

June 7, 2022

The Corporation of the City of Brampton

To Members of City Council and Staff:

- Carmen Caruso, Central Area Planner
- Allen Parson, Director, Development Services

RE: City File: OZS-2022-0011

As a resident of Brampton and property owner at 58 Church Street East, I became aware of and attended a Virtual Public Open House Meeting held on Monday May 9th, 2022, and subsequently I spoke at A Statutory Public Meeting held on Monday May 16th, 2022.

I was very surprised and concerned to learn that Brampton City Council has already supported a Minister's Zoning Order made by SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, City File: OZS-222-0011 based on information presented at a September 29, 2021, City Council Meeting.

Upon reviewing the details of that meeting including the letter to "Mayor Brown and Members of Council, City of Brampton", submitted by Solmar Development Corp. dated September 17, 2021, accompanied by a Planning Brief dated September 2021, prepared for Bristol Place Corp., it was concerning to see how significant the impacts will be on the downtown Brampton area if this development proceeds and more importantly, if it proceeds outside of the regular planning process. As we see from the developer's information at the September 29, 2021, Council Meeting to the May 9th, 2022, Virtual Public Open House Meeting, the parking has been significantly reduced from 1092 spots to 466 spots. That is reduction of 626 parking spots, how can this be allowed? What other changes will be made that the developer can simply implement without public input? Who is accountable for the changes and what actually gets built? Is it the developer or City Council Members? The developer gets to walk away when the project is complete, where as Council Members will hear from the community about any and all challenges including insufficient parking, light pollution, wind effects, traffic congestion, etc. This will be too late to mitigate risks and incorporate "operational plans and measures" into the site development.

As our elected officials, why would you support an MZO in this particular situation? What is the reason this would warrant bypassing the regular planning process to "fast track" such drastic changes to development as allowing two 48-storey towers to be built amongst an existing low-rise community without the sufficient opportunity for public input? The long-term impact this development will have on the downtown Brampton deserves careful consideration and should involve more public consultation and follow the regular planning process.

It is my understanding that before a municipality provides support to proceed with an MZO, that the necessary investigations and practicality of the development being "pushed through" has been reviewed for impacts including those of risk, fit and community acceptance especially when it comes to severe and far-reaching development changes such as this one has within an existing low to mid-rise community.

The development proposed by SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) at 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, City File: **OZS-222-0011** raises several concerns, including but not limited to the following:

- Extreme building height and proposed design not fitting in with the historical elements and architecture found in the downtown Brampton area
- Issues created by significant lighting, wind, and shadowing these “towering buildings” will have on existing and new residents within the community
- Insufficient parking with impacts being imposed on existing homeowners and businesses in the downtown community
- Impacts to existing “grid locked area” of small streets – despite having one identified entrance on Thomas Street, vehicles somehow must get too Main or Queen Street to exit/enter the area
- Over densification can pose many long-term impacts on, and to, the community including vehicle traffic congestion, insufficient parking for residents and visitors, additional services including vehicles to support garbage collection, emergency responses (Police/Fire/Paramedics).

In addition to the proposed 2 – 48-storey buildings that this developer is presenting and seeking approval through MZO, the residents of the downtown Brampton area have the following developments occurring around us and these applications are proceeding through regular planning process:

City File # OZS-2021-0003

151 Main Street North

A 30-storey mixed use building planned for the corner of Main & Church

City File # OZS-2021-0011

55, 59, 61 Beech Street

136, 140, 142 Church Street E.

76 Stacked townhouse units & 197 condominium/rental units in a 10-storey building at the Church & Beech Street area

Therefore, as there appears to be no other options for public comment and input, I respectfully request that Brampton City Council revisit this application, withdraw their support for it to bypass the process using a Ministers Zoning Order and have the application proceed through regular planning process.

Sincerely,

Deb Bergamin

905-457-0051