

May 31, 2021

To City Planners and City Councilors,

I am writing in reference to the rezoning proposal for an 11 storey mixed used residential property (file OZS-2021-0009) at Queen and Mill Street. As you will no doubt agree, this proposed rezoning and development does not benefit the community in any meaningful way. Rather than complement the existing surroundings and assimilate within a mature, low density neighbourhood, it swallows the area whole as a looming shadow of glass and concrete with little green space or breathing room for nearby properties. Furthermore, the tertiary plan proposes the destruction of the entire block north of Byng Avenue, obliterating multiple heritage properties, longstanding trees and expanding its overbearing footprint across even more established properties, thus devaluing the homes and encroaching on privacy.

As a new resident of the neighbourhood ( ), I OPPOSE the proposed application and have drafted the below objections as **a change.org petition that has garnered over 270 local community supporters and counting (names attached): <https://www.change.org/no-rezoning>** .

Per the petition, specific negative impacts will and could include:

1. Adjacent impact to two heritage listed properties 127 Queen Street West and 10 Byng Avenue, which are confirmed to have design or physical value, as well as contextual value. Impact may include:
  - Potential for destruction of heritage attributes, as a result of accidental damage during the construction process.
  - Alteration of the adjacent lots which detract from the visual context of the surroundings and is incompatible in scale, massing and height relative to 127 Queen Street West.
  - Isolation of 127 Queen Street West from the surrounding context and environment. Potential to alter the viability of the existing trees
2. The creation of a negative precedent for the preservation of heritage properties, land use of areas of historical and cultural significance.
3. Encroachment on and destruction of an already mature and established neighbourhood along Byng Avenue and Mill Street.
4. Shade that will block the afternoon sun across a mature neighbourhood, tree canopy and number of heritage buildings on Queen Street, Mill Street and Byng Avenue.
5. Loss of privacy for properties on Queen Street, Mill Street and Byng Avenue. Per The Official Plan: "When considering new development within an established residential neighbourhood, consideration must be given to the massing, scale and height of development such that it is compatible with that permitted by the zoning provisions on neighbouring residential properties. New development must allow adjacent properties to maintain their access to privacy and sunlight. Adequate separation

between new and existing buildings is required, along with the use of comparably mature landscaping and fencing in order to maintain privacy and character.

6. Height exceeding recommendations set out in the Phase 2 findings of the Queen Street West Land Use Study that proposed to "ensure that the character of existing and well-established residential neighbourhoods is maintained and enhanced by ensuring that development and redevelopment is compatible in terms of built form with the character of adjacent buildings and neighbourhoods." Specific to Character Area 1 of the Queen Street West Land Use Study: Western Section:
  - Building height, massing and setback in infill sites must respect adjacent buildings and residential neighbourhoods - generally three to four storeys in height.
  - Transitions in scale and use of landscape buffers are required where redevelopment abuts stable residential areas.
  - Retain and integrate heritage and/or valued buildings along Queen Street West within redevelopment proposals. Retain views of Christ Church steeple, an important landmark for the street.
7. A change in FSI from the recommended 2.0 as set out in the Secondary Plan to a proposed FSI of 5.10. This is a higher FSI than all other areas in the Downtown Brampton Secondary Plan, which at most allows for a maximum FSI of 3.5 in the Four Corners Area only. The current Secondary Plan allows mixed-use development in this area (west of Elizabeth Street) with a maximum density of 2.0 FSI.
8. Per the Queen Street West Phase 2 Land Use Study, it was recommended that "the lands on the north side of Jessie and Byng Streets no longer be designated for higher density mixed-use development but that they be re-designated for low density residential uses to reflect the existing land use."
9. Lack of setback for development transition between a mixed use and stable residential neighbourhood. Proposed setback is 0 metres for interior and exterior yard. The applicant has not defined a rear setback against the neighbouring heritage property of 10 Byng Avenue. Per the City of Brampton Comprehensive By-law Zoning Review:
  - "A building setback of at least 7.5 metres shall be established from any affected rear or interior side lot line and shall not include any land area provided by an abutting public rear lane;
  - A minimum landscape buffer strip of 3.0 metres shall be included within the setback, abutting any affected rear or side lot line. The 3.0 metre landscape buffer shall provide the opportunity for substantial tree planting and appropriate privacy fencing"
10. Increased negative impact to available usable greenspace.
11. The removal and/or destruction of 19 mature and healthy trees to accommodate development.

