

From: SIKANDAR BAGGA

Sent: 2022/01/22 9:47 PM

To: Sepe, Alex <Alex.Sepe@brampton.ca>

Subject: [EXTERNAL]6539 Mayfield Road and 11937 Goreway Drive. City file # OZS 2021-0045

Alex,

I received the Notice of an Official Plan and Zoning by law amendment (SE corner of Mayfield and Goreway) which is currently zoned under estate residential/Agriculture with permitted usages that allow cemetery or a kennel on the existing lots. The developer/planner has proposed a commercial office retail plaza on these lands which I believe is excellent planning. I came across the rendering of the proposed plaza (attached). What an iconic concept! The proposed buildings are a modern fusion of materials and colour choices that blend in so well with the Flower City concept.

The Mayfield and Goreway have been approved to widen them to 7 lanes and will be a busy corridor connecting Bolton to auto park near Highway 410. The increase of traffic on this corridor is inevitable and is good for the economy. The road will be busy with trucks. I am particularly impressed with the strategic location of these buildings with the 2- storey building located right at what is going to be one of the busiest intersections. This building will provide privacy and nullify traffic noise to the neighbourhood. The proposed landscape and masonry wall will add to the privacy of the neighbourhood.

There is a shortage of commercial plazas considering the rate new houses are going up. A neighbourhood commercial plaza of the type proposed provides easy access to services and creates jobs that contribute to the economy.

There are always two views when a new construction of this scope is proposed. Neighbourhoods may want empty lots around them or just don't like change. But one needs to look at the fact, Brampton is a growing city and thousands of new immigrants make it a home every year. They need a place to work or start their own business. And if such commercial opportunities are not available to them we are basically pushing the youth out of Brampton who will pave the future of our growth.

In summary, the Mayfield Road is a busy corridor and supporting the commercial plaza at the South East lot should be anything but welcoming. The construction of the plaza with this kind modern fusion concept will complement the city and open opportunities to new businesses, jobs for the Bramptonites and convenience to the residents with ease of accessibility. I strongly feel the proposed concept of the plaza will be both a shield to the neighbourhood from the busy intersection and a welcoming gateway to Brampton. Thus, I support the approval of the proposed commercial plaza.

Please feel free to contact me for any questions.

Kind Regards

