
Subject: RE: [EXTERNAL]Gagnon Walker Domes Ltd-190532 Ontario Inc (City File: OZS-2020-0037)

From: Alcides Pacheco
Sent: 2021/07/06 1:18 PM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: [EXTERNAL]Gagnon Walker Domes Ltd-190532 Ontario Inc (City File: OZS-2020-0037)

Good afternoon Carmen,

As a resident of Big Sky Rd, and other residents we would like to address our concerns with this project. I have attached a word document listing all items of concerns.

I cannot understand how such a project has been requested within our neighborhood. This will not be acceptable and hope this project is cancelled!!!.

Thank you
Alcides

Summary of Resident Concerns

Noise Pollution:

- HVAC equipment running (potential of over 150 units), particularly when combined and all running at the same time. AC units in particular would normally be situated on balconies or the exterior of the building, which would generate significant noise.
- Garbage disposal and collection. Plans indicate the bins would be located in the shared space between buildings A & B, at the west side of the property, directly adjacent to existing residential properties. Significant noise disruption with heavy trucks coming to collect waste & recycling (significantly more noise and at longer duration).
- Underground parking (opening and closing of doors and increased vehicular traffic).
- A playground and Gazebo are planned to be in shared space between buildings A & B, at the west side of the property, directly adjacent to existing residential properties. Significant increase in noise due to gatherings and events taking place at playground and gazebo areas.

Environmental:

- Increased garbage and debris from increased gatherings and pedestrian traffic.
- Removal of existing trees, particularly those trees adjacent to existing residential properties. There is a large variety of trees currently, in various stages (from mid-growth to mature). The variety would be greatly reduced, and new trees / shrubs would all be new which will negatively affect local wildlife and habitats.
- Displacement of wildlife.
- Grading, Water runoff and flooding concerns.
- Existing water wells on the proposed site pose a significant water table pollution risk during construction.

Construction:

- A watermain line runs parallel to McLaughlin road, directly along the property line between the proposed site and existing residential on Big Sky road, part of a 3m easement.

Shadow

- **The Shadow Study diagrams clearly indicate that the shadow cast by both buildings will cover several existing properties in complete darkness for significant portions of the afternoon. This will negatively affect local vegetation, including backyard gardens on the existing residential properties.**
- The 3D perspective views contained within the Planning Justification Report are completely misleading. The rendition shows both buildings as appearing to be the same or slightly taller than the existing 2-storey residential units that are adjacent. As the proposal is for a 7 & 5 storey building, they will be significantly taller than pictured.

Information:

- Public Meeting notices are only set to be sent to residents within a 240 metre radius. Given that the footprint of this proposal is more than 150 units / 3300 sq. metres, and between 5-7 storeys tall, the affected area is much larger, and notices should be expanded to at least a 500 metre radius.

Land Use (Planning Justification Report)

- ***The appropriate location of growth and development; The subject site is located within a Designated Built-Up Area. The site is intended to be developed for residential purposes. The subject site represents one of the few remaining undeveloped properties in the neighbourhood.***
 - As clearly indicated, the proposed area is one of the few remaining undeveloped properties, thus there is no necessity nor obligation for this development. Additionally, the neighbourhood is already established and has

a desirable mix of low to mid-density residential properties. Adding a multi-story high-density development does not fit in with the neighbourhood and does not add any value.