12. Impact on mature tree canopy located directly behind on Byng Avenue per s4.6.8.16 of The Official Plan: "The mature tree canopy in neighbourhoods within the Central Area should be protected, to the extent practical, to assist in maintaining the character of an area. Where development or redevelopment is proposed, healthy trees should be protected to provide a buffer between new development and redevelopment and existing neighbourhoods"
  13. Development not in keeping with the existing character and design of the neighbourhood, per the Brampton 2040 Vision: "A beautiful heritage community is at the south end of Downtown. This will be the area to protect the existing ambience with only modest, delicate infill. Its image serves the entire downtown. A more-or-less consistent pattern of mid-scaled heritage commercial buildings occupy the centre of the whole district along with the recent City Hall and the theatre and museum complexes. This is a place for re-use and infill of buildings."
  14. Lack of existing infrastructure in downtown due to cancellation of water main, sewer and other utilities upgrade project resulting in even more water main breaks.
  15. Lack of parking at proposed development with a rate of only 0.50 spaces per unit and no visitors parking. The vehicle ownership in Wards 3 is 1.4 vehicles per household per the last TTS survey. This will have a negative impact on nearby streets as residents and visitors seek additional above ground parking.
  16. Interim and ongoing volume of high pollutant construction and service vehicles.
  17. Lack of transit infrastructure to support higher densification and leading to increased road and public transit congestion, per the Queen Street-Highway 7 Bus Rapid Transit (BRT) Initial Business Case (IBC).
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You will also note that the petition includes the following comments from Brampton residents:

- **CE:** *"Wow this development plan as proposed is incredibly invasive to one of the nicest neighbourhoods in Brampton. I agree with all of the concerns laid out, especially the lack of space between the development and neighbours. Considering as well the empty commercial spaces already in Brampton, this seems a poorly planned idea."*
- **Kim McDonald-Taylor:** *"This area is supposed to have only "Modest, delicate infill" and this proposed development is not modest or delicate. We already see issues when the original tertiary plan stated 8-10 stories and it is already up to 11 stories. Guarantee it will get taller if allowed!"*
- **David Fisher:** *"I believe this area to be an historical site."*
- **Steven Cowdrey:** *"This potential development is a money grab for the developers and put safety of my family at risk as they are proposing to build a six-story wall with a terrace on top within 6 ft of my house and backyard."*

- **Diane Holtham:** *“With the high risk of flooding on Byng Ave. on the north side because of the high water table in this area, digging down for two floors of underground parking would increase this risk.”*
  - **Sharron Davies:** *“Heritage land is important. High rise will change the flavour of the area.”*
  - **Jan Kulinski:** *“Heritage land is important. High rise will change the flavour of the area.”*
  - **Mario Brazina:** *“This would impact my hometown look and feel of where I live”*
  - **Janey Jarvis:** *“This is a historic part of Brampton, leave it alone..”*
  - **Heather McCall:** *“This city seems determined to become the ghetto the Globe and Mail said it was. Our neighborhood is doomed.”*
  - **Wendy Dillon:** *“This is such a bad idea for Brampton! Especially this part! Roads are narrow, one way streets etc are enough in this area!”*
  - **Elaine Bonnell:** *“Our property currently has mature trees lining our backyard. These trees will be torn down and replaced by an 11 storey concrete structure with multiple balconies. Not only is this an invasion of privacy, it will impact the air quality, and the already gridlocked traffic on Queen St. will come to a standstill with the traffic from new residents of the building. The proposed design does not blend in with the heritage neighbourhood in the least. There are plenty of areas around the downtown core that can be developed before you tear apart homes and a neighbourhood with young families. There is room for a low rise building or townhouses on the site that blends with the surroundings, not a condo.”*
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I would ask that this petition be included as part of the public response for consideration at the June 7<sup>th</sup> Planning and Development Committee. I also ask that the application be presented to the Heritage Board for their consideration.

The rezoning proposal as it currently stands is a prime example of poor planning at the detriment of Brampton residents. Should rezoning proceed, I would recommend that councillors and the planning department at minimum consider:

1. The implementation of adequate setbacks and buffering from affected rear or side lots.
2. Limiting height and FSI to a scope that is proportionate to the surrounding neighbourhood and incorporates adequate transitions.
3. Incorporating more green space that will benefit the community with preservation of existing canopy being a priority.
4. Increasing parking requirements to reduce impact on neighbouring streets.

