

# File Number: OZS-2021-0009

- We are not against development
  - Queen St. W. Corridor Study and Heritage Study are not complete
- Intensification should follow the guidelines set out by the Brampton Official Plan, Secondary Plan and the 2040 Vision
- Stable neighbourhoods should be protected

# Queen St. W. Land Use Study

- States that infill buildings must respect adjacent buildings and neighbourhood (3-4 stories) and that “transitions in scale and landscape buffers are required.”
  - Adjacent neighbourhood is bungalow and 2 story homes-Does not meet this requirement
- Lands north of Byng St.
  - “no longer be designated for high density mixed use development”
  - “Re-designed for low density residential use to reflect existing land use.”

# Intensification Limits (Brampton's Official Plan)

- If a development was to exceed the current limits, it should be landmark architecture (innovative, sustainable, high quality)
- Preserve the city's natural/cultural heritage by ensuring development is sensitively located, integrated and compatible with the natural environment and cultural landscape (OP)
- Official Plan Section 4.2.1.20
  - Development in older mature neighbourhoods must be “compatible with the general size, type and style of dwellings in the neighbourhood”

# Downtown Brampton Secondary Plan

- “Building height and massing of new developments is compatible with adjacent residential and commercial areas”
  - Specifically with regard to building height
- Intensification be “sympathetic to the ‘old town’ character of the downtown”

# Developers Rendering



- Height?
- Old town character?
- Sensitive located?
- Compatible with neighbours ?
- Transitions and setbacks?
- Privacy?



6 AtlantaTownhomes.com

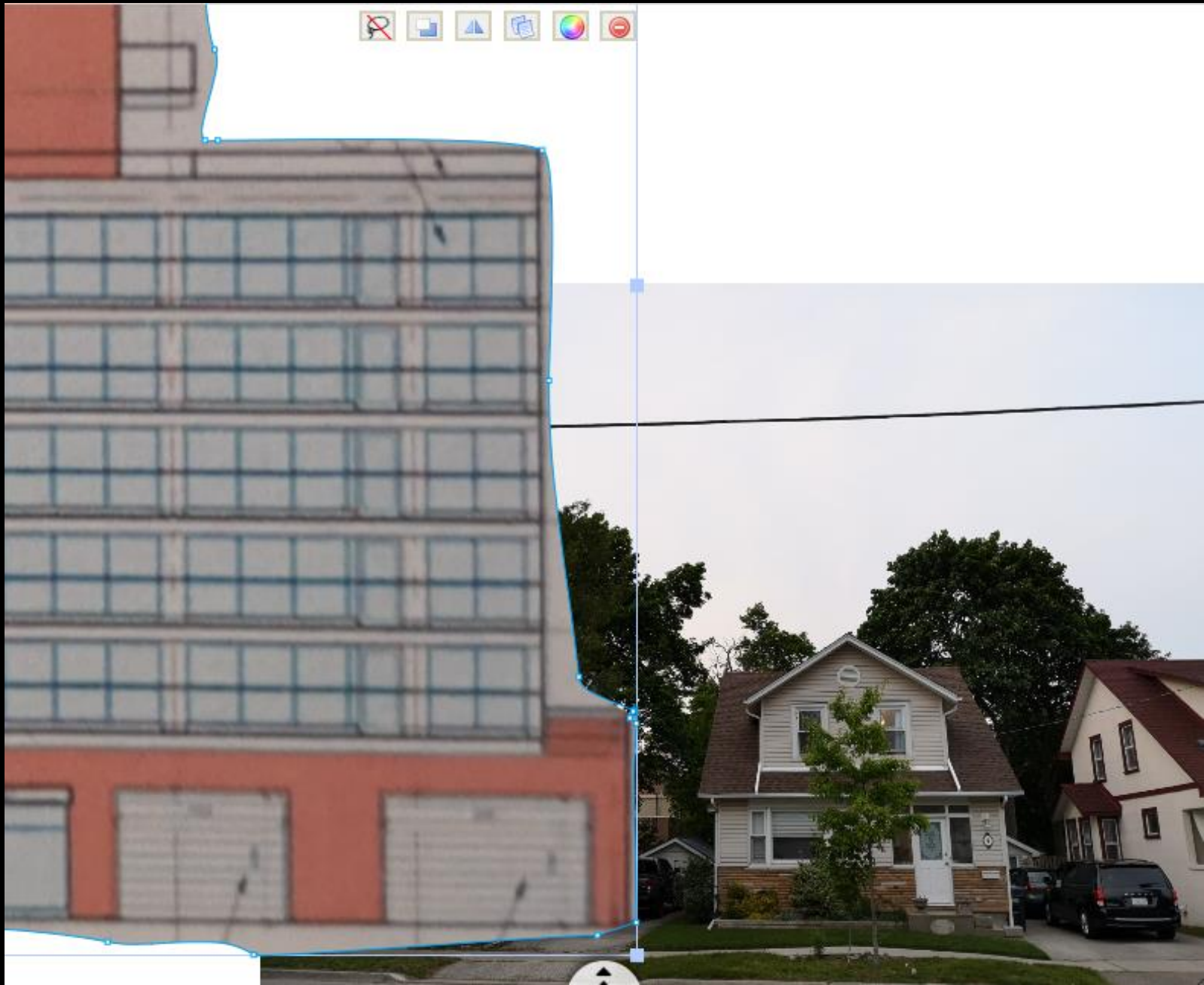


# Proximity

- Our home sits on the property line.
  - Six story high brick wall with windows and terrace is being proposed 6 feet from our home
  - Within this 6ft will be a walkway for service and/or public access
    - Strangers at any hour can be walking within inches of our home (living room and dining room)
- No Privacy for our home and homes on Byng. St.









# Summary

- We are in favour of development
  - thoughtful and appropriate
- Current proposal does not fit with Brampton's vision
- Current proposal does not respect its neighbours and community aesthetic
- Proposal will decrease the quality of life for its surrounding neighbours
- Disregards any privacy concerns of its neighbours
- Stable neighbourhoods should be protected