

**From:** Microsoft Power Apps and Power Automate <[microsoft@powerapps.com](mailto:microsoft@powerapps.com)>

**Sent:** 2022/02/19 9:36 PM

**To:** ZoningInquiries <[ZoningInquiries@brampton.ca](mailto:ZoningInquiries@brampton.ca)>

**Subject:** [EXTERNAL]COBI-1707408 Building - Zoning Callback Requested

**Service Request Details:**

Service Request Type - Tier 2 Transfer

Additional Information - OZS20210044 caller had a complaint about a new development - would like to receive a call back request. Caller said the area is already congested and does not want townhouses built in the area. Chingacousy and Bonnie Braes

Service Request Address - Brampton Ontario

**From:**

**Sent:** 2022/02/22 10:31 AM

**To:** Medeiros, Martin - Councillor <[Martin.Medeiros@brampton.ca](mailto:Martin.Medeiros@brampton.ca)>

**Subject:** [EXTERNAL]8680 Chinguacousy Road Zoning Proposal (File: OZS-2021-0044)

Dear Councillor Medeiros,

I hope this email finds you well. My name is \_\_\_\_\_ and I am a fourth year student at the University of Toronto. I have lived in Brampton my entire life, and I am a proud resident of the city. I am writing this email to voice my support of the zoning by-law amendment for 8680 Chinguacousy Road (File: OZS-2021-0044). The goal of the amendment is to redevelop the lands for 108 back-to-back, stacked condo townhouses that are 3 stories in height with underground resident parking. The proposal also includes 2 outdoor common amenity areas and 50 bicycle spaces. I believe that this proposed high-density residential development is a necessary step for solving the current housing crisis and building a better Brampton.

Over the past 10 years, average house prices have climbed up 180% while average incomes have only grown by 38%. The report of the Ontario Housing Affordability Task Force makes it clear that increasing housing density throughout the province will help provide affordable options for Ontarians looking to purchase a home. In particular, increasing housing density in areas with access to public transit will help reduce traffic congestion and emissions. It is clear that the planned development is positioned at an ideal location to achieve this goal. Chinguacousy Road is a major road in Brampton that is served by the number 4 bus, which has very frequent service. There are also plans in place to implement bus rapid transit (Züm) on Chinguacousy Road, possibly with a dedicated bus lane to improve bus reliability. Therefore, many residents of the proposed development will be inclined to use public transit due to its convenience. Existing residents are worried that the proposed development will lead to an increase in traffic congestion, but high-density housing near bus routes with frequent service has the opposite effect. By improving the existing bus infrastructure and building housing with access to this infrastructure, Brampton will begin to see a shift from its reputation as a car-dependent suburb into a transit-oriented community.

Having discussed the advantageous location of the proposed development, I would like to shift my focus to the significance of the types of housing units in relation to the ongoing housing crisis. Stacked townhomes are a form of “missing middle” housing. Such developments provide diverse housing options for families and individuals from various socioeconomic backgrounds and address the changing needs of the population. Single family detached homes, semi-detached homes, and even townhomes are out of reach for the hard-working residents of Brampton. With the population of Brampton increasing every year, we need to ensure that there are affordable options within the reach of existing and future residents. This brings me to the importance of introducing stacked townhomes and other forms of missing middle housing into the city. There is a high demand for such housing in Brampton, as first-time home buyers cannot afford exorbitantly priced detached and semi-detached homes. The existing supply of townhomes is insufficient for the increasing demand, which is why the average market rate keeps rising on a daily basis. Creating more supply of the missing middle housing that meets the needs of the population will help control the unreasonable increase of home prices in Brampton. Furthermore, the proposed development includes an underground parking garage for cars, therefore increasing supply by maximizing the number of units that can be built above ground. This is a positive shift from the current system that prioritizes housing for cars (such as above ground garages and paved driveways) over housing for people. Changes in physical structures can lead to changes in attitude on a community-wide level — we can reclaim our streets from cars and return them to people.

Research suggests that high-density housing will play a significant role in solving not only the housing crisis, but the climate crisis as well. As mentioned earlier, residents of the proposed development will have convenient and reliable access to transit options, which will encourage them to use public transit instead of cars, thus reducing their carbon footprint. To continue, the development is within walking distance of multiple plazas with the following facilities: walk-in clinic, pharmacy, grocery stores, banks, and restaurants. Residents will likely walk to the plazas for their necessary errands as it will be quicker than driving, hence further minimizing their carbon footprint. Another major environmental benefit of smaller multi-unit residential buildings is often overlooked — smaller townhome units require less energy to heat and cool than detached homes, while still providing a comfortable amount of space to live in. These advantages will help transform Brampton into a more sustainable and environmentally conscious city.

