

## Jaswal, Gagandeep

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**From:** Jaswal, Gagandeep  
**Sent:** 2023/10/19 12:03 PM  
**To:** Jaswal, Gagandeep  
**Subject:** FW: [EXTERNAL]OZS-2021-0010 (2 Bartley Bull Pkwy ) Comments

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**From:** Steve Peck <[REDACTED]>  
**Sent:** 2023/03/12 11:44 AM  
**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>  
**Subject:** [EXTERNAL]OZS-2021-0010 (2 Bartley Bull Pkwy ) Comments

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OZS-2021-0010 (2 Bartley Bull Pkwy ) Comments

Dear Sir/Madam  
12, 2023

March

Thank you for the opportunity to further comment on the subject project, views that I have shared with former City and current Regional Councillors and are echoed by many of my neighbours.

Brampton has experienced significant growth and change since this Toronto boy began working at [REDACTED], Brampton, in 1970.

Peel Village has been my home since 1980. In 2002, after a divorce, I began shopping for a new house. I considered leaving Brampton at that time.

My criteria were the same then as in 1980:

- Mature area
- Single family homes
- Low density
- Established;
  - Commercial zoning
  - High density zoning
  - Major arterial roads

- Aircraft take off/landing funnels

When people ask me why I still live in Brampton and they constantly do, I point to all of the above factors. Further, I describe the oasis, albeit shrinking, that exists in my area in Peel Village.

Developing high density projects, which have their own issues, in established areas that jeopardize the character of those neighbourhoods, is a betrayal of residents who have contributed to their development, desirability and who chose to locate and make the largest single investment for most families, based on existing zoning. It would be naive and negligent to assume this project would not have impact on adjacent residential areas.

The fact that this project encroaches on an important greenbelt is a separate but significant consideration which no doubt will be of interest to the Conservation Authority.

The relaxed parking space requirement, adopted by Brampton, perpetuates the false premise that all residents will abandon automobiles in favour of public transit. Much like misguided resource allocation to our many empty bike lanes.

Toronto and Mississauga have the right approach. In the Beach and in Port Credit on unique sites, they built and own restaurant properties that are successfully leased to operators. Imagine a nice restaurant with a patio overlooking this lovely green belt area and Etobicoke Creek , preserved, that can be enjoyed by everyone and will eventually enhance the River Walk Project.

I congratulate the City on the development of the Rose Theatre of which I have been a subscriber since the days of the Heritage Theatre location. Brampton got that one right. The same gravitas should be applied to the subject site.

The character of established neighbourhoods and the need for more housing must coexist but re-zoning, is a poor trade off to meet arbitrary high density targets and needs a rethink, lest Brampton morph into a high density ghetto void of warmth and personality.

On a separate note, the bridge spanning Etobicoke Creek is well past its November 2022 completion date. This performance diminishes confidence in our Municipal leadership.

Regards

Stephen Peck



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