

Henderson, Kelly

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From: Nicole Smith  
Sent: 2021/05/08 7:43 PM  
To: Bowman, Jeff - Councillor; Henderson, Kelly; martin.medieros@brampton.ca; Brown, Patrick - Mayor  
Subject: [EXTERNAL]Queen Street Rezoning

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi there,

I am a resident of Wellington Street West and I am writing in opposition to the proposed rezoning of Queen Street at Mill.

I share the same concerns as many of my neighbours and feel this proposed development would adversely affect the historical charm of this particular neighbourhood. Concerns include:

- privacy: balconies would overlook my neighbours' backyards and possibly mine
- design: the proposed design does not match the historical aesthetic and will not enhance the look of downtown Brampton
- safety: the streets of Wellington and mill are already incredibly busy, I'm worried parking off of mill would just exasperate that
- proximity to buildings: neighbours will have brick walls directly beside their homes
- the future buildings and townhomes proposed for the entire block: seems like condos are slowly replacing the older homes that make up the fabric of this special community

I have lived in Brampton my entire life and when it can time to purchase my own home a few years ago, I decided to stay because I love this neighbourhood. I would hate to see it ruined by just another cookie cutter building — ruining the aesthetic and eliminating privacy — pushing my neighbours and I to eventually want to leave.

I am all for development and improving the downtown core, but I do not believe this building (as proposed) would contribute to that. It looks as if it is just another rushed condo. Brampton has suffered from poor urban planning for years, please do not miss an opportunity out to make downtown a special place by letting proposals like this proceed.

Thank you,  
Nicole Smith

Henderson, Kelly

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From: Nilakshi Kiriella  
Sent: 2021/05/08 9:28 AM  
To: Henderson, Kelly  
Cc: Costa, Tristan  
Subject: [EXTERNAL]Zoning questions - PRE19.036

Follow Up Flag: Follow up  
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Hi Kelly,

I hope this email finds you well.

I have a few questions I'm hoping you can answer regarding the proposed development at Queen & Mill (PRE19.036).

- Is it the Tertiary Plan itself that the developer is seeking approval on? OR is it the one building at Mill & Queen that the developer is looking to have approved?
- What is the current zoning for Byng Ave? Is it Residential? Mixed use? Commercial?
- Has the developer submitted a request to have Byng Ave rezoned? If so, what are they requesting to have the area rezoned to?
- Has the current developer plans and tertiary plans submitted by Glen Schnarr been proposed based on the assumption that Byng Ave will be rezoned to mixed use/commercial?
- Should rezoning of Byng Ave be proposed either now or at a later date, is the public informed of the proposal? How are they notified? What is the process?

I would very much appreciate your feedback and responses to the above questions.

Thank you and have a great day,  
Nilakshi Kiriella

Henderson, Kelly

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From: Chris Bejnar  
Sent: 2021/05/26 2:15 PM  
To: Henderson, Kelly  
Cc: Fay, Peter; Chris Bejnar  
Subject: [EXTERNAL]File: OZS-2021-0009 115-123 Queen St. W. - 2 & 2a Mill St.

Follow Up Flag: Follow up  
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Hi Kelly,

I would like to provide my comments on this application. File No. OZS-2021-0009

- 1) Has this application been reviewed by Brampton's Urban Design Review Panel?
- 2) Architecture needs a considerable upgrade. Cannot be approved as is.
- 3) Curvy mechanical penthouse roof has no relation to rectangular building design.
- 4) Glass balcony panels need to be opaque or reflective glass to help hide any storage, furniture from street view.
- 5) Building should have staggered floors at the south end of the property to minimize impact on neighbouring residential homes.
- 6) Would be great to see Victorian brick incorporated on ground floor retail, will help tie property to 127 Queen St. W. (Ego Hair Salon)
- 7) Will this be a condominium, luxury rental or affordable housing?

Thanks!

