



**For Office Use Only:**  
Meeting Name:  
Meeting Date:

### Delegation Request

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2  
Email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting:  City Council  Planning and Development Committee  
 Committee of Council  Other Committee:

Meeting Date Requested:  Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact:  Telephone:   
Email:

<b>Subject Matter to be Discussed:</b>	Application for Official Plan Amendment and Zoning By Law Amendment, 115, 117,119,121,123 Queen St and 2/2A Mill St South
<b>Action Requested:</b>	

A formal presentation will accompany my delegation:  Yes  No  
Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  
 Picture File (.jpg)  Video File (.avi, .mpg)  Other:

Additional printed information/materials will be distributed with my delegation:  Yes  No  Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.



# Area Resident Concerns

Re: Proposed Development at  
115, 117, 119, 121, 123 Queen St and  
2/2A Mill St

File OZS-2021-0009

Submitted by:

Jill Campbell

40 Mill St South



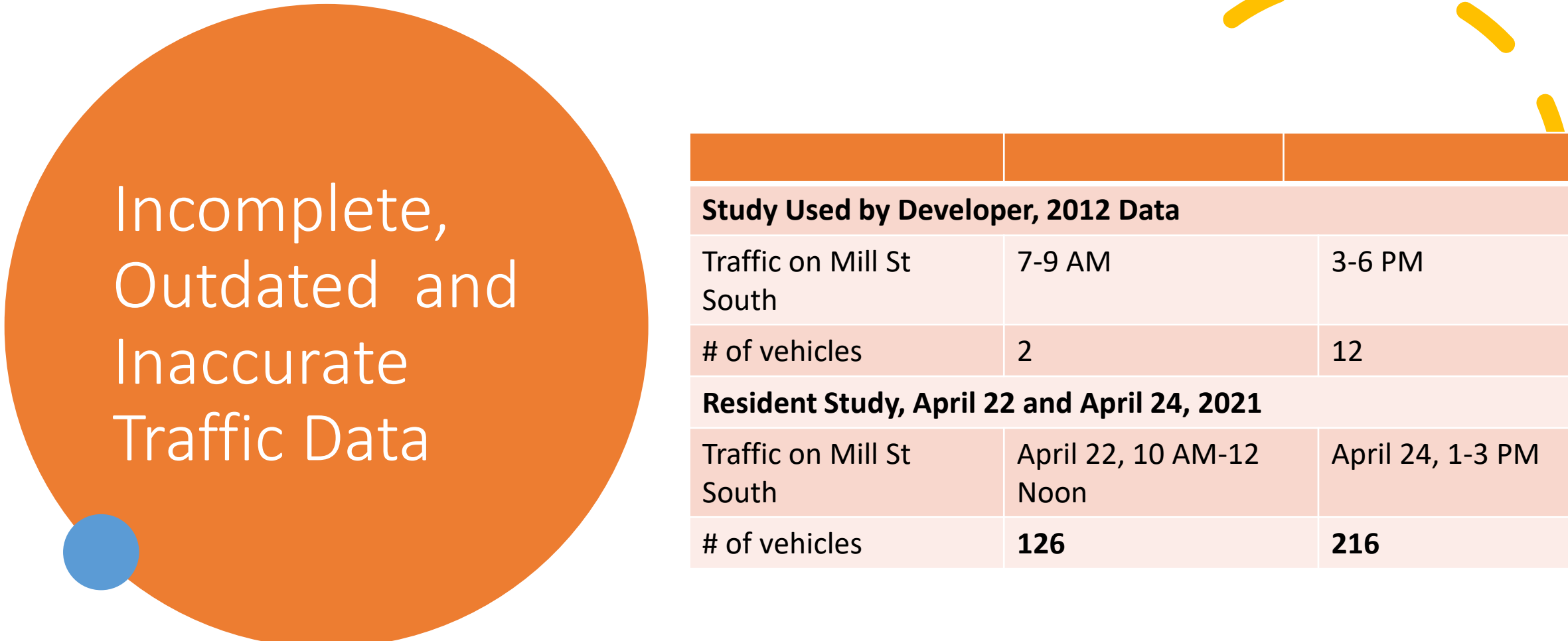
## Ignoring Impact on Neighbourhood

- Applicant's **Project Justification Report** makes multiple references to development's location on Queen St and development of Queen St Corridor as **justification** for bylaw and zoning changes