On a more personal note, I am a new resident to Brampton, moving here from downtown Toronto. In my house search I explored every town in the GTA – from Hamilton to Pickering, and up to Vaughan. What attracted me most to Brampton was the character of the downtown; the mom and pop vibe mixed with a feeling of history that is a rare find in most Canadian townships that have succumbed to the profit mongering of condo developers, depriving their core of any identity.

Proposals like this are nothing more than a money grab to shoehorn as many units onto a postage stamp-sized plot under the guise of economic development and urban growth. If Brampton truly wants to attract the younger, up and coming generation – the entrepreneurs, artists and tourists that you claim you want to foster – it would demand good development that differentiates and leans into what it has that other towns don't... a distinct heritage, church steeples, 19<sup>th</sup> century brick, family-friendly neighbourhoods, urban green space and a view of the sky.

I'm hoping the community voice will be heard on the issue.

Many thanks,

Emma Jones

**Petition to stop the rezoning and development of 115, 117, 119, 121 and 123 Que**  
**File: OZS-2021-0009**

<https://www.change.org/no-rezoning>

<b>Number</b>	<b>Name</b>	<b>Signed On</b>
1	Emma Jones	2021-05-04
2	jeffrey brazeau	2021-05-04
3	Maureen Sim	2021-05-05
4	Gordon Bell	2021-05-07
5	Kim McDonald-Taylor	2021-05-07
6	Nilakshi Kiriella	2021-05-07
7	Tom walker	2021-05-07
8	steven coudrey	2021-05-07
9	Shawaz Kiriella	2021-05-07
10	Krista Rollings	2021-05-07
11	Sandra Raposo	2021-05-07
12	Joanne Luchenki	2021-05-07
13	LYNN SOULLIERE	2021-05-07
14	Michael Baeumler	2021-05-07
15	Vito Mondelli	2021-05-07
16	Cecilia Santos	2021-05-07
17	Diane Holtham	2021-05-07
18	Audrey Sammut	2021-05-07
19	Marg Avis	2021-05-07
20	Erin Zagar	2021-05-07
21	Samia El	2021-05-07
22	Cynthia Hartzenberg	2021-05-07
23	Cris Bruno	2021-05-07
24	Anayah Davis	2021-05-07
25	Sue Fraleigh	2021-05-07
26	Evelin Go	2021-05-07
27	David Fisher	2021-05-07
28	Mara Madden	2021-05-07
29	Fran Brown	2021-05-07
30	Cristina Pissarouk	2021-05-07
31	Tamm Fenske	2021-05-07
32	Michelle Pettersen	2021-05-07
33	Vicki Ruple Lepe	2021-05-08
34	Teresa Allworth	2021-05-08
35	Tim Rawlings	2021-05-08
36	Lindsay Switzer	2021-05-08
37	Gerry McCleary	2021-05-08
38	Derek Mathias	2021-05-08
39	Mehrun Mitha	2021-05-08
40	Jeral Anderson-Pearce	2021-05-08
41	Judith Coutinho	2021-05-08
42	Natalie Taylor	2021-05-08
43	Tara Monterroso	2021-05-08
44	Aria Prupas	2021-05-08
45	Lauren E	2021-05-08
46	Wendy Goodridge	2021-05-08

47	Elizabeth Perez	2021-05-08
48	Tremayne Jackson	2021-05-08
49	Kassandra Duffy	2021-05-08
50	SHANNON HIPSON	2021-05-08
51	Frances Machado	2021-05-08
52	Raeann Wahobin	2021-05-08
53	Amanda Flynn	2021-05-08
54	Neal Bhullar	2021-05-08
55	Valerie Davis	2021-05-08
56	Donovan Walker	2021-05-08
57	C E	2021-05-08
58	Hilary Parker	2021-05-08
59	Kimberly Inglis	2021-05-08
60	Lynda Voegtler	2021-05-08
61	Kaitlin Agius	2021-05-08
62	Bai Mi	2021-05-08
63	Samirah Dengchol	2021-05-08
64	Zachari Dai	2021-05-08
65	Lesley Daniel-Emery	2021-05-08
66	Liz Eikelboom	2021-05-08
67	Colleen & Ross Johns	2021-05-08
68	ROBERT MATHEWS	2021-05-08
69	Joshua Halassy-Creamer	2021-05-08
70	Monica Wander	2021-05-08
71	Sharron Davis	2021-05-08
72	Anabella Jiron	2021-05-08
73	Christopher Stimson	2021-05-08
74	marlene leoni	2021-05-08
75	jasmin grewal	2021-05-08
76	Lisa Leoni	2021-05-08
77	Erin Butt	2021-05-08
78	James Hill	2021-05-08
79	Denise Boag	2021-05-08
80	emilio calderon	2021-05-08
81	Kong Yip Lee	2021-05-08
82	Jill Campbell	2021-05-08
83	Jeannine Cowdrey	2021-05-08
84	Donna Pasqua	2021-05-08
85	Jessica Pasqua	2021-05-08
86	Fran D	2021-05-08
87	Jessica C	2021-05-08
88	Abilio Faria	2021-05-08
89	Sloane D	2021-05-08
90	Felisha Pringle	2021-05-08
91	Melanie Furlong	2021-05-08
92	Harshani Jayasinghe	2021-05-08
93	Nicole Smith	2021-05-08
94	arthur furlong	2021-05-08
95	Melissa Coutinho	2021-05-09
96	Jonathan Scotland	2021-05-09
97	Jeff Dunham	2021-05-09
98	Sara Moore	2021-05-09
99	Judy Totzke	2021-05-09