Some existing residents have formed a group to oppose the proposed development. However, I am concerned that they have gained much of their support through misinformation and fear-mongering, which is why I would like to analyze the claims from their petition in the following section.

To start, Churchville Public School currently has an enrollment cap due to a high number of existing students. This means that new students are placed in schools that are located in the surrounding area and have lower enrollment numbers. New students are not harmed by this enrollment cap as they are given the opportunity to attend a school with enough resources and provided with bussing if the alternate school is too far. Similarly, existing students are protected by this enrollment cap, as their schools are not overburdened by increased admissions. Regardless, these enrollment caps are temporary measures. The area surrounding Churchville Public School is considerably new, and many residents of the low-density neighborhood currently have children attending the school. Over the next few years, we will see the enrollment numbers decrease as the children from those families graduate and move onto high school — this is a process that occurs for every school in a relatively new area. Given the current housing market, it is very unlikely that residents will move out of the low-density neighborhood once their students graduate from Churchville Public School. At some point in the near future, the enrollment cap will be lifted and the school will be operating with very low enrollment numbers, unless more families are given the opportunity to raise their children in the neighborhood. Once the proposed project has completed construction, there will be space for the children of the community to attend Churchville Public School without impacting the current students at the school. If there is still an enrollment cap at that time, the children of the community will be sent to alternate schools with lower enrollment numbers. Therefore, the claim in the petition that “bringing in an additional 108 families will cause further strain on school admission in the neighbourhood” is based on misinformation. Students will be provided with alternate arrangements based on the enrollment numbers at Churchville Public School, which will not impact their educational experience.

I have already addressed the location of the proposed development and its proximity to transit and other facilities. In response to the objection regarding traffic on the petition, I will reiterate that the residents of the new development will be inclined to use public transit instead of driving, as the existing bus infrastructure along with the planned improvements will make transit a more convenient option. The proposed development is also within walking distance of multiple pharmacies, grocery stores, banks, and restaurants. This is uncommon for a suburban city like Brampton, as most residential areas are situated at a great distance from commercial areas, which means that people need to drive to access basic necessities like food and medicine. Residents in the proposed development will be able to walk to the nearby plazas to access these basic necessities due to the convenience of the location. Thus, building high-density housing near

transit stations will not increase traffic congestion in Brampton. We need to start thinking outside the constraints of car-dependency in order to improve traffic in the area and throughout Brampton, and high-density residential areas like the proposed development can be part of the solution.

The petition also mentions noise pollution as one of the objections to the zoning proposal, claiming that existing residents are “concerned [about] excessive noise during construction”. However, noise and dust are an unavoidable consequence of all new construction projects, and they are not a reason to stop developments in the city. I sympathize with the residents whose backyards are positioned directly behind the lands in question, and it would be reasonable for them to request some sort of accommodation for their safety. Nonetheless, the residents were aware of the possibility of construction behind their homes, as the development of the empty lot was inevitable. Even if the developer decided to build a place of worship or low-density detached homes as per the initial zoning plan, there would still be noise and dust from the construction. Therefore, it is not reasonable to use noise pollution as an argument against the new zoning proposal.

Finally, the petition claims that “the beauty of the neighbourhood will be completely ruined” through the development of stacked townhomes, and that the “recent addition of semi-detached homes [on a neighbouring street] has caused the street to become an eyesore”. I find this particular objection to the development to be entirely unfounded and shameful. There is no defining characteristic of the current neighborhood; in fact, it is indiscernible from any suburban neighborhood of detached homes. The recent addition of semi-detached homes on Allegro Drive has provided many more individuals with a roof above their heads, along with the opportunity to enjoy the nearby facilities and infrastructure — to dismiss these new homes as merely an eyesore is disgraceful and offensive to the residents. We need to be open to recognizing the beauty found in different types of housing if we want to solve the housing crisis and give more people the opportunity to purchase a home in our city. The aesthetic judgments of a few existing homeowners should not take precedence over building a better Brampton for future generations.

