

Henderson, Kelly

From: UMESH KALIA
Sent: 2021/09/01 1:30 PM
To: Henderson, Kelly
Subject: [EXTERNAL]1857 Queen Street West - new apartment development

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Hi Kelly,

I am objecting to the proposed development for the following reasons:

1. Would increase the density of traffic and burden on infrastructure needs.
2. High Rise building would visually disturb the area appeal especially given the credit view river conservation in the close vicinity.
3. Set precedent for future high risk buildings 14 story buildings in this area
4. Queen Street West from James porter to Mississauga road has been undergoing road widening from past 7-8 years and yet this road is not suited for heavy traffic.
5. Environmental impact on natural heritage area of credit view

Regards,

Umesh

Sent from my iPhone

Henderson, Kelly

From:
Sent: 2021/09/01 1:00 PM
To: Henderson, Kelly
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
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Hi Kelly,

I am a resident of Brampton and hereby submitting my comments and objections to the proposed Official Plan amendment and Zoning by-law amendment for the above property to build 14 story and 12 story buildings and commercial space. Please note this objection for the September 7th public meeting.

I welcome new development in Brampton, but it is apparent that the proposed amendments are not suited at this location considering the density of the selected site and lack of justification to place such tall and high rise buildings in the mix of existing single dwelling estate homes, which upsets the visual impact & surrounding credit view conservation area. The inclusion of these two tall buildings in this development plan will have a significant visual impact and be out of character.

The height of these buildings is also an area of concern, especially given the surrounding residential area and, more importantly, the proximity of these buildings to the credit view river and the edge of Green Belt, making such tall buildings inappropriate for the selected location. I am unsure of the rationale to put 14 stories high buildings in this neighbourhood. Given the approvals, it will set a new height precedent for later planning submissions in the vicinity. It will be harmful to conservation areas near this location as the design and aesthetics would not go with the vibe of the credit view river. Once occupied, it would allow the residents to put satellite dishes and phone masts as permitted by the developer.

Putting 326 units in such a dense area is unacceptably high and compromises the density requirements; therefore, these massive buildings are likely not the most efficient or optimal choices for development.

Finally, the proposal underestimates the need for and impact on parking, transport and infrastructure and local services. The Queen Street West Road repair has been undergoing from past 10 years and still doesn't meet the requirements of the neighbouring traffic, so putting an additional burden of these 325 units traffic would make things worse.

I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Umesh