
From: Linda Steven
Sent: 2022/01/22 10:45 AM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Cc: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>
Subject: [EXTERNAL]Proposed Zoning Change George Street/Elizabeth Street - File OZS-2021-0053

Carmen Caruso
Central Area Planner
City of Brampton
Carmen.Caruso@brampton.ca

January 22, 2022

Dear C. Caruso:

Re: Application to Amend the Zoning By-law for 31-33 George Street and 18-28 Elizabeth Street, Brampton

I am writing to express my concerns regarding the proposed development of the above properties in the downtown core of Brampton. I have lived in Brampton my entire life; I was even born in the original Peel Memorial Hospital. I have always loved living in Brampton. One of its most unique characteristics is the charm of the downtown area. It is for this reason, when I was in a position to purchase my own home, I chose the downtown area.

I purchased a condominium suite in the Renaissance in Olde Brampton (9 George St. N.) pre-construction and have lived here since. I recall the difficulties and delays we had during the construction of my building due to design and flood plain issues that resulted in the city and province requiring design changes, etc. to ensure that the project would fit into the downtown vision of the time. I can't believe similar issues would not come up as part of this new proposed project.

I am excited about some of the plans for the downtown area. There is definite potential to bring more life into the area and grow the business and residential potential; however, I would not want to lose the character and charm of the City and have it become another Mississauga containing soaring glass towers and heavy vehicle traffic.

It is for this reason that I am writing to you today. I am not one to voice my concerns – I would generally just let the cards fall where they may – but as this proposed development will significantly impact the downtown area and the enjoyment of the residents both in my building and the surrounding homes, I feel compelled to express my concerns.

My concerns are as follows:

1. The size/height of this project is almost 2x the height of my building and is extremely close to units facing West and North leading to loss of enjoyment of their balcony space as well as their privacy and view;
2. There will be an increase to the wind effects (and the winds are significant already) that residents will experience;
3. 9 George Street will be in shadow a significant portion of the day, resulting in a loss of ambient light for residents;

4. Increased traffic congestion in the downtown area. The streets in question are already extremely busy with the Go Station and being alternative routes when there are events in the downtown core. These streets were not designed for the volumes we already experience; let alone adding to it. Bringing in hundreds of more residents without any consideration to the impact of the increased traffic volume and capacity of the streets will overload and change the neighbourhood dynamics;
5. Lack of parking. It is my understanding that the new project will not have parking for all units. There is already inadequate parking in the downtown area, between existing residents/businesses and Go Transit riders. Purposely erecting an apartment building that can not provide parking for all its tenants will severely impact parking in the area and further congest the surrounding streets with parked cars;
6. The size and scope of this proposed project could lead the owners of 9 George Street to face a devaluation of our property values, I have seen estimates it could have an impact of 20-40% directly as a result of the above noted issues.

I recognize the need for more rental housing in Brampton. I read recently that Brampton has some of the highest rental rates in the province; however, the where and manner that these are introduced is critical to the future of the city.

The proposed project on Elizabeth/George Streets is too close to 9 George Street N. and the height and scale is completely out of character for the area. Ideally, there would be at least a street separating large projects such as this to ensure that all residents (existing and the proposed new tenants) can have some breathing room. I would also strongly encourage that the heights of these towers be kept in-line with the heights of the other apartments/condominiums in the downtown core area.

Thank you for time and consideration of my feedback.

Yours truly,

Linda Steven
Owner/resident – 9 George St. N.

cc. Patrick Brown, Mayor – City of Brampton
Patrick.Brown@brampton.ca

Paul Vicente, Councillor – Ward 1, City of Brampton
Paul.Vcente@brampton.ca