

From: Kevin Borgatti
Sent: 2021/07/07 3:41 PM
To: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>
Subject: [EXTERNAL]Black Creek Group building at 12089 Hurontario

Tejinder,

Could you kindly read the attached letter at or before the July 26, 2021 meeting about the proposed 9-story building at 12089 Hurontario.

thank you,

Kevin Borgatti

July 8, 2021

To Whom it May Concern [Tejinder Sidhu]:

Subject: Application to Amend the Official Plan Amendment and Zoning Bylaw Amendment

Weston Consulting – Black Creek Group, 2797180 Ontario Inc.

Description: The proposed development contemplates a 9 storey residential building with 201 units

File Number: OZS-2021-0017

12089 Hurontario street – Ward 2

For Consideration at the July 26, 2021 public meeting – I ask that you either read this letter or take it into consideration before deciding the above issue.

The above proposal for a 9-story building is wrong on so many levels...I have listed some for your consideration:

1. The city by-laws mention that a building should “fit in” with its surroundings. A 9-story building does not – if you travel 1 kilometer due north, south, west or east, you will not find another 9 story building. There is a reason for that. It does not fit in the residential area.
2. The Math does not add up: 201 units have 197 parking spaces...that is not even enough for 1 vehicle per apartment. This does not take into account visitors, staff, maintenance vehicles. And what are the chances that the occupants of each and every unit have only one vehicle...zero.
3. The location of the building is right beside the PetroCanada at the intersection of Hurontario and Mayfield...and I mean right beside the intersection. This is a very busy intersection all day long, not to mention morning and evening work rush hours. How safe is it for an extra 200+ vehicles to be entering and exiting at the only entrance on Hurontario as cars are travelling to the 410 on-ramps from Mayfield and Valleywood.
4. Given the number of units (201), this translates to 500+ people in this building. If 20% of those people are children, that would be 100 kids...where will they play? There is no direct access to the park nearby, nor is there access to the elementary school nearby. Will they be walking along busy Hurontario street to go to the park?
5. What greenspace will be included for the 500 occupants of the building? Will it be entirely concrete and pavement or will there be any trees and grass? 500 additional people added to the area should have an obligation to add to the oxygen needed to sustain them...this would be trees.
6. Is it a good idea to increase the number of high-density dwellings that “confine” people as we come out of an 18-month Covid lockdown where data shows us that apartment building are at far greater risk? This is not a statistic just for Covid...other communicable diseases/viruses occur more-so in apartment buildings because of the shared contact by strangers in elevators, stairways, postal pickups, and door handles.
7. Nine stories will block sunlight for houses, the senior apartments, and the roadway. This is both dangerous and unhealthy. Shade cast in the winter time on the road will mask and cause black ice for the many cars travelling on Hurontario. The lack of natural sunlight for the houses and seniors causes anxiety and leads to mental health issues (like depression). There are studies ...not making this up!
8. Another problem to deal with is...who will pick up the numerous dead birds that fly into the building. You can't make this up...google it ...Millions of birds die yearly from flying into those un-natural, man-made creations called skyscrapers.
9. A building that high comes with the quiet understanding that there will be more accidents/fatalities than normal. These could be people falling from great heights, people trapped in fires or even jumpers committing suicide. But they will happen. That is something nobody ever says out loud, but they will certainly happen.

10. Lastly, in buildings of this size, there are many studies supporting the findings that people feel isolated, fearful of crime, suspicious and refusing to answer their doors when knocked on. There is no reason to add to this unfortunate circumstance. There is plenty of building space not more than 500m up the road – Caledon has plenty of room to build where one does not have to go “heavenward upon a postage stamp.”

In conclusion, with the above mentioned points, I would like to ask that you NOT approve this building in any way, shape or form. It is pure greed. It does not fit in. The math certainly does not add up. There is no reason that this building needs to be here or even built for that matter. The “good” that the developer will argue does not even balance the “bad” let alone, surpass it.

Thank you for your time,

Kevin Borgatti