
To: vmondel
Subject: RE: [EXTERNAL]Queen street rezoning

From: <>
Sent: 2021/05/20 12:50 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>

To Whom it may concern, I would like to ensure that the below concerns are added to the record in the consideration of the proposed development of the lands for 115,117,119,121 & 123 Queen Street West as well as the potential zoning bylaw amendments. I have been in contact with my councillors and was advised that I should email the city clerks office with these concerns as well.

I am a resident of Brampton and specifically an owner of a property on Elizabeth St. south which is situated near Queen street as well as the lands that are being considered for development of a Condominium / Apartment complex just west of me.

I fell in love with this area of Brampton the first time I drove through here, this tiny hamlet expresses so much character and charm, I knew this was where I wanted to settle. I have also been very excited since then, hearing the discussions surrounding the future development / restoration plans that the city has for the downtown core as well as the rest of Brampton. As I read through the official plan as well as other the reports / documents I have been able to locate, it appeared to me that the city planners also realized the unique character of this area and planned on ensuring the wonderful area was not negatively impacted as the city progressed forward.

As I look at the new proposal for the lands 115,117,119,121 & 123 Queen Street West, I understand that this potential development requires an amendment to the official plan as well as the proposed plan and current zoning bylaws. I wanted to ensure that my elected officials are well aware of my concerns, these are concerns that I can assure you are shared by many other residents of this historical, well established area of our beautiful city:

Things like:

- setbacks (both from Queen St as well as in the rear towards the existing residential properties), as well as FSI factors (I believe the approved plan call for a max FSI of 2 if I am not mistaken, with a proposed of 3.5), this building proposal seems to greatly exceed these maximums with a proposed 10 or 11 story structure.
- With this building capacity, along with the tertiary plan of 3 additional buildings, parking and overall thru traffic will greatly impact the neighborhood to the south as today this is already an issue we experience daily as vehicles use the residential streets to bypass the congested main arteries.
- Privacy – I cannot imagine what it will be like for the homeowners that could potentially have a portion of a building that is 6 stories, 10-15 ft from their dining room window or their back yard, with dozens of apartment windows overlooking their house / yard.
- Impact on natural light for the surrounding residents
- Impact on existing structures – with large construction projects like this, it is very challenging to ensure that surrounding structures that are in such close proximity are not damaged during the process.
- Underground rivers / water flows – this area is well known to have several underground rivers, as this proposed building calls for underground parking, how will the residents be assured that they will not be impacted by the potential re routing of these waters.
- Overall design (historical aesthetic) , this proposal does not appear to (in my opinion) take into considering the existing stable residential neighborhoods, a principal that is so clearly called out in the Brampton plan.

As I stated above, I am by no means opposed to the overall objectives of the city's 2040 plan or the Brampton Plan as a whole, I do however feel that it is incumbent on our elected officials and representative of our government, to take into consideration the impact on the existing residents of the areas where these developments are to occur, both in terms of how it affects them in their day to day lives and the overall impact financially. There is no doubt that mid to high rise buildings in such close proximity to existing

residences does not result in a desirable property for anyone to live. There is a need to establish additional housing no doubt, in this particular case, I feel this can still be accomplished in accordance with the existing zoning bylaws and structures that are appropriate for this historical area, thus blending in with and enhancing each of the area accordingly.

Regards

Vito Mondelli