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From: Jaspreet K

Sent: 2022/06/20 11:29 AM

To: Demelo, Emma <Emma.Demelo@brampton.ca>

Subject: [EXTERNAL]City File Number: OZS-2022-006

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Hi Emma,

I received notification about the above noted file for 10417 Airport Road for the construction of two dwellings on this small parcel of land.

As a current resident, my family and I share concerns with the proposed development and zoning by-law amendment application to merge the parcels with fragments of the open space land from the south.

With the pandemic, the importance of accessible outdoor spaces for community gatherings has been shown, something which is often lacking in subdivision communities. Parkettes and pockets of open space are often after-thoughts of developers to meet the absolute minimum criteria.

The closest parkettes to this street is a small gathering spot at the intersection of Airport and Braydon which is very popular with elders. While the spot is fulfilling the minimum requirement, there are some serious safety concerns with it being very close to a busy intersection, that has seen many car accidents with cars rolling off onto the side of the road. It is not a safe space for kids to play. In the Regional Official Plan, it states that an objective is to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. There is a simple but very valuable opportunity to achieve this objective.

There is the natural gas pipeline that runs along the south of the proposed development which I suspect is to remain clear but has potential to be an informal trail space for residents, which is a goal of the City of Brampton, to connect fragmented trails in City. In line with the PPS 2020, Policy 1.5.1 Healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages. This is a policy that has been selected to be a part of your review of this application and as a resident with a strong desire to see more green-space be added and connected to existing networks, I hope it is something that is given strong consideration. This piece of land can be used recreationally, as community space, as a natural area buffer to the floodplain and noise of Airport Road, an opportunity to plant more trees to achieve objectives of the Brampton Grow Green plan, and so much more.

Over the past 20 years or so, this spot on the street has been used for badminton, an area to let pet owners meet, frisbee games, etc. Albeit a small parcel of land, it has great potential to be turned into a valuable community asset, with a formal adoption of the land as a parkette, with some seating or a community garden, wildflower meadow, etc.

While I strongly agree that affordable housing is needed in GTA, these two single detached dwellings are not the solution. They will be inflated in price and highly unaffordable for anyone looking to rent or buy. The

overall public benefit would be in the creation of well-thought out, connected community, with access to green space and accessible community gathering points.

Furthermore, the PPS 2020 and many other planning policies are becoming more focused on planning for a changing climate. Specifically, PPS 1.1.3.2 d). The lands are surrounded by floodplain which admittedly was planned around 20 years ago by Mattamy but there is the potential to reconsider this new development, 20 years later, with the lens of climate change and how the floodplains will change in the coming years. There will be negative impact of additional dwelling units located close to the floodplain compared to a green space which absorbs rainwater and reduces surface runoff onto the surrounding land. Every bit of sustainable planning can assist in these goals.

I would like to stay informed on this application and the next steps of the review process. Could you please add my email to the interested parties list, if any? Thanks!

Jas