Chris Bejnar

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Henderson, Kelly

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From: Linda  
Sent: 2021/05/26 3:42 PM  
To: Henderson, Kelly  
Subject: [EXTERNAL]re apt building

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Dear Kelly, you obviously do not spend any time in the lovely area of Mill, Frederick, Elliot, & Elizabeth area or you would not be so foolish as to think we would allow you to build an apt building here. LEAVE US ALONE I will not be around for the virtual meeting so I am voicing my opinion here. Of all the places to put one!!! To even consider this someone in office is being paid off by the builder. I know this happens first hand so please scrap this stupid plan & move on. Everyone is so upset over this. FIND ANOTHER PLACE.

Regards,

Linda

Henderson, Kelly

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From: Fran C.  
Sent: 2021/05/31 9:53 AM  
To: Henderson, Kelly  
Subject: [EXTERNAL]June 7th Public Meeting RE: Proposed 11 storey mixed use building

Follow Up Flag: Follow up  
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Good Morning Kelly,

The following are some of my concerns with regards to the 11 storey mixed use building proposed for the corner Mill St and Queen St, Brampton.

As a resident of the downtown Brampton area for the last 20 years, you'll find that my concerns align with many other persons in the neighborhood therefore I've kept my concerns/comments below brief.

Traffic is already disastrous in the area. Current infrastructure can't support the traffic any additional traffic or what it will bring to surrounding streets. Speeding is worse than ever on streets like Elliott, Elizabeth and Mill. What will happen to our quaint, quiet streets ? loading docks off of urban streets will create additional pollution and noise pollution. Children at play will become more at risk with increased vehicle volume.

The building too close in proximity to other homes. Encroachment on privacy is a concern. Building will overshadow neighborhood homes and take away natural light source.

It has always been thought Brampton would maintain its heritage and build the community similar to STREETSVILLE / ORANGEVILLE / MARKHAM / MILTON / Niagara on the Lake / STRATFORD / ELORA: These are all examples of downtown communities with NO HIGH RISES (or only on the outskirts). This preserves the downtown safety, character and value. The proposed building will over commercialize the area, create a concrete jungle and take away the potential quaintness of the downtown. Brampton should not succumb to the greed of corporations but build a community. Strongly recommend at lower storied buildings or executive townhomes to keep population and traffic in control.

There are plenty of vacant land NOT in use in outside regions of downtown Brampton. Consider building up these areas and create small business, restaurants to draw people in. Why take away perfectly good residential areas (Byng St, Mill St) where there is great character and safety already implemented. People have invested in their homes, and downtown, and are willing to continue to help save businesses.

Construction of large dwelling and underground garage has created concerns to the surrounding homes. How will vibrations impact surrounding dwellings, many with plaster walls.

How will this building impact taxes or add value to the neighborhood? Our home is our investment to retirement. No one wants to live next to a large apartment wedged in between homes.

Will Brampton actually listen to the residents prior to erecting such buildings?

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These only some concerns. Thank you in advance and looking forward to listening in on the meeting.

Regards,

Frances Clancy

Henderson, Kelly

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From: J S  
Sent: 2021/05/09 8:53 AM  
To: Bowman, Jeff - Councillor; Medeiros, Martin - Councillor; Brown, Patrick - Mayor;  
Henderson, Kelly  
Subject: [EXTERNAL]Stop the Queen Street Rezoning

Follow Up Flag: Follow up  
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Good morning,

I am in support, with many neighbours, to oppose proposals for a 6 story brick wall and a high rise to be built in our neighbourhood.

The extension to the City Hall already negatively impacted residents on Elizabeth and George Streets. It is time to consider the residents and uniqueness of this historical neighbourhood.

The impact on aesthetics, privacy, and safety of residents cannot be outweighed by greedy developers. We expect protection, from you, our ELECTED representatives.

When bylaws are amended to appease developers over residents, your integrity and ability to uphold your civic duties is compromised; our faith in you is diminished.

We take great pride in our homes and we value the history of our community. Please support us in stopping this development.

