

From: Connie Tran
Sent: 2023/07/24 11:47 AM
To: Demelo, Emma <Emma.Demelo@brampton.ca>
Subject: [EXTERNAL]Objection: File Number OZS-2023-0015

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Dear Emma,

I received notice of the application at file number OZS-2023-0015 (South Parcel). I am emailing to object to the applications.

I live the neighbourhood immediately south of the subject property (south parcel) where it is predominantly single detached dwellings. The proposal for 4 high density condominium buildings with the height of 16 storeys is incompatible with the surrounding uses, which are mostly low density uses.

I understand that the lands are in an MTSA, where higher density can be sought, however, this is by no means compatible with the surrounding low density uses. The one row of townhouses is insufficient gradation in density. Personally, I would not appreciate condo tenants staring into my backyard. I believe there should be some thoughts of an angular plane or lower height to reduce the density and eyes into my backyard.

Additionally, I would question the Traffic Brief that was submitted in support of the applications. With the proposal of 740 units to funnel through a condo road onto Financial Drive and Steeles Ave, the brief provided no assessment of appropriate sight lines and distance from the intersection. In my opinion, I would argue that access from Financial Drive is unsafe for the 740 units which would likely result in at least 370 vehicles that may turn out onto Financial Drive during peak hours. How can you ensure no vehicle will turn left to move northerly along Financial Drive during peak hours and cause accidents where the access is so close to the intersection itself?

Regards,

Connie Tran