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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]Brampton Public Meeting: Official Plan Amendment on Queen St

**From:** Bonnells < >  
**Sent:** 2021/05/31 10:26 PM  
**To:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>  
**Cc:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>  
**Subject:** [EXTERNAL]Brampton Public Meeting: Official Plan Amendment on Queen St

Dear Kelly,

Thank you for the opportunity to provide input at the upcoming June 7th virtual public meeting regarding the proposed eleven storey mixed use development along Queen and Mill St. We would like to raise the following points during the meeting.

Brampton has an opportunity to redefine and densify its downtown core in a way that respects the existing neighbourhood while providing new residents with family friendly homes.

Understandably there will be competing visions of how to best achieve that aim.

The time of single-family home construction in downtown Brampton is over, that much is clear. And while micro-condos stacked in towers can appeal to the need for housing at lower price points, Brampton can look to Toronto as a cautionary tale.

A decade of aggressive condo building left the country's largest city with a large supply of bachelor condo units that appeal to investors and speculators. However, those micro units are decidedly not family friendly.

And detached homes carry price tags that are far out of reach for young families.

Toronto has come to realize the so-called "missing middle" is what it should have been building. Homes at lower price points than single-family detached that are versatile enough to allow singles to find partners and become families.

The proposed development at Queen and Mill Streets fails to address the missing middle, surrendering far too much of that real estate to micro condo units that will attract investors and speculators, but do little for growing families.

There's an opportunity to build housing in that space that gives families an affordable entry to the housing market, while respecting the character of a well-established community of single-family homes. The City of Brampton only need look in its backyard to Mount Pleasant, a successful blending of retail, residential and transit into a densified yet liveable neighbourhood.

The current plan maximizes the profit potential of the owner of those four properties slated for redevelopment, but does little to realize a vision of Brampton as a community dedicated to responsible and effective urban planning.

Should you require additional information prior to the meeting, please let us know.

Regards,

Greg & Elaine Bonnell