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From: Ketan Patel

Sent: Wednesday, July 12, 2023 9:09 PM

To: Vani, Clara <Clara.Vani@brampton.ca>

Cc: Urquhart, Chandra <Chandra.Urquhart@brampton.ca>

Subject: Re: [EXTERNAL]OZS-2023-0015- financial and Steeles

Hello,

My name is Ketan Patel and I'm a resident at Mediterranean cres in Brampton living close to the proposal for new subdivision.

I moved to the Streetsville Glen area with my young family in 2012 when I purchased a pre construction home from Emery Homes. I've been very happy with our community and the quality of family life. It has been everything I expected after initially reading the plans for the streetsville community which were centred around preserving the heritage architecture and natural surroundings.

Recently it came to my attention that the designated commercial lands at financial and Steeles are now under a new subdivision proposal that will turn one of the most pleasant communities in Brampton into a metropolis! The proposal would bring roughly 20 16 story apartments and many town home complexes into the area completely transforming it into an undesirable area to raise a growing family.

I can understand the needs for more housing in the city. However, I can't understand why to this degree? I am wise enough to know that the community's appeal rarely could bring about change to this project. However I would like my appeal to be on record. Our community doesn't need high rise buildings in such large numbers. There was never a plan in place to turn this quiet area into a busy downtown core and just like that, the residents have no choice but to accept it.

My preference would be to completely scrap the idea but I know that won't happen. However, there are a few items that I would like to see as part of this new subdivision.

-if the high density subdivision is only a means to justify Bramptons 2040 transportation vision of bringing in a transportation hub, then the request would be to only have the minimum number of units to justify it. No more. And will it truly be a transportation "hub?"

-also, traffic is already a problem on Steeles almost all times of day and is a growing problem on Mississauga rd and Financial drive especially at rush hour. I would like to know what the traffic study has revealed for the expected increase in residents. In addition, if the subdivision is expected to be populated with heavy transit commuters than the subdivision parking spaces should be limited substantially to ensure traffic does not become an increasing problem in the neighborhood.

-with respect to the design and layout of the subdivision, we need green space and parks that are useable and appealing not just corners of land that are not maintained and end up not being useable. There should be an abundance of trees and beautiful landscaping to reflect the beauty and pride of ownership seen in the streetsville Glen community. In addition, the building materials and architecture should be attractive not an eye sore and should be the envy of other municipalities.

-given the type of community we live in, we would like to maintain the same community and family feel and therefore would like to see a greater focus on 3 bedroom + units vs single or two bedroom units.

These are a few items that I feel strongly about bringing forward and I am looking forward to attending the meeting at city hall on July 31st.

Thanks

Ketan Patel