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**Sent:** 2022/12/12 10:04 AM  
**To:** Li, Wang Kei (Edwin) <[WangKei.Li@brampton.ca](mailto:WangKei.Li@brampton.ca)>; City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; [martin.medieros@brampton.ca](mailto:martin.medieros@brampton.ca); Keenan, Dennis (Councillor) <[Dennis.Keenan@brampton.ca](mailto:Dennis.Keenan@brampton.ca)>  
**Subject:** Re: [EXTERNAL]City File #OZS-2022-0033

Good morning everyone,

Please forgive me for the last minute email, but this is in regards to my delegation at tonight's meeting to speak on behalf of existing residents near 1453 Queen Street.

Below are the following points I wish to address as concerns related to this mid-rise proposed project:

1. The **traffic impact analysis should account for cumulative impacts** of this and other active planning applications, otherwise it is incomplete and inaccurate. **Current proposals for construction in this area include a total of 1008 residential units added to a 1.0km length along Queen street** between Elbern Markell Road, and just east of Creditview. Furthermore, the existing traffic analysis was done in 2016, and assumes a 2% increase in traffic per year. A missing "Advanced green" signal, resulted in a LOS E rating from local streets, which is the second-worst rating for traffic Level of Service.
2. **No shadow impact study provided.** Does the proposal meet city standards for sun access on the adjacent court?
3. **Has a review related to Overlook** been completed? An angular plane analysis should be completed to review overlook into neighbouring backyards, specifically 12-22 Danfield Court.
4. **Commercial zoning needs reassessment.** These studies were done pre-2020 and Covid has impacted how we use retail and commercial; we don't have a clear picture of how these land uses will rebound. This area is also a retail desert, especially when considering walkability. Basic necessities such as groceries and gas are not easily walkable. Need to consider loss of critical commercial land uses, particularly when introducing more residential population.

Other concerns:

- This is a high density proposal that includes no provisions for bicycle parking on premises

For your convenience, I've included images of the three local proposals, and their OZS numbers.

OZS-2022-0033  
OZS-2022-0038  
OZS-2020-0029