100	Sarah Faria	2021-05-09
101	Doreen Thompson	2021-05-09
102	Nathan Amar	2021-05-09
103	Vienna Pangowish	2021-05-09
104	Thuy Tran	2021-05-09
105	walter schultz	2021-05-09
106	Andrea Jensen	2021-05-09
107	Denise Murphy	2021-05-09
108	Jacqueline Czender	2021-05-09
109	Katherine Dearlove	2021-05-09
110	Janet Richardson	2021-05-09
111	Kordell Bell	2021-05-09
112	Elisabeth Evans	2021-05-09
113	june bullied	2021-05-09
114	Aneeqa Malik	2021-05-09
115	Flavia Perizzolo	2021-05-09
116	Emily Thompson	2021-05-09
117	Cassandra De La Calleja Moctezuma	2021-05-09
118	Chris Tudor	2021-05-09
119	Donna Laevens	2021-05-10
120	lisa iturriaga	2021-05-10
121	Karin Boegem	2021-05-10
122	liz. kreuger	2021-05-11
123	Jan Kulinski	2021-05-11
124	Carol McClelland	2021-05-11
125	Lorraine Kelleher	2021-05-11
126	Leigh-Anne Gosine	2021-05-11
127	Olivia Lupo	2021-05-12
128	Neeta Rambarack	2021-05-12
129	Ashly charlton	2021-05-12
130	Coralie Laliberté	2021-05-12
131	Tanvi Kondakamrla	2021-05-12
132	Yassin Mansour	2021-05-12
133	Delia Sanchiz	2021-05-12
134	Sue Laberge	2021-05-12
135	Jo-Anne Boyle	2021-05-12
136	Susan Laberge	2021-05-12
137	Katherine Farrow	2021-05-12
138	Patricia Scott	2021-05-12
139	steph anie	2021-05-12
140	Mark leoni	2021-05-12
141	Akash Balachandran	2021-05-12
142	Sandro Leoni	2021-05-12
143	Brittany Neadow	2021-05-12
144	Bruno Colavecchia	2021-05-12
145	Naomi Pausch	2021-05-12
146	Alan Sawula	2021-05-12
147	Trevor Yungblut	2021-05-12
148	Helen Carey	2021-05-12
149	Lori Scott	2021-05-12
150	Alisha Dharamraj	2021-05-12
151	Kate Hazen	2021-05-12
152	Lavender Crumby	2021-05-12



