
To: Caruso, Carmen
Subject: RE: [EXTERNAL]PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BY-LAW (REF : CITY FILE OZS-2021-0007)

From: Simrandeep Chadha < >
Sent: 2021/06/15 3:30 PM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: [EXTERNAL]PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BY-LAW (REF : CITY FILE OZS-2021-0007)

Dear Mr. Caruso,

We are homeowners of of Mattamy Homes Mount Pleasant North Community in Brampton which is in close vicinity of the subject lands.

Here is our humble submission in respect of the proposed amendment to the official plan and zoning by-law.

We strongly oppose any amendment which will change the commercial zoning at the south-east corner of Chinguacousy Rd and Mayfield Rd, which is the North East corner of the Mattamy Homes Mount Pleasant North Community, as we shall be adversely impacted due to following reasons.

1. LACK OF EASY ACCESS TO LARGE RETAIL COMPLEX AND DAILY NECESSITIES

We have invested our hard-earned savings to buy our new home from Mattamy Homes. One of the main considerations for choosing the location was the Mount Pleasant North (MPN) Phase 12 plan (which was attached with our legal purchase agreement with the builder), where the subject land was indicated as "Future Commercial" in the MPN Phase 12 plan.

MPN and other residential communities around the subject lands lack easy access to large retail complexes. For example :

- The nearest Walmart (Bovaird & Hurontario) is 7 Km away
- The nearest Home Depot (410 and Bovaird) is 13 Km away
- Nearest Costco (410 and Steels) is 19 Km away.
- Even the daily necessities like grocery stores, medical and dentist clinics, pharmacies, restaurants, gas stations are in street plazas - minimum 3 Kms away. Also, these plazas are already overcrowded because of large population growth due to continuous addition of new residential communities without providing adequate retail infrastructure.

The proposed amendment to use the lands reserved so far for addition of commercial properties in favour of building 261 residential dwellings and 103 hectare mixed use medium density block will be an unbalanced proposal which will deny the existing residential communities' easy access to large retail complexes and daily necessities as described above.

2. FINANCIAL LOSS

The proposed amendment which denies the existing homeowners the possibility of easy access to large retail complexes and daily necessities as described above will result in significant financial loss on investments made by us due to lesser appreciation of our home values. This will impact not only our generations but our future generations because there will be no chance of having these retail complexes and daily necessities once the residential dwellings

are built in place of blocks provided for commercial use in the original plan of the city and included in the builders' plan attached with our legal agreement with the builder.

We sincerely request the City Council to consider our appeal and reject the proposal for amendment and continue with the current Commercial zoning in the subject lands which provides a balanced mix of Land-Use and access to the neighbourhood.

Thanking you,

Yours sincerely,

Simrandeep Chadha

Jasleen Chadha