

**From:** David Thomas  
**Sent:** 2022/01/22 9:47 PM  
**To:** Caruso, Carmen <Carmen.Caruso@brampton.ca>  
**Cc:** Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>  
**Subject:** [EXTERNAL]File: OZS-2021-0053 Type: OPA ZBA Subdivision Subtype: Zoning By Law Amendment

Dear Carmen Caruso,

After reading through the Planning Opinion Report in connection with the request for the Zoning By-law Amendment 18-28 Elizabeth Street North and 31-33 George Street North City of Brampton, it is my strong opinion as a unit owner and resident of 9 George Street N condo building that this planning report has been simply dressed up. It is very shallow on the supporting studies and long winded on Planning Policy Analysis and Regulatory frame work. Some key elements are below.

#### **Population Density**

The supporting study does not address this critical issue with the importance and convincing detail it demands. This Highly concentrated tall development is sure to squeeze the living conditions and strain the infrastructure and services of the downtown core.

#### **Parking**

By providing 477 parking spaces, this unimaginable disproportionate provision with no proposed integration is a sure recipe for chaos.

#### **Total Mismatch with Infrastructure**

I don't see any details in the supporting study on projected law enforcement, fire, community services and other capabilities. Also no details for the additional infrastructural demands on water, sewer, and sanitary requirements in the proposal. Neither are there any detailed studies on traffic. Section 3.7 Traffic Impact Study is not convincing as we live here with a narrowing Queen Street and Main street. We are struggling with a highway 410 N that is proving to have insufficient lanes during rush hours as we approach Queen Street.

#### **Health**

This is an ongoing unsolved key issue for Bramptonians. Brampton civic Hospital currently is totally insufficient even for the existing population and is notorious for its service and corridor treatment. Nothing in the supporting study or proposals.

#### **Parkland**

The tiny Gage Park is the only park space that we have in the downtown core. There is no provision for any additional parkland or amenities of urban living. Attractive public spaces that contribute to livable, safe and healthy communities are a pre-requisite and there is nothing in the proposal.

AS per one report, Parkland per person in Toronto has dropped from the city average of 28sqft to 4 soft in downtown. We do not want a drop in the city average happen to the down town Brampton core.

**Negative impact on my own unit and my quality of living:**

This proposed monster building due to its close proximity and towering nature is sure to be an unwelcome next door neighbor. It will cause to cast a permanent shadow, put my unit in darkness in the heavy winter months and invade my privacy. Additionally it will overwhelm pedestrian spaces on the street below, deteriorate neighborhood character, and contribute to a negative microclimate and environmental issues such as wind tunnel effects, noise, and air quality.

**Registering my strong opposition:**

Considering all of the above, I strongly oppose this Application to Amend the Zoning By-law.

Sincerely

Signed

David Thomas  
Unit owner and Resident of 9 George St.N  
Brampton

Regards  
David Thomas