Overall, this development will be a positive addition to our neighborhood and a meaningful step towards mitigating the ongoing housing crisis. It may seem like the majority of residents oppose the development due to the number of signatures on the aforementioned petition, but I believe this is only a vocal minority that has managed to propagate misinformation regarding the proposal. Consider that the notice about the proposed development was only sent out to existing homeowners in the area; the future residents of this neighbourhood have been excluded from the conversation without even knowing that the conversation has taken place. I want to provide a voice for these residents before it is too late. They are our future teachers, retail workers, bank employees, and nurses who will be priced out of the Brampton housing market unless we take progressive action now. If the city continues to submit to the demands of the vocal minority for zoning, Brampton will not be able to flourish. I hope you will consider my defense of proposed development before making a final decision on the zoning by-law amendment — let’s welcome more neighbours into our community and build a more inclusive Brampton for all.

Sincerely,

## Sources

Planning & Development Services Public Meeting Notice (<https://www.brampton.ca/EN/City-Hall/Documents/Item%205%20-%20Glen%20Schnarr%20Associates%20Inc%20care%20of%20Umbria%20Developers%20Inc%20OZS-2021-0044%20Ward%204.pdf>)

Report of the Ontario Housing Affordability Task Force (<https://files.ontario.ca/mmah-housing-affordability-task-force-report-en-2022-02-07-v2.pdf>)

Missing Middle Housing (<https://missingmiddlehousing.com>)

Brampton Ranked Fastest-Growing City in Canada (<https://www.insauga.com/brampton-ranked-fastest-growing-city-in-canada>)

The Missing Link of Climate Change: Single-Family Suburban Homes (<https://www.bloomberg.com/news/articles/2011-12-07/the-missing-link-of-climate-change-single-family-suburban-homes>)

Bonnie Braes Petition (<https://www.change.org/p/oppose-108-back-to-back-town-homes-on-bonnie-braes-dr-and-elmcrest-dr>)

Please review the City of Brampton e-mail disclaimer statement at:  
<http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

**From:**

**Sent:** 2022/04/06 1:35 PM

**To:** Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>

**Subject:** [EXTERNAL]Regarding a public meeting sw corner of chinguacousy n bonnie brars

Hello Rob,

I got the email late, but I and my 2other neighbour's not agreed at all that you bring town houses here. It's all ready conjusted and getting more tighter .I live on . I mean there will be more accidents more crashes more problems in the future no family would like to live here .we all gonna move out if city is keep doing all this. It's not good for our kids.

There is barely space to breathe

So plsdont allow them to build towns here .

Detached homes they can bring no worries .

This is unfair

**From:**

**Sent:** 2022/02/14 9:26 PM

**To:** Planning Development <[Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)>

**Cc:** Gandhi, Priya <[Priya.Gandhi@brampton.ca](mailto:Priya.Gandhi@brampton.ca)>; Medeiros, Martin - Councillor

<[Martin.Medeiros@brampton.ca](mailto:Martin.Medeiros@brampton.ca)>; Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>

**Subject:** [EXTERNAL]Ref - OZS - 2021 - 0044 : 108 town homes at Chinguacousy & Bonnie Braes

Hello Brampton Planning//Development team and councillors,

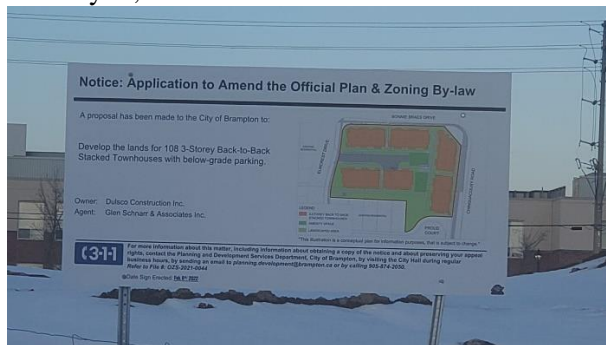
I saw the attached notice on a lot in my neighbourhood and can't believe how you'll fit 108 units in such a small lot, overcrowding the whole community.

All other required services like recreation centre, park space, school capacity are missing and you're adding high-density housing without considering impact on already dense community.

You must look into these issues before approving these town houses.

An update on next course of action will be appreciated.