### This rationale ignores:

- **40%** of the project's frontage is **on Mill St South**
- Mill St provides **sole access** to parking garage
- Mill St provides **sole access** to waste infrastructure
- Development will be **6'** from neighbouring single **detached home's dining room window**
- Secondary Plan for this area dictates that any development in this area must **be sympathetic to the "old town" character** and recognize "**the stability** of the surrounding low density neighbourhoods"

We find **little evidence** that the impact on neighbouring single detached homes has been addressed.



# Incomplete, Outdated and Inaccurate Traffic Data

Study Used by Developer, 2012 Data		
Traffic on Mill St South	7-9 AM	3-6 PM
# of vehicles	2	12
Resident Study, April 22 and April 24, 2021		
Traffic on Mill St South	April 22, 10 AM-12 Noon	April 24, 1-3 PM
# of vehicles	<b>126</b>	<b>216</b>

Applicant's use of **outdated traffic data** provides inaccurate picture of current traffic and demonstrates a lack of understanding of the impact of this development on the neighbourhood. **No study has been completed on weekends**, which is critical in this neighbourhood



# Faulty Parking Assumptions




- Applicant assumes 50 parking spots on site will be sufficient for residents, visitors and commercial units
- Assumes others will utilize **paid** parking structures located up to 450M away
- Assumes that development will “**pose no impact** to the study area.”

**However, these are faulty assumptions. In fact:**

- Neighbourhood streets offer close and free parking –why would individuals go further for a paid spot?
- Proposal has not accounted for **existing** parking problems on neighbouring streets
- Proposal has not accounted for many events and attractions held **Downtown and at Gage Park**, which draw thousands of people

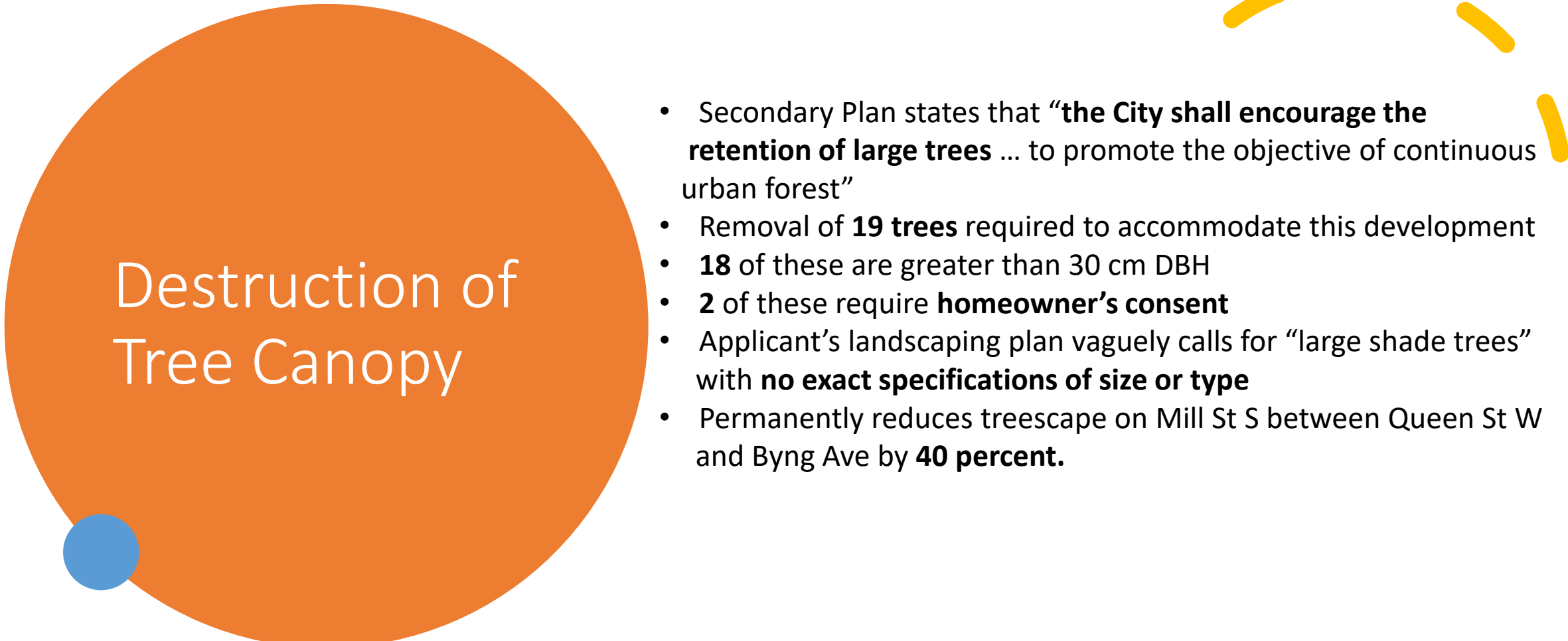
Current proposal offers **less parking than currently exists** while adding hundreds of residents and visitors



