

From:

Sent: 2021/07/12 8:38 AM

To: Caruso, Carmen <Carmen.Caruso@brampton.ca>

Subject: [EXTERNAL]city file OZS-2020-0037.

Mr Caruso

I oppose the amendment to the Official Plan to allow two low rise apartment buildings to be shoe horned into a housing subdivision. Currently the area is zoned for three houses. The amendment would allow for 150 units. That is a bit of an increase in density.

The closest apartment building with more than 3 stories is 4.8 kms away. The closest building with more than 3 stories is an office building located at Hwy 10 and Bovaird Drive which is more than 2.5 km away. Low rise buildings were not part of the official plan for this area 20 years ago and they should no be now. This amendment is not based on community need, it is motivated by greed.

150 units and only 175 parking spaces for two buildings that are not on a major bus route is absurd. One need only drive around any residential street in Brampton and see that this city is a two car community at the very least. Without at least 320 parking spots this is going to be a parking nightmare for the surrounding communities.

75 bicycle parking spots? Who cares, Not sure what this even means. It appears to be a misdirection.

Has an environmental study been done? The storm management pond located adjacent to the proposed site on the north side has become home to Canada Geese, Mallard Ducks, Muskrats, and Red Wing Blackbirds. It is also regularly visited by Blue Herons, King fishers, and foxes. I am concerned that two multi level buildings placed directly adjacent to the green space will have a negative impact on the wildlife that now depends on the space for survival.

The plan allows for another traffic light to be placed along McLaughlin Road. The addition of that traffic light would place 4 traffic lights in 1.4 km. It would increase the traffic light count between Mayfield Rd and Bovaird Dr to 11 traffic lights in just 4km. I already see traffic diverting to Van Kirk and Edenbrook Hill Dr to avoid McLaughlin Rd. At the very least a traffic study should be done to determine what effects an additional traffic light will have on the surrounding communities.

Georgetown made the mistake of placing a multi level building in a housing community and it sticks out clearly out of place. Take a drive, you cannot help but notice it.

I oppose the amendment to the official plan.

Thank you

Kevin Tulli