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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]City File: OZS-2021-0006

**From:** shawn power < >

**Sent:** 2021/05/31 6:53 PM

**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; Deibler, Nicholas <[Nicholas.Deibler@brampton.ca](mailto:Nicholas.Deibler@brampton.ca)>; Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>; Medeiros, Martin - Councillor <[Martin.Medeiros@brampton.ca](mailto:Martin.Medeiros@brampton.ca)>

**Subject:** [EXTERNAL]City File: OZS-2021-0006

Good day,

We are writing to express our opposition for the application of a zoning by-law amendment for 58-60 Jessie Street. Please be advised that we are not opposed to a reasonable development but do have issue with what is being proposed.

Our family have spent the last 13 years living at . It is a charming, quiet street and over the years we have come to meet a lot of our neighbours, many of whom have spent decades of their lives living on this street. The proposed application saddens us to think that we might not be protected by the existing bylaws to preserve the mature neighbourhoods in Brampton. From the city's website, in 2014, Brampton introduced additional standards for these neighbourhoods to ensure that new dwellings would be compatible with the existing character of the surrounding area. This application does not comply with this.

We have a several concerns with the site plans and rezoning application:

- The placement of the lot that will now be face-fronting Haggard Street will no longer meet the minimum lot depth requirement 30 m. From the drawings, the lot depth of this property will now be only 18.82 m to a maximum 24.69 m, and this has not been addressed in R3A-AAAA.
- The minimum lot landscaped area of 50% has not been met (as per site drawing), and this has not been addressed in R3A-AAAA.
- In the Urban Design Brief, the rear yard setback is proposed at a minimum 5.5 m (down from the current 7.5 m) to minimize potential adverse impacts to abutting detached dwelling; however, most of this will be used for the rear laneway leaving only a maximum 1 m of landscaping.
- The proposed garage space of 5.4 m x 5.4 m of each unit seems unrealistic for two vehicles and bike racks (these were mentioned in the sustainability performance metrics summary letter). Assuming that this small space would also house each unit's recycle, garbage and composting bins, this concerns us that there will be an increase number of vehicles parked on the street from these units, due to inadequate onsite parking.
- The proposed front yard, currently shown as having a depth of 3 – 3.72 m (down from 6 m) and the side yard depth of 1.5 m (down from 3 m) will pose a safety hazard to an already dangerous intersection. This street is a common detour for drivers trying to avoid the traffic light at McMurchy and Queen. With these proposed changes, the building structure will obstruct traffic at this two-way stop.
- As per the site plan drawings, these units (with a height of 9.9 m) will have roof access leaving the potential for roof top terraces that would greatly impact the privacy of the neighbouring single storey houses.
- In the Urban Design Brief, under 3.9 Façade Treatment, the builder has identified that the townhouse units shall maximize window openings facing public spaces to provide a sense of overlook and safety, however the view of Jessie Street will be little more than a brick wall. Due to the proposed change, the lot will now front-face Haggard and not Jessie Street and these units will be the only residences facing this street to benefit from the "overlook and safety".

We can understand the need for site-specific changes to the bylaw, but we object to the extreme setbacks, scale, massing and height changes for the purpose of maximizing profits for this developer at the expense of every other homeowner in the immediate area. We hope that City Council takes an opportunity to come to our street to see how out-of-place these townhouse units would be amongst the existing single storey residences. Maybe in urban Toronto, but not here in downtown Brampton.

Sincerely,

Shawn & Teresa Power