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

From: salil Arun <>
Sent: 2021/06/15 9:23 AM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Cc: Nikita Walia <>
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Dear Sir

We are homeowners of of Mattamy Home Mount Pleasant North Community in Brampton.

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

We strongly oppose any amendment which will change the commercial property zone at the south east corner of Chinguacousy and Mayfield which is the North East corner of Mattamy Home's Mount Pleasant North Community, as we shall be adversely affected due to the 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 Homebuilders. One of the main considerations for choosing the location was the Mount Pleasant North (MPN) phase 9 plan (which was attached with our legal purchase agreement with the builder), where 2 large pieces of lands were shown as "Proposed future commercial Block" in the MPN Phase 9 plan. MPN and other residential communities around it 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 dental 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 blocks reserved so far for the proposed addition of commercial properties in favour of building 261 residential dwellings and 103-hectare mixed-use medium density block will be an unbalanced plan 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 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.

Salil Bhuchar
Nikita Walia