

From: JFleming Viegas

> Sent: 2023/07/27 12:48 PM

> To: Demelo, Emma <Emma.Demelo@brampton.ca>

> Subject: [EXTERNAL]Objection to 1735 Steeles Avenue West Development

> Plan

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>

> Hello Emma Demelo,

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>> The proposed development is high rise and high density homes that does not support a planned and managed intensification in the area nor does it support the City of Brampton's commitment to sustainability and climate change. It in fact suggests a disregard of the City's managed planning and the consideration of residents of the area.

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>> 1). The greenfield site that is being proposed for building allows
>> pollution to be kept under control - high rise and back to back
>> townhomes will only increase pollution brought on by significant
>> increased vehicle traffic, increased emissions associated with high
>> rise systems, and being realistic you will not see the required
>> significant uptake in public transport to counter the pollution
>> increase this development will bring to the site

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>> 2). The visual impact to the residents of the area - the excessive
>> scale of development and the heights of the buildings will take away
>> the visual enjoyment of the area for residents. No consideration
>> seems to be given here to the nature of type of residential community
>> that lives here and the proposed impact on vision. This is not a
>> corner like downtown Toronto that offers the lake and waterfront
>> paths for residential enjoyment, an openness with green environment
>> required to live in comfort and wellbeing. The development is
>> inappropriate in that it would be overbearing and dominate the
>> surrounding streets, homes and area who have a ground level view,
>> impacting current residents wellbeing

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>> 3). Has the City asked how the tall buildings will be constructed and what external materials would be used to prevent eyesores in the future?

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>> 4). How will the development support the City's green plan with
>> required tree and green space intensification if allowed to develop
>> on proposed scale

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>> 5). Has the City considered above points and asked whether plans could consider low to medium intensity homes rather than overblown high density tall buildings and regular ground level townhomes rather than stacked in keeping with the natural current climate of the neighborhood?

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>> This is an opportunistic project for the developers but with no regard to the considerations of the current residential community who have lived there for a long time.

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>> This development on proposed scale will take away the beauty of the area - Credit Valley green space, the charm of the heritage village of Churchville, open skyline with unobstructed views by dominating the corner as proposed. A part of Brampton's proud uniqueness will be overshadowed and lost in time.

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>> Regards
> Fleming and Glynis Viegas
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