
From: Nickey White
Sent: 2021/06/25 2:09 PM
To: Sidhu, Tejinder
Subject: [EXTERNAL]File: OZA-2021-0017 12089 Hurontario St. Brampton

Dear Tejinder Sidhu,

Re: File OZS-2021-0017

I am a resident in the community adjacent to the proposed apartment building at 12089 Hurontario St. Brampton. Our home shares property with St. Rita's Catholic School and the Egyptian Coptic Church.

I have grave concerns about this development happening. I have lived in this area for almost 15 years and it's honestly the best neighbourhood I've lived in, for many reasons.

One reason, in particular, is the lack of crime in it. As community members, we have access through the Peel Regional Police website to look at the variety of crimes being committed in the Region of Peel. Crime in our little community is basically non-existent and has been this way as long as we've lived here. I check the crime rate frequently.

Our subdivision is part of the Snelgrove area. Snelgrove has an A+ rating for crime on www.areavibes.com. Stats Can estimates Snelgrove has a 36% lower rate per 100,000 for Total Crime, Violent Crime and Property Crime in comparison to the rest of Brampton. I believe our subdivision directly attached to the proposed property, has an even lower overall crime rate than that noted encompassing all of Snelgrove.

I have concerns that developing a high density apartment building so close to a peaceful fully detached home community will only risk our very low crime rate and we will have issues like the other areas in Brampton who have high density housing nestled among them. One look at the PRP crime mapping application will confirm this.

There have been studies that show offenders tend to commit more crimes closer to home than farther away – this is known as the Distance Decay. In the periodical noted below, a study was conducted and found that the distances offenders were willing to travel depend on a few factors, one being the type of crime. Crimes committed in residential areas, break and enters, car thefts, theft from vehicles, mischief, and vandalism were generally committed by more local offenders. Age and movability also play a role in this. The more violent the crime, the further they may travel.

https://www.huduser.gov/portal/periodicals/cityscape/vol13num3/Cityscape_Nov2011_Modelling_Criminal.pdf

Another point of huge concern is the senior living apartment building connected to the church. They use the sidewalk on Highway 10 to get to the shopping plaza located on the south east corner of Mayfield and Highway 10. Many use canes or walkers and are much slower to make their way on the sidewalk. I fear that one of our seniors may end up getting hit by a car going in or coming out of the apartment complex. Or worse, suffer at the hands of a petty crime, leaving our seniors to deal with the trauma of the event.

The area surrounding this proposed site is already busy enough, with traffic often backed up especially during 'rush hour'. The land being sited is a very small parcel of land and I find it really disheartening that the developers are jamming a 9 story building on it for the almighty dollar. This building would be in a completely fully detached area covering many blocks of subdivisions. There are no apartments in our area and well beyond our area. It doesn't fit the overall composition of homes. It will look out of place and people will wonder why it was even approved to be built. This is not a suitable location for something of this magnitude.

I also feel like this will lower the value of our homes that we have maintained and worked so hard for so many years.

A few years ago there was a similar proposal request for a multi four-level townhome unit to be erected on Hillpath Crescent, a small street within our subdivision. The community rallied together as they had the same concerns as I've laid out for this proposed apartment building. To date, we have not seen anything take place with that project.

For the sake of our peaceful community and residents, please stop this from happening. Please find a more appropriate parcel of land elsewhere to erect this building.

Thank you for your time.

Regards,

Nickey White