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Sent: 2022/11/24 2:21 PM
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Subject: [EXTERNAL]OZS-2022-0038 - 1724 & 1730 Queen Street West - Resident's Concerns and Opposition to current proposed plan

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STRONG OBJECTION to the Proposed zoning application - OZS-2022-0038 - 1724 & 1730 Queen Street West

We **Jackie, Danny, Austin, Joshua Chiesa** living on **Haywood Drive** in Ward 5, as a resident within the Credit Valley area (which is being impacted by the above file), **STRONGLY OBJECT** to the proposed plan and/or re-zoning amendments that propose to develop multi-level buildings within this designated low-density area!

We moved to our 'forever home' in 2013. It was a decision made with considerable thought and investigation. After all, we were investing our life savings after decades of hard work to gradually trade up to a beautiful home in a safe low density area. In our late 40's, we made the decision we were ready to purchase our family home located in the Estates of Credit Ridge. Larger Single detached dwellings, which would accommodate our extended family in a executive area where we paid top dollar. We investigated the Springbrook Tertiary Plan and were satisfied that future development would be in keeping with the historic area and the hamlet of Springville. All future planned development was zoned for single detached dwellings which upheld the plan. We recognized that eventually this corner would be developed but this proposal is completely unreasonable and negates the impacts to its residents and the surrounding environment. We are SHOCKED that an 18 storey apartment building could be proposed for this corner. This building is literally in OUR BACKYARD. Please put yourself in our shoes. This completely destroys the quality of life we have worked decades to achieve and the community in which we live. The back wall of our house is 25 ft from our property line, where a towering 18 storey apartment building would completely block out sunlight, obliterate our privacy, add significant noise pollution and decimate the value of our home. **What could be more devastating to your family, investment and quality of life!**

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on existing neighborhoods and the surrounding infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

My concerns related to multi-storey buildings being developed in this area include:

1. Incompatibility with the existing established neighborhood
2. Lack of comprehensive studies and analysis that include all of the new developments along the Queen St West corridor.
3. Overcrowding of Schools (Physical Space and Resources) without plans being in place for the construction of new schools to accommodate the high volume of new students that would be brought into the neighborhood.
4. Traffic Congestion issues are currently an issue within the area and would be further exacerbated with the influx of high density developments within this area.
5. Road Safety Concerns for Children and Seniors due to the increased volume of vehicles that would be associated with the influx of high density developments within this area.
6. General Pedestrian Safety Concerns would be an issue.
7. Environmental Constraints and Flooding Risks due to the surrounding area being deemed environmentally sensitive.
8. Safety Concerns for Residents related to crime.
9. Negative impact on the valuation of existing executive detached homes in our neighborhood.

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regard to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community and members of Credit Valley Residents Association, look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above file.

Please add this letter to the public records for all pertinent planning files.

Regards,

JACKIE AND DANNY CHIESA, Haywood Drive

A member of Credit Valley Residents Association