## Out of Character with Neighbourhood

- **Size, architectural features and footprint** not in character with neighbourhood
- No property on Mill St S imposes **large garage doors** on the streetscape, mere feet from the sidewalk
- Mill St South properties have large, mature trees
- Mill St South properties have setbacks that meet zoning requirements
- Large lots, careful gardening and pride of ownership along Mill St South and Byng Ave means privacy is maintained. Proposed building will **destroy privacy** for existing homes

The proposed development **in no way fits the aesthetic** of Mill St S, Byng Ave, or Elizabeth St S



## Destruction of Tree Canopy

- Secondary Plan states that “**the City shall encourage the retention of large trees** ... to promote the objective of continuous urban forest”
- Removal of **19 trees** required to accommodate this development
- **18** of these are greater than 30 cm DBH
- **2** of these require **homeowner’s consent**
- Applicant’s landscaping plan vaguely calls for “large shade trees” with **no exact specifications of size or type**
- Permanently reduces treescape on Mill St S between Queen St W and Byng Ave by **40 percent**.

Downtown Brampton is lauded for its **large, mature trees and extensive canopy**. Options to retain trees should be explored.



# Heritage Study Ignores Broader Neighbourhood

- A Heritage Impact Study taking in the broader neighbourhood was **not completed** by the Applicant
- Applicant only refers to 127 Queen St West as “heritage”
- Applicant’s understanding of heritage appears **limited to brick colour & window style**. A neighbourhood Heritage study would provide additional guidance and requirements for a sympathetic design
- Downtown Brampton Secondary Plan calls for intensification in a **“manner that is sympathetic to the historic character of Downtown Brampton”**
- The fact that a broader Heritage Study **has not been completed** is troubling, given the City’s requirements for this area

Current design **does not reflect heritage aesthetic of the neighbourhood** and would cause a negative precedent





## Site Servicing Errors, Omissions and Risks to Neighbourhood

Errors noted in the **Developer's studies and assessments** :

- refers to **the Regional Municipality of York's** sanitary sewer system. Sloppy work or a significant error in the report?
- Calls for the use of **caisson walls** during the excavation, but also calls for the construction of the **building's foundation in the same location.**
- No report of a **fire flow test** being performed
- Storm chambers are set only 1m from foundation. **Risk of stormwater infiltrating the groundwater weeping systems.**
- Grading of the building in the southwest corner of the site is **higher** than the curb along the site's southern property line
- **Retaining wall/curb** along the property line does not appear to conform to municipal setback rules.
- It appears that the fire flow calculations in the FSR are **incorrect.** Adjacent structures require **significantly more** than the 15 percent increase used in this report's calculations.

Given multiple errors, these reports appear to be **rushed and/or incomplete.**