Thank you,



**From:** Microsoft Power Apps and Power Automate <[microsoft@powerapps.com](mailto:microsoft@powerapps.com)>

**Sent:** 2022/02/15 10:18 AM

**To:** Planning Development <[Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)>

**Subject:** COBI-1701930 Planning and Development Services Callback Requested

**Service Request Details:**

Service Request Type - Tier 2 Transfer

Additional Information - Caller is requesting a callback regarding a notice board posted in her neighbor for Zoning By-law Amendments. Caller stated they are planning on building a new subdivision and it should not be allowed.

Service Request Address - Brampton Ontario



**From:**

**Sent:** 2022/02/24 12:36 PM

**To:** Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>

**Cc:** Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** File: OZS-2021-0044

Hello Richa,

Thanks for your follow regarding my participation.

I wanted to convey my ideas to support the following:

Application for an Official Plan Amendment and Zoning By-law Amendment 8680 Chinguacousy Road (S/W Corner of Chinguacousy Rd & Bonnie Braes Dr)

Redevelop the subject lands for 108 back to-back, stacked condo townhouses.

My reason for support is mainly due the current housing crisis faced by the City of Brampton.

Being in the profession of Real Estate I am seeing everyday crisis of the housing market. The supply of affordable houses is too less and these stacked townhomes provide the middle missing housing link to the residents.

Housing being an essential need, there is no reason we should oppose this development.

Most of the present residents have concerns regarding this development that this will cause extra burden on school system, more congestion on streets, stress on drainage system.

I believe that the school in the area is already capped to its capacity and children of new residents are provided bussing to alternate schools. Therefore, the new development will not impact this at all.

Regarding area being more crowded, this development is proposing underground parking and it is in close proximity of public transit system. There would be more people in the area but this is how growth happens all the time when new houses are added as per the needs to residents of any city.

Stress on drainage system doesn't make any sense to me as I am not an expert and I trust that all the plumbing, electricals, designs and all safety measures are approved by the city before any development is processed and built.

People actually need houses for living and growing their families. The luxury condominiums are not the need at this time and missing link of stacked townhouses is one of the solutions as mentioned in the Ontario Housing Report.

Kind regards,

**From:**

**Sent:** 2022/02/17 12:12 PM

**To:** Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>

**Subject:** [EXTERNAL]Concerns regarding the upcoming community at Elmcrest and Bonnie Brase

Dear Mr. Nykyforchyn,

I'm sending out this email voicing my concern related to the proposed change in the zoning of lot at the corner of Bonnie Brase and Elmcrest Road. I am a resident of Proud Court and have lived here since the very beginning of this community. During that time the builders had made it a dumping ground for soil from construction from all over the area. Dust from all that moving had caused our area a lot of pain. This new proposed plan of an underground parking garage would require them to move all that earth and more to different area causing a ecological problems. Along with that all that dust is unbearable for someone with dust allergy like my mother.

This proposed plan is not only reckless but outright a cash grab by the developer at the expense of the residences. Every since we moved here, We have dealt with dust from all the construction. I strongly oppose building any underground structure that would require more dredging up more soil. Builders never have cared about the cleaning up of roads, driveways around the area after dumping the soil, I'm sure same will be repeated again.

I would like to know more about any sessions happening about this proposal. I along with many neighbors in my area are strongly against this proposed change.

Thanks,

**From:****Sent:** February 15, 2022 10:59 AM**To:** [development@brampton.ca](mailto:development@brampton.ca); [mayorbrown@brampton.ca](mailto:mayorbrown@brampton.ca)**Subject:** Urgent consideration for file #OZS-2021-0044

Dear Mayor Brown:

I like to bring to your attention the safety and inconvenience faced by approvals granted by the planning department, city of brampton to builders.

Currently the dwellers at queen and chingquosy are facing the following problems:

- 1) overcrowding on busses operating on chingquosy
- 2) grid lock due to no proper parking area the inside streets are causing problems for snowblower and garbage trucks to do their job and therefore Cleang and clearing is compromised
- 3) there is only one access to for residents to get out quickly to a main road if that access is blocked in case of a terrorist attack or fire we are blocke.
- 4) overload on the drainage system with so many houses being built
- 5) not enough catholic and public schools to accommodate the parent student population

Mayor, may I request your intervention to do the following:

- 1) stop the planning and development from granting approval to amend file # OZS-2021-0044
- 2) discuss my above mentioned concerns how improvements can be made to the above mentioned concerns
- 3) also can a park be built in the queen and chingquosy area for our seniors and growing children to enjoy?

