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Sent: 2022/05/24 5:13 PM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: [EXTERNAL]File OZS-2022-001

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I am writing to express my strong opposition to File OZS-2022-001, the proposed rezoning at 227 Vodden Street East. While the local community may be unable to prevent redevelopment, the proposed residential buildings in and of themselves, will be detrimental to the area. Nearly all residents in the Madoc neighbourhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and the safety of pedestrians are major areas of concern. Traffic jams at the intersection of Vodden St East and Kennedy Rd, as well as Rutherford Rd and Vodden St East already spans the distance between Queen St and Kennedy Rd, stretching all the way to Bovaird Drive and Kennedy routinely blocking the intersections with traffic jams and or accidents .

While the traffic may be lighter on average, the local neighbourhood, traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighbourhood. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Kennedy Rd and Queen St, as well as to Kennedy Rd and Bovaird Rd which may not have been anticipated during the last rezoning approval.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat.

Any planned development of the property should consider the continuing impact to local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighbourhoods developed in the area.

As a resident in the area I rely on the plaza for my pharmacy and groceries provider. If this should be relocated, that would redirect all the residents either to the No-frills on Queen St and highway 410, or to the Fresco, or Giant Tiger all the way down at Main Street North and Vodden Rd East. While using a vehicle that may not seem like much, those residents without a vehicle, it would be quite a distance, especially in the winter and having to cross a many busy intersections

I have lived in the neighborhood for the past 20 years watched my children grow up and attending the schools in the neighborhood and especially my oldest son who has autism learning to use the plaza located at 227 Vodden Street East on witch he relies now as a adult especially since he is not in a position where he can drive himself .

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Elisabeta Ramona Sorbun