity space at the rear of the building;

Proposed floors 2 and 3 for Memory Care and Assisted Living residential units, including dining services for individuals who require medical care and assistance;

I see no mention of parking for staff for the "dining hall and bistro, a fitness and beauty centre, a health centre, an arts and crafts centre", I also see no parking for the staff for the memory care and assisted living component, there will be a significant number of staff for these uses collectively.

2) PSWs are normally quite poorly paid, and given Brampton's exorbitant car insurance rates, many will not be able to drive there. The problem arises with the location at the edge of the city, there is no transit access close by, the transit available is infrequent, and Mayfield Road is lacking in pedestrian infrastructure from the site to the nearest transit.

3) Peel Village Amica is not an appropriate comparison for parking, it is adjacent to a 2 Main bus stop, and while it is a bit of walk, Gateway Terminal at Main and Steeles has exceptional transit service that is feasible for low income workers there. Furthermore, as part of Peel Village Amica's Transportation Demand Management, they have a shuttle bus for residents, which is not proposed in the TIS's TDM.

Together, I believe the Transportation Impact Study has significant issues, the parking reduction is inappropriate, and even if the applicant did propose parking that met the zoning by-law, the lack of transit is quite problematic.

The proposed use for this site is premature until such a time as Queen Mary Drive connects to Mayfield Road, the intersection is signalized, and Brampton Transit has provided bus service to that intersection with stops on both sides

Sincerely,

Sylvia