

Henderson, Kelly

From: Harpreet Sandhu
Sent: 2021/08/20 2:47 PM
To: Henderson, Kelly
Cc: Lacoste, Simon
Subject: [EXTERNAL]Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018
Attachments: Royal West Developments, File # C04W08.004.pdf

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To,
Ms. Kelly Henderson,
Planner, Development Services,
Planning, Building and Economic development,
City of Brampton.

Sub: Comments related to proposed development Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018. Proposed construction of 2 multi storied buildings, North building – 14 storeys in height with 132 units & South Building – 12 storeys in height with 194 units.

Good Afternoon Kelly,

I have learnt about this development proposal from a friend of mine who resides on Royal West close to south end, via this letter I would like to share my comments since I am also affected as a property owner in a neighborhood where development is being proposed.

To start, please refer to note below that is included in the “Springbrook Block Plan” released by the city in 2010 under “Royal West Developments, File # C04W08.004”, it states under Slide-3 (attached): Quote: **“The Springbrook Block Plan is characterized by low density housing, upscale executive housing, turning circles, stormwater management ponds, vista blocks, gateways, and natural features.”** Unquote.

Keeping the above note in mind, I fail to understand how can a development of 2 multi storied buildings, 14 & 12 story’s in height be accepted as a proposal by the city just steps from Springbrook. This actually is opposite to what’s mentioned in the “Royal West Developments, File # C04W08.004” & totally defeats the cities vision of Springbrook Block Plan, as indicated on slide 13 as: Quote: **“The architecture and landscaping designs for the subject lands are consistent with the vision of the Springbrook Block Plan.”** Unquote.

Not sure, maybe the new development of these Multi Stories is outside the Springbrook Block, but please note its adjoining the Springbrook Block, just a street apart (Queen St). Approval & development of the 2 multi-Story buildings by Zoning By-Law Amendment will actually impact the overall appearance & needs of the community & its surroundings, and go against the original “Springbrook Block Plan”, this development imposes major changes to the character of the neighborhood.

Looking at the current situation on Royal West as related to morning & afternoon commuters who take a detour from Mississauga Road to Royal West is already concerning & not safe, this development will further have an adverse impact & cause concern with road safety & have Traffic Impact on Royal West.

Also the public meeting notice dated 13th August with the meeting date as 13th Sep, does not seem to provide fair notice to the impacted residents keeping in mind the current situation of Covid-19 & related limitations.

Thanks for taking the time to go through the comments above & request your support on this concern.

Best Regards,
Harpreet Sandhu