- *Sections 5.3.1.3, 5.3.1.4 and 5.3.1.5 of the ROP require the establishment of healthy urban communities that contain living, working and recreational opportunities, and which respect the natural environment, resources and the characteristics of existing communities. They are to achieve intensified and compact form and uses that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services... The size and scale of the proposal is sympathetic and sensitive with the character of the surrounding community...*
 - This proposal does not conform and is neither sympathetic nor sensitive to the existing characteristics of the neighbourhood and existing community as there are no high-density or mid-rise structures within a 500m radius.
 - The neighbourhood is well developed and established and there are no new community facilities, greenspaces or community services being planned in the area. Approving this development would only add further strain and competition for the resources currently available within the community.
- *As outlined previously, the subject site is located within the City's Built-Up Area, but outside of an intensification area. The proposal being advanced on the subject site exceeds the maximum permitted 200 units/net residential hectare by 10 units (214.28 units/net residential hectare)*
 - There is no significant reason for this development to be approved. It is clearly outside the City's planned Intensification zone and in addition, it exceeds units / hectare. Both of these points are significant deviations from the City's planning and development strategies.
- *While the proposed 5/6 and 7-storey apartment buildings exceed the maximum permitted height of 4-storeys, they are representative of typical multi-unit mid-rise residential apartment buildings. They are strategically located at the perimeter of the property so as to frame the street and minimize potential impacts on adjacent residential properties.*
 - The positioning of the buildings is not the main issue, but rather the size of the buildings and the number of units. The relatively small portion of land available for development restricts the feasibility of high-density development. Approving this development will inexorably have a significant impact on the adjacent residential properties.
- *viii. The proposed buildings are strategically located as far as practicable from adjacent residential dwellings in order to minimize potential impacts (i.e. overlook, shadows).*
 - As per the plans and drawings, the buildings will create extensive shadow and the majority of the units will overlook onto the existing residential properties. This is a direct result of the inappropriate size of the proposed development.

- *The proposal as envisaged is not anticipated to cause any adverse effects on adjacent development and/or lands. More specifically, the proposed development respects and responds properly to adjacent existing grading, drainage, access, circulation, privacy and views.*
 - This clearly biased in favour of the development, particularly in respect of privacy & views, which will be directly pointed towards existing properties.
- *Appendix 8 includes an excerpt from the Secondary Plan Land Use Schedule. Low and Medium Density Residential The various residential designations shown on Schedule SP2A permit a wide range of dwelling types; including, detached residential and townhouses units. Complementary uses are also permitted in residential designations, or may be specifically identified as permitted uses by other designations/policies included in the Secondary Plan. Lands designated Low and Medium Residential on Schedule SP2A south of Wanless Drive are permitted at a maximum density of 32.0 units/net residential hectare (13.0 units/net residential acre). Residential uses include: single detached dwelling, semidetached dwellings, and townhouses. The lands located south of Wanless Drive, designated Low and Medium Density Residential must be developed such that at least 60% are single detached dwellings (Section 3.1.7).*
 - Appendix 8 is clear in the wording that indicates this area of Brampton is designated for low to mid density development, specifically single, semi & townhouses, none of which is being proposed by the development application.
 - Table 2 shows the R4A and the R4A-XXXX comparison. In almost all categories, the proposal offers significantly reduced greenspace and personal / public space which does not promote a health lifestyle or sense of community.

General Comments

The proposed site is well outside all Urban Growth Centres and Conceptual Urban Growth Centres as indicated within Schedule D of Regional Structure maps and Schedule D4 of the Growth Plan Policy areas in Peel. It also lies well outside the Hurontario Street Primary Intensification Corridor boundaries.

The proposed site is currently zoned Agriculture, however it is surrounded within an area designated as low-medium density. There is no significant reason why the zoning should be drastically changed to high-density. The proposed amendment for a site-specific policy change does not meet any specific requirements or special circumstances for special consideration and appears to be financially motivated to maximize the number of units. Making changes to existing policies for financial gain is not a “best practice” and devalues existing policies and strategies. It also encourages further site-specific requests for amendments, which undermines the purpose and strategies of zoning and development codes.

The proposed amendment will have a significant impact to the existing neighbourhood, substantially changing the characteristics. It will have a negative impact to property values of the existing residential properties. Many of the existing properties were purchased at significantly higher premiums, due to the fact that they were bordering greenspace and Agricultural-zoning land, and the fact that there are less homes, less population and less noise levels than in other high-density areas. It is unfair to now change the characteristic of the community.

The height and position of the proposed buildings will eliminate any privacy for the existing residential properties as the terraces and windows for the units will be pointed directly towards both front and backyard areas (particularly for Building A). In addition, the higher floors of both Building A & B will have a direct view into the backyard, front yard and bedroom windows of existing residential properties, similar to issues experienced by condominium owners. This will result in residents having to keep blinds closed or find alternatives to protect their privacy. This will result in increased electricity spending due to reduced natural light (further impact to environment).