153	S. Liana DePoe	2021-05-12
154	Caleb Gartner	2021-05-13
155	Mona Frial-Brown	2021-05-13
156	Mira Smith	2021-05-13
157	Akil Desai	2021-05-13
158	Denise Belliveau	2021-05-13
159	Angel-Lee Charles	2021-05-13
160	Cameron Wise	2021-05-13
161	zainab alzaidi	2021-05-13
162	Carl Cliff	2021-05-13
163	Biljana Filipovic	2021-05-13
164	sydney knight	2021-05-13
165	Deborah Deinhart	2021-05-13
166	Wesley Pan	2021-05-13
167	barbara dunslow	2021-05-13
168	Jillian Hummel	2021-05-13
169	roger moore	2021-05-13
170	Mikel Paul	2021-05-13
171	sylvia sb	2021-05-13
172	Zahrah Khurram	2021-05-13
173	Maddie machida	2021-05-13
174	Mike boyle	2021-05-13
175	Asha Hassan	2021-05-13
176	makenzie whhfjdjd	2021-05-13
177	Thomas Nesbitt	2021-05-13
178	lauren kummer	2021-05-14
179	Sandra Whyte	2021-05-14
180	Heather Aston	2021-05-14
181	Annabel Montero	2021-05-14
182	Micah knelsen	2021-05-14
183	Eileen X	2021-05-14
184	Lindsay Brown	2021-05-14
185	Andrew Penasie	2021-05-14
186	Christa Pelletier	2021-05-14
187	Julie Wiebe	2021-05-14
188	Alpesh Patel	2021-05-14
189	James Boyle	2021-05-14
190	iman khan	2021-05-14
191	Roderick Purdy	2021-05-14
192	Breanne Humber	2021-05-14
193	Veronica Elizabeth Farahmand	2021-05-15
194	Michelle Parisani	2021-05-15
195	Hayley Bird	2021-05-15
196	Mariah Mansour	2021-05-15
197	Alina Luo	2021-05-15
198	Amanda Young	2021-05-15
199	Luc Fournier	2021-05-15
200	C. E. MacLean	2021-05-15
201	Neil Fisher	2021-05-15
202	Curtania Toussaint	2021-05-15
203	Sandra Strangis	2021-05-15
204	Kathy Donnelly	2021-05-15
205	Fere Humble	2021-05-15

206	Stephen Van de ven	2021-05-15
207	Maureen Cassells	2021-05-15
208	Julia Schricker	2021-05-15
209	Rick Macen	2021-05-16
210	Hala Kapani	2021-05-16
211	Irene Makarenko	2021-05-16
212	Beth McDonald	2021-05-16
213	Liz Fitting	2021-05-16
214	juno massart	2021-05-16
215	helen clark	2021-05-16
216	Olivia Radice	2021-05-16
217	Ryan Dommerman	2021-05-17
218	Diana Morton	2021-05-17
219	Fajar Jabeen	2021-05-17
220	Crystal Brown	2021-05-19
221	Jay Dalby	2021-05-19
222	Kristen Lawley	2021-05-19
223	Debbie Lawley	2021-05-19
224	Mario Brazina	2021-05-19
225	Carrie Cropper	2021-05-19
226	Mark Santarossa	2021-05-19
227	Oscar Da Silva	2021-05-19
228	Lorna McCluskey	2021-05-19
229	Michelle Mills	2021-05-19
230	kathy Nadeaun	2021-05-19
231	Sonia Tavares	2021-05-19
232	Sherri Acker	2021-05-19
233	Janet Luff	2021-05-19
234	Philip Cleary	2021-05-20
235	janey jarvis	2021-05-20
236	Lisa Robinson	2021-05-20
237	Wanda Dillon	2021-05-20
238	Sandra Schauerermann	2021-05-20
239	Terez Fuzessi	2021-05-20
240	MaryAnn Marlatt	2021-05-20
241	Wayne McNaughton	2021-05-20
242	mary sarginson	2021-05-20
243	Katie Yokom	2021-05-20
244	Wesley Jackson	2021-05-20
245	Hirnakshi Joshi	2021-05-20
246	Tina Coculuzzi	2021-05-20
247	Romeo Romblon	2021-05-20
248	William Willoughby	2021-05-20
249	Vicki Gilligan	2021-05-20
250	Stephanie Cox	2021-05-20
251	Kimberley Popoff	2021-05-21
252	Richard Graff	2021-05-21
253	Jenn Atherton	2021-05-21
254	Billy Watterson	2021-05-21
255	Gerald Riosa	2021-05-22
256	Jennifer Coculuzzi	2021-05-22
257	Paul Miller	2021-05-22
258	Jessica Paradiso	2021-05-23

259	Lorella Colarusso	2021-05-23
260	Elaine Bonnell	2021-05-23
261	Scott McLeod	2021-05-24
262	Irma Maas	2021-05-25
263	Ashley Craig	2021-05-26
264	michael avis	2021-05-27
265	Geoff Acheson	2021-05-27
266	Heather McCall	2021-05-27
267	Laura Collie	2021-05-27
268	Paul C	2021-05-29
269	Patty S	2021-05-29
270	James Canzano	2021-05-29
271	Tessa Anderson	2021-05-29
272	Matt Norman	2021-05-29
273	Erica Nicholson	2021-05-29
274	Hilda Incze	2021-05-30
275	Vanessa Stock	2021-05-30
276	Juliette Straatsma	2021-05-31
277	Nancy Straatsma	2021-05-31
278	Frank Biskupek	2021-05-31

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