Sincerely,

Jacqueline Czender

Sent from my Galaxy

Henderson, Kelly

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From: Jonathan Scotland  
Sent: 2021/06/02 1:50 PM  
To: Henderson, Kelly; Bowman, Jeff - Councillor; Medeiros, Martin - Councillor  
Subject: [EXTERNAL]Concerns relating to development application file no OZS-2021-0009  
Attachments: Community Response to Development Application OZS-2021-0009 .pdf

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To: Kelly Henderson  
cc: Councillors Jeff Bowman and Martin Medeiros

Dear Kelly Henderson,

I hope this note finds you healthy and well. I am writing today about the proposed condominium at Queen St W and Mill St S (file no OZS-2021-0009). Having read through the material submitted by the developer, I am concerned that the proposed design will negatively impact my community. If I may, I would like to add that I am not alone – many of my neighbours share my concerns, so much so that we have been at work since the last public meeting carefully reviewing the developer's application.

What we have found is troubling. Our impression is that studies submitted by the developer appear flawed or inaccurate, that calculations used in the servicing report, including fire flows, are wrong, and that much else is either skewed, misleading, or sloppy.

The attached document details our concerns at length. If you have any questions about the document or the information it contains I would be happy to discuss.

Best,  
Jonathan



Henderson, Kelly

From: Debbie Deinhart  
Sent: 2021/05/31 11:25 AM  
To: Henderson, Kelly  
Subject: [EXTERNAL]Zoning by-law amendment for Queen St and Mill

Follow Up Flag: Follow up  
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Hello,

I oppose the amendment to allow the building of an 11 story mixed use building at Queen and Mail as it is not in keeping with the neighbourhood and although this is just one building it will be the tip of the iceberg for development in that block as surrounding housing prices are comprised.

- 1) It will destroy the value of the houses on Byng and Mill that are adjacent to the property in question.
- 2) It will increase the stress of traffic in a subdivision that was never designed for heavy traffic, both during the build and forever afterwards. This community should be left in its Heritage state not become a commuter and 'Main Street avoider' cut through.
- 3) The parking at the new development does not appear to be appropriate for the retail/ commercial portion of the development.
- 4) There is only one way in and out that will exasperate the current bottleneck of traffic on Mill S at Queen.
- 5) The proposed building appears to have no redeeming architectural qualities except to be a cheap build for the developers.

The area and zoning should require a landmark and quality design for anything in the downtown Heritage area. It will be beside a Heritage house and back onto 3 more.

It is time to decide if Brampton's historical areas are to be preserved or not.

I vote no,  
Debbie Deinhart

Sent from my iPhone

Henderson, Kelly

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From: Suzanne Duncan  
Sent: 2021/06/01 10:19 AM  
To: Henderson, Kelly  
Cc: Paul Duncan  
Subject: [EXTERNAL]File OZS-2021-0009 rezoning at Mill and Queen Sts

Follow Up Flag: Follow up  
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Dear Kelly,

We are writing to oppose the rezoning of 115, 117, 119, 121, 123 Queen St and 2/2A Mill St.

We've spent the last 12 years at Mill St South. As empty-nesters, we moved here with a plan to spend our retirement years in this charming neighbourhood. We love the mature trees, unique homes, beautiful gardens and friendly neighbours.

We don't see how the proposed plan by Glen Schnarr & Associates will preserve the beauty and heritage in this unique pocket of Brampton.

Property values on Byng will decrease as a result. Lovely heritage homes will lose their privacy with residents in the high rise overlooking them.

The effects of increased traffic and noise will also be felt on Byng, Mill and Elizabeth. The current flow of traffic around these streets has increased considerably over the last few years. Everyday we witness excessive speeding and people who ignore stop signs and it will only get worse if this area is rezoned.

We care about what happens in our neighbourhood! And we plan to attend the virtual public meeting on June 7, 2021.

Sincerely,  
Suzanne and Paul Duncan

[Sent from Yahoo Mail on Android](#)

Im very concerned about the effect this proposed development will have on our heritage neighborhood. The traffic at Elizabeth and Queen is horrendous already so I am not sure where you think all the cars from people that live there are going to go....??

Has a recent environmental study been done? I was on a zoom meeting with the planning department and the 1st part of this development seemed like a done deal. Most of our neighborhood is quite upset about this development plan. I hope you at city hall have thought this out, as these are the kind of things that elections are won and lost on. Just a thought.

Paul Llew-Williams