Many thanks

**From:**

**Sent:** 2022/02/18 5:55 PM

**To:** Nykyforchyn, Rob <[Rob.Nykyforchyn@brampton.ca](mailto:Rob.Nykyforchyn@brampton.ca)>; City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>

**Subject:** [EXTERNAL]virtual public meeting for file # OZS-2021-0044

Hi Rob,

I am \_\_\_\_\_, owner and resident of \_\_\_\_\_ in Brampton.

I am looking for some information for ward 4 regarding current capacity and future planning. Pl. guide me about how can I get this information. I request following questions included in the discussion for file OZS-2021-0044.

1. The area for proposed development is **categorised as low density** residential area. What is the appropriate density level to be considered as low-density? Is putting 108 units in less than 2 acres of land without any consideration of outdoor space for recreational area for residents appropriate for the neighborhood? There seem to be bare minimum allocation of outdoor space for childrens' playground , seniors or even pets.
2. What is the current capacity of ward 4 area schools at elementary, middle and high school level? What is the current enrollment level and how much spare capacity is available to accomodate residents of new development?
3. Current residents in the area are already complaining about high traffic volume on Elmcrest drive and Bonnie Braes Rd during morning and afternoon peak hours. Has there been any traffic study undertaken or planned by the city to evaluate the impact of new development on traffic in this area?
4. There are only 2 parking spot proposed at a street level for the new development. There are few underground visitor parking spots, but with frequent delivery vans and other occasional traffic, there is a high possibility of people parking along Elmcrest drive and Bonnie Braes road further impacting traffic congestion in the area.
5. In last 10 years of so, there has been lot of residential housing added in West Brampton, ward 4, 5, but not enough community centre or library or such public amenities added for the residents. What are the expected facilities to consider Brampton a world-class city? How do we compare our current facility level for existing residents and proposed new development?
6. What is stacked townhouses? What will be the height of the townhouses planned at 8680 Chinguacousy road?

**From:**

**Sent:** 2022/03/09 11:42 PM

**To:** Planning Development <[Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)>

**Cc:** Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>

**Subject:** [EXTERNAL]Appeal against the development application, File #OZS-2021-0044

Dear Sir;

The proposed development application is to convert an area designated as worshipping zone to a back-to-back 3 storey residential building.

I expressed my dissatisfaction with the city's planning department who accepts this application. Where religious organization are unable to purchase land for establishing permanent center.

As a resident of the city of Brampton in the area, I strongly oppose this application and request the city to reject converting land designated as worshipping area to the residential development.

I would also like to request to obtain the procedure followed by the developer to sell the land designated as worshipping area for residential development.

This should not be happened.

Regards

**From:**

**Sent:** 2022/03/14 12:08 AM

**To:** Nykyforchyn, Rob <[Rob.Nykyforchyn@brampton.ca](mailto:Rob.Nykyforchyn@brampton.ca)>

**Cc:** Planning Development <[Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)>; Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>

**Subject:** [EXTERNAL]RE: REPLY, Appeal against the development application, File #OZS-2021-0044

Hello Rob;

Thank you for your response.

We know the subdivision was registered in 2013. However, the sale to the prospective bidder was floated only in 2021. Unless the seller wants to sell the land, no body can buy it. Also, the bid was received from everyone. They did not ask the bid from the non-profit or charity. I did not understand your statement highlighted below. If there is no policy or requirement to sell the property to prospective bidders who are interested in developing a Place of Worship. Then why it was designated as a place of worship during the subdivision plan.

The reasons of my protest are the following:

1. Application for Change of designation of the land, from Worshipping to residential.
2. Inadequate due diligence applied on receiving the bid.
3. City always supports the tactic developer has been playing in delaying the sale of property to the prospective bidder.
4. The sale was not initiated during 2013-2016 (three years), instead it was initiated in 2021 and the sale was not targeted for the non-profit and charities.

