

From: Rose O'Reilly
Sent: 2022/01/25 4:05 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Comments on the proposed Bylaw Amendment for George/Nelson/Elizabeth, Downtown Brampton

Dear Carmen Caruso,

I will be participating in the virtual January 31st Planning Committee Meeting to learn more about the proposed By-law Amendment to Elizabeth/Nelson/George in Downtown Brampton.

My immediate concern is that the proposed amendment will create parking issues, an increase on local infrastructure (hospital, schools) gridlock etc. I am very concerned, in particular, that we have not yet heard about future plans for the Downtown, for e.g., a University, large business, Riverwalk, freight train diversion, use of vacant lands such as the Regional empty building on George and Nelson, possible elevated parking, to name just a few. I cannot agree to the current proposal until I know more about local infrastructural plans.

The downtown area has many positive attributes (Gage Park, Rose Theatre, PAMA, Garden Square,) but also has much potential and need for improvement. I would like to see a proposed plan for the downtown area before we crowd together too many tall residential buildings, such as the above proposed site. There are several other proposed high rise residential projects in the vicinity which will create further strain on an already crowded downtown. I would prefer low to moderate height buildings, maximum 27 floors and diversity such as stacked townhomes, etc. as a residential plan to accommodate growth and density.

I have observed other locations in southern Ontario that have unfortunately become 'concrete jungles', such as Liberty Village and the old Mimico, where the growth of highrises far surpassed the local amenities, such as transportation. We had a former Brampton Mayor who used to brag that compared to Mississauga, we have a real downtown. I agree. They have a shopping mall, surrounded by towers. We have history and character and I would like to see that preserved in our future planning for growth.

I understand that the province has mandated growth in high transport areas. I believe Brampton has a real opportunity to improve the downtown with excellent planning. One example of this is so impressive - Waterloo Ontario. They have created a modern yet very visually appealing downtown. Could this be our future?

I researched planning in Ontario and notice that the city of Ottawa has created an 'Urban Design Guidelines for High-rise Buildings'. They also are under a provincial mandate but they have put their personal stamp on growth.

Two of the contained points caught my attention:

1. Create human-scaled, pedestrian friendly streets, and attractive public spaces that contribute to liveable, safe and healthy communities
2. Promote high-rise buildings that contribute to views of the skyline and enhance orientation and the image of the city.

However, if poorly done, they warn that a high-rise can be a very unwelcome addition to a neighbourhood, invading privacy, and deteriorating neighbourhood character amongst other problems.

My question is what type of stamp will we put on our Brampton downtown?

Sincerely,
Rose O'Reilly
Ward One Resident

Sent from my iPad