
To: Payal M. Mehta
Subject: RE: [EXTERNAL]Re: 110 Marycroft Crt Concerns

From: Payal M. Mehta
Sent: 2021/11/28 6:16 PM
To: Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>
Cc: Monish mehta
Subject: [EXTERNAL]Re: Marycroft Crt Concerns

Hello Jenny,

This is Payal here, we are owners from Brampton. We just moved in on October 2020.
I have attached our community concerns, and our concerns as well for the new construction coming up right behind our community.

Thank you for reviewing our concerns.

Please feel free to contact me at any time,
Payal Mehta and Monish Mehta

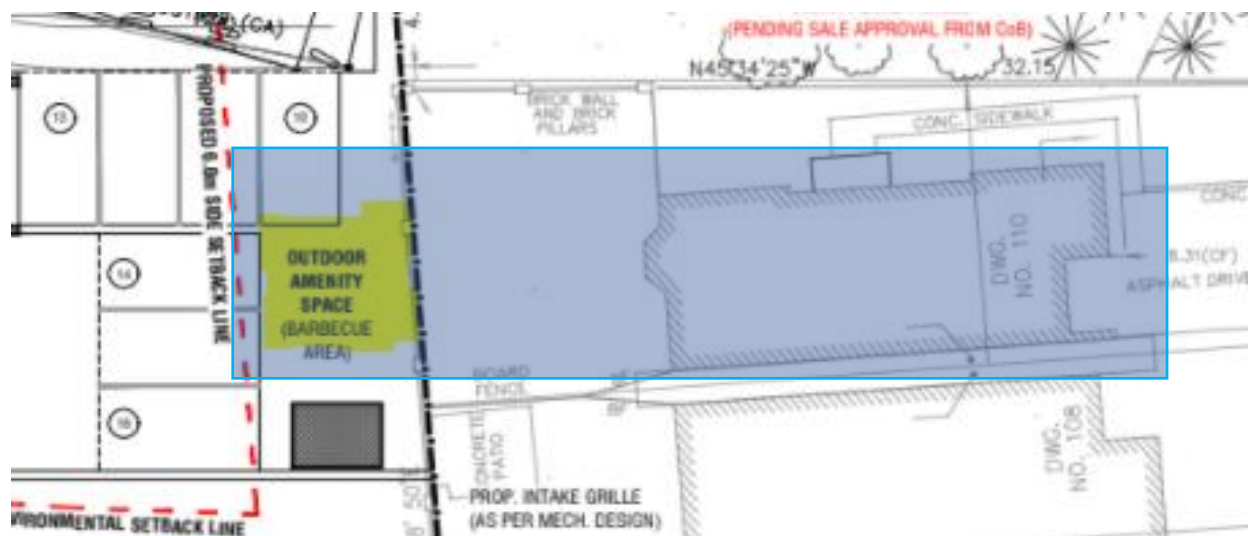
Hello Jenny,

Re: Concerns on the new construction property behind

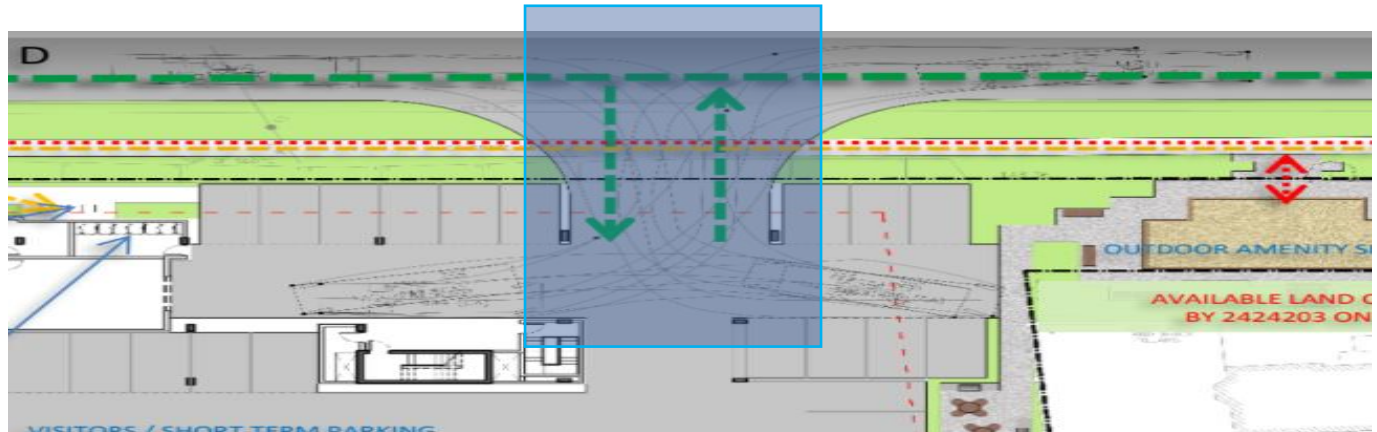
, Brampton, ON.

