

From: Alfred Shin
Sent: 2022/01/25 8:48 PM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Cc: Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>
Subject: [EXTERNAL]File: OZS-2021-0053 Type: OPA ZBA Subdivision Subtype: Zoning By Law Amendment

Date: Jan 24, 2022

Dear Carmen Caruso,

I am an owner of a suite in the condominium building, 9 George Street North, Brampton, ON, L6X0T6. I write this letter to you to register my opposition to the following application of amendment of By-Law.

File: OZS-2021-0053

Type: OPA ZBA Subdivision

Subtype: Zoning By Law Amendment

Planner: Carmen Caruso, MCIP, RPP

carmen.caruso@brampton.ca

Proposal: The application proposes to develop the Subject Lands for high-density, mixed-use development consisting of two towers (34 and 42 stories), 771 rental units and 205 hotel rooms at 28 Elizabeth Street North.

We don't think this proposed development is a well planned one that aligns with the city's planning direction or match Brampton's needs. It creates an unreasonable density of population within a small piece of land. At present, there are already 304 suites in 9 George North. To build another 976 units next to it on a small site of 6,000 square metres is pushing the Net Residential Density to an unreasonable height((1627 units/Hectare or 659 units/Acre), which will burden the local infrastructure past its limit.

The fact that there exists a high-rise condominium makes it a bad idea to build another infill development of high-rise towers. It breaks the rule of diversity. The developer of the project is not trying to create opportunities to renew neighbourhoods, upgrade services, meet intensification targets, and achieve more sustainable communities that are safe, healthy and livable. Instead it is trying to amend the by-law so that they can use the 6000 square metres of land to build as many units as possible to maximize the profit.

Intensification Target

On this small piece of land between George St N and Elizabeth N, south of Nelson and North of Queen. There is a 12 year old, 27 stories high-rise condominium building with 304 suites. The intensification target has been met. We don't need another twin towers on the same site.

Transportation

Although the twin towers are close to the public transit hub, having 477 parking spaces in the buildings will guarantee a disastrous traffic jam in rush hour, given the existing traffic problem on Queen St and Main St.

Parkland

Is the developer contributing funding to enlarge the only Gage Park we have in the vicinity?

Medical Services

Brampton has one and a not quite half hospitals, the developer has not indicated how much funding will be put forward for medical services.

Others

Then you have other services like schools, fire services, watermain, sewers, parking, ... the list goes on.

We also object this proposal because the new tall buildings will form an L shape cement block around ours (27 stories). A lot of the suites facing north and west will lose the valuable views along with the sunlight, which they paid for when they first bought their properties. Consequently, the values of all the units of our building will go down as some of the units go down. We don't think it is fair for us to bear the loss on the biggest investment of our life time, especially, when this project is not a sound one from the point of view of city planning.

One of the towers is 34 stories, the other is 42. The sheer weight of them might cause shifting of the foundation of the neighbouring 12 year old high rise building of ours.

From ABC news (1 July 2021):

We learned on June 24 there was a partial building collapsed at the Champlain Towers South condominium in the small, beachside town of Surfside, about 6 miles north of Miami Beach. Approximately 55 of the oceanfront complex's 136 units were destroyed. Engineers and Surfside, Florida, officials are concerned that recent construction at a neighboring residential building may have contributed to instability at the Champlain Tower South. Ben Schafer, a structural engineer at Johns Hopkins University, told ABC News, "Construction of a neighboring building can certainly impact the conditions, particularly the foundation for an existing building."

In light of the news above, how do we know that the construction of the two tall towers, which is less than twenty meters away from our building, will not impact our 12 year old building, particularly the foundation. If something goes wrong, who is responsible?

We sincerely hope that the committee will not change the by-law for this proposal.

Alfred Shin