
To: Brian Sookhai
Subject: RE: [EXTERNAL]Register for OZS-2021-0002

I am against this proposal / file for the following reasons:

- 1) The L7A postal code region was not zoned for this high level of density when first designed. This would result in additional pressure on existing infrastructure / local amenities. The area has originally been designed for low and medium household dwellings, and citizens purchased homes based on this factor.
- 2) The existing neighbourhoods in the L7A postal code region have a high number of registered and unregistered secondary dwellings, resulting in excess traffic in / out of neighbourhoods and roadways. On my street alone consisting of 30' and 38' detached homes, every 1 in 3 or 4 houses has a second dwelling (registered or unregistered). This has also negatively impacted local schools. For example, Tribune Drive Public School is under 9 years old and there are nearly 10 portables on site. This would further negatively impact the learning capability of students, and will result in additional expense in the short and long term of building additional schools that have not been budgeted for by the school board / government
- 3) The existing hospital in Brampton is already beyond its constructed capacity. This high level density development would further burden the hospital system. A second hospital was proposed, however, with new housing developments and the increasing trend of registered / unregistered secondary dwellings being constructed, this capacity may erode faster than planned. The implementation of this development would further put this at risk
- 4) Mount Pleasant GO station parking is very limited, resulting in some GO transit users having to park in areas not zoned for parking, resulting in tickets being issued. This has not been addressed, and will further be an issue. This will further impact the existing GO transit volume as it is already limited regarding capacity
- 5) The existing Brampton transit schedule may not be able to support this level of density, possibly resulting in Brampton transit to increase service on the route(s) in this proposed development. This is a further expense to Brampton Transit to service this area as there will be a reduction in fares in prior stops on the increased route as these areas would not consist of this level of density to support a profitable operation
- 6) The proposed area is an increasingly busy intersection (Sandalwood and Mississauga Road). The implementation of additional high-density housing would make this unsafe as the current retail plaza is under expansion and near completion, and many pedestrians do not cross Sandalwood using the designated crosswalks
- 7) With this proposed development, there is a historical pattern of fire / emergency departments being called consistently due to typical high density related issues (ie. someone pulls the fire alarm). Should the respective emergency department respond, this puts the surrounding L7A postal code region at risk since resources are tied up, and emergencies in the L7A region may not be responded to in the allotted level of service response time. An increase in emergency service personnel / equipment would need to be considered to ensure proper support is in place, which is a further expense for the city and tax payers

Please let me know if there is any additional information required, as well as any questions and / or comments.

Regards,

Brian