We, the residents of _____, are writing to you expressing our concerns for the re-zoning of the commercial property, that is going to be built right behind our house. First, I would like to introduce ourselves, my husbands name is Monish Mehta, and I am Payal Mehta, we both bought this house 1 year ago. We moved from Toronto "The concrete Jungle", and came to Brampton, and loved the Marycroft area which we now call our Home. We loved how it was a small community, we loved how our house had a lot of green area around our property, and now we are so shocked by the new construction 9 storey Condo building with 200 plus units on a small patch of land Zoned for a 3-Storey commercial building only and by which there will be major impact on our day to day life and our community. We do agree that there should be additional housing in such an exponentially developing market, but a 9-storey building will impact us majorly due to the following reasons:

- a. Both our entrance area and back yard will be exposed to the new construction.
 - b. Invasion of Privacy
 - c. Noise Issues
 - d. Increased risk of Fire accidents/ thefts
 - e. Total exposure of our house from our back yard and entrance
 - f. Increased traffic and safety issues arising due to incoming traffic.
 - g. Only area for Kids of our small community to play due to lack of gardens and public gardens.
- Residential privacy and security – How far away will the windows/balconies of the 9 storey building be so that Marycroft and Traymore residents don't feel that the residents in the 9-storey building are invading their privacy? How far away will an upper-storey window or balcony be so that the residents of Marycroft and Traymore will feel comfortable doing their normal day-to-day activities?
 - In terms of Safety Issues, our backyard has a brick wall, which now we feel is so low, that anyone can literally jump into our backyard.
 - As per the plan the BBQ area will be right behind our backyard – this will cause multiple issues for us, the biggest one is fire accidents, then the next one will be food waste right behind our back yard attracting all kind of food flies and as there is ravine lot backing the barbeque area and it will attract wild animals like coyote, Raccoons etc. which will raise concerns as they have easier access to our backyards. The noise created by the residents from the 9-storey building will also be quite a disturbance to mainly the Marycroft residents. As per the plan the construction is coming right up to our property as per below picture. The outdoor amenity space which includes a barbeque area is of a concern to our family, as there will be social gatherings and visitors from the new construction which will lead to excess noise. (See Below Picture)



- As per the plan, Service Parking Entrance B, will be very close to our backyard. As it is we are already impacted by a lot of traffic nearby, this will definitely add a lot more traffic right behind our house, 24*7, 365 days. There will always be continuous incoming and outgoing of Utility vehicles, loading and unloading activities near the entrance which is really close to our house. Also there is School bus stop near the lights and School kids use the street entrance coming into the court which is also very close by to the service entrance. Also, the court right outside our house, will become a lot more busier because new residents/visitors who have more than 1 car will want to park in the nearest neighbourhood due limitations of parking spots included by the builder in the new construction which doesn't meet the City of Brampton Parking by law.



- The patch that the city still owns, and the buyer has put in a proposal to purchase i.e. is pending approval, is literally right off the entrance of our house, we do not know how the buyer plans to use that patch. It would expose our house if those 8-10 trees are cut off and would open our house to security threats as our entrance faces McLaughlin road. These are good size trees, and they are crucial to our court as they contribute to a good environment and maintain the well being of the people living on the court. (See below picture).



- This patch that is going to be an Amenity space as well. this is the only green area that we Marycroft and Traymore residents have for our kids to play safely due to lack of parks and public play area near our community. We are surrounded by Commercial buildings all across our community and this is the only patch where are kids can play. We are still not aware what the builder wishes to build in this area? (See Below Picture)



We think that the property size is suitable for a 3-storey building and we would request to keep the zoning clearance the same way, as the New 9 storey building will have many major impacts on our small community and the environment surrounding it.

Thank you for having a look at my concerns, if you have any questions, please feel free to reach out.

Payal Mehta
Monish Mehta