Regards

**From:****Sent:** 2022/02/22 9:40 AM**To:** Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>**Cc:****Subject:** [EXTERNAL]File: OZS-2021-0044 -- Requests from citizens of the Bonnie Braes Dr and neighbourhood (Requests, Objections and Proposal)**Enclosed/Attached:**

-

1. Letter physically signed by **264 adults of the community** (A lot of people were not available due to Family day weekend and pandemic limitations, But the **general sentiment is very much against** the proposed amendment)
2. Online Petition signed by **310 individual as of today**
  - a. <https://www.change.org/p/oppose-108-back-to-back-town-homes-on-bonnie-braes-dr-and-elmcrest-dr>

**Planning and Development Services, Brampton****Ref: File: OZS-2021-0044** – Application for and official plan Amendment and Zoning By-law Amendment 8680 Chinguacousy Road

Dear City Officials,

We are residents residing in the subdivision concerning planning reference OZS-2021-0044, as we have received the notification letter referring to the public meeting organized by Brampton City officials on March 7<sup>th</sup>, 2022. We have a few proposal concerns, requests, and objections with regards to the plan - OZS-2021-0044.

**Request to please move the meeting to a later date and In-Person**

1. **Delay in Notice Received:** Notice of the public meeting was received by some residences on February 15, 2022, for a meeting scheduled on March 7, 2022. Residents should be given a minimum of 30 days to prepare a response after the delivery of notice.
2. **In Person meeting request:** Many residents in this neighbourhood are not tech savvy. Video/Virtual meeting is not the appropriate choice for them. Every citizen of this neighbourhood should have the right to put forward their view on the new development. In the event an in-person meeting cannot be scheduled at this time, please postpone this meeting to the later date when COVID protocol will be lifted. Every citizen has the right to voice their concern that can't be taken away in the name of COVID protocols.

We truly believe that our request will be considered as these are unprecedented times, and regular protocol can't be applied here.

**Objections to the new Development/Plan:** Residents of the neighbourhood have raised the following objections. Please note that they are not in the order of any priority.

1. **School:** Churchville PS is the only school that serves this neighbourhood. The school is already struggling with infrastructure issues and there is no more space for portables. Kids in this neighbourhood are already being denied admission. Bringing in an additional 108 families will cause further strain on school admission in the neighbourhood.

2. **Safety in the School zone:** School is already struggling with safety concerns due to the traffic situation. There is usually a 400m traffic jam in the mornings and afternoons during school hours on each side of Bonnie Braes Dr and James Potter Rd. There is already a safety risk to kids and parents due to this high traffic situation. Kiss and Ride service is not allowed in the afternoons due to traffic situations.

3. **Traffic:** Plan is talking about 162 Car parking spaces and an additional 22 visitor parking space with the only entrance from Elmcrest Dr. This is not a 2 lane (each side) street. We are inviting an accident situation by moving these many cars from Elmcrest to Bonnie Bares Dr. West/East and North/South traffic from Elmcrest will block traffic on all sides, as Elmcrest is not planned to handle this kind of traffic flow (Ref: Master Plan).

4. **Noise pollution:** Adding 108 units in 1.85 Acres of land is definitely going to create huge noise. It is a silent neighbourhood and the plan is to convert it into a noisy city. Homes backing onto 8680 Chinguacousy Road are concerned with excessive noise during construction and pollution/dirt during construction resulting in them not being able to use their backyards.

5. **Community Centre/Library:** There are no community centre or Library in the neighbourhood. Instead of adding amenities to support the neighbourhood, the plan is trying to add more concrete.

6. **Aesthetics of Neighborhood** – The beauty of the neighbourhood will be completely ruined with these types of buildings in the subdivision area. Aesthetics of Neighborhood should be intact and considered when creating a new sub-division. A perfect example is from Allerego Dr (Street branching off Bonnie Braes Dr), as the recent addition of semi-detached homes has caused the street to become an eye sore.

7. **Other Technical Issues** – Drainage, Flooding, Resources etc

**Proposal:** We would like to put forth the following proposal for the land use.

1. **Community Center:** City should use the land and convert it into a community center. There is no community centre in the vicinity of this neighbourhood.

2. **Low Density Detached Homes:** We as neighbourhood welcome a plan which can include 2 story detached homes. The area is currently designated for Low Density housing and should remain as such. Majority of the current homeowners in close proximity to 8680 Chinguacousy Road purchased their homes based on the initial plan for this area (Place of Worship or Low-Density housing). This neighbourhood currently has detached homes and we propose that this area be used for the same to keep the aesthetics of the neighbourhood and sub-division consistent.

We sincerely hope that the interest of citizens of this area will be considered as priority over profit of the corporations (Builder) and City's revenue collection.

Sincerely,  
Bonnie Braes Community and Neighbourhood