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**To:** Freeman, Kevin  
**Subject:** RE: [EXTERNAL]FileOZS-2020-0025 enquiry

-----Original Message-----

From: Michelle Wheeler >  
Sent: 2020/10/19 9:59 AM  
To: Planning Development <Planning.Development@brampton.ca>  
Cc: Mark Cell >  
Subject: [EXTERNAL]FileOZS-2020-0025 enquiry

Hello,

We are requesting more information regarding this proposal to build a 9 story building on the corner of Wilson and Centre ST.

It is our preference that this bylaw is not amended, as it would cause great inconvenience to the existing residents on Wilson as well as Centre St.

Please advise when a meeting will be scheduled in order for our voices to be heard.

Regards,  
Michelle Wheeler and Mark Attwell

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**To:** Bernard Cassar  
**Subject:** RE: [EXTERNAL]Development of Centre and Wilson Street

-----Original Message-----

From: Bernard Cassar < >  
Sent: 2020/10/29 12:20 AM  
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>  
Subject: [EXTERNAL]Development of Centre and Wilson Street

Hi Carmen

I am the owner of Ave, it has been brought to my attention that there is a development at the corner of Wilson and Centre. I would like to know the position that the city has for this development. In my opinion it is too highly developed, as there are any setbacks from the current singles. If this development proceeds, would the other side of Wilson be permitted to be this highly developed? I thought the secondary plan only permitted two or three times coverage.

Yours Truly

Bernard Cassar.

Sent from my iPhone

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**To:** Carol Amey  
**Subject:** RE: [EXTERNAL]CITY FILE: OZS-2020-0025

**From:** Carol Amey <a>  
**Sent:** 2020/11/01 1:10 PM  
**To:** Caruso, Carmen <Carmen.Caruso@brampton.ca>  
**Cc:** 'Carol Amey' <maliq@sympatico.ca>  
**Subject:** [EXTERNAL]CITY FILE: OZS-2020-0025

Dear Mr. Caruso:

I am in receipt of the document dated October 14, 2020 pertaining to an application to amend the zoning by-law at 83 Wilson Avenue and 14 and 16 Centre Street North.

The purpose of my email is to express my opinion, as I feel I have a vested interest as a neighbouring participant in close proximity to this proposed site.

I live at along the scenic and historic Scott Street and facing the Etobicoke Creek. My house (our neighbourhood) is on the front cover of the "Our Brampton" book and has been admired for its unique architectural character and surrounding streetscape for a very long time.

This proposed 9-storey apartment building containing a total of 82 units is **NOT** proper use of "infilling" opportunities and **NOT** the proper use of zoning for this location. I agree that growth in any city is a welcomed opportunity for economic prosperity but only if it is tastefully done and integrated within the landscape of its surroundings. Building a 9-storey building within a residential area would not blend in with the rest of the neighbourhood. Why not build a two-storey townhouse complex that would blend in height wise and be built to look with historical charm (a new complex made to look historical with old world charm!)

We currently have a 23-storey condominium project (Symphony Condominiums) complex being built only a block away from this proposed site. This complex will contain approximately 150 units. This is being built along the Queen Street corridor and not directly within the confines of a residential neighbourhood.

You take the 82 proposed units from this 9-storey apartment building and add it to the 150 units from Symphony Condominiums only a block away and you will have a recipe for disaster with traffic congestion and increased noise pollution. This is not right and not fair to the surrounding neighbourhood.

**BE SMART AND BE FAIR** when it comes to the planning, building and economic development within residential and historical areas of downtown Brampton. We did not sign up to have the zoning by-laws changed, so that the pockets of these developers can be lined with financial gain at the expense of our physical, mental and emotional well-being.

Sincerely,  
Carol Amey

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**To:** jackie stapper  
**Subject:** RE: [EXTERNAL]Planning file # ozs-2020-0023 for Agenda

**From:** jackie stapper < >  
**Sent:** 2020/11/02 11:04 AM  
**To:** Danton, Shauna <Shauna.Danton@brampton.ca>  
**Subject:** [EXTERNAL]Planning file # ozs-2020-0023 for Agenda

Concerning property 14 and 15 Center St. N and 83 Wilson Ave.

A 9 storey apartment dwelling 82 units on the corner of a residential street creates many challenges.

Are any of these units subsidized housing. There are other apartments in this area that have attracted drug dealers and prostitution.

The size and scale would dwarf existing homes, block sunlight from neighbours gardens and affect privacy in their backyards.

On Queen St. there are smaller buildings and plazas that would be more suitable for this building.

Would changing zoning bylaw affect more than the properties proposed? What would it be changed to? I am opposed to changing the zoning bylaw for property at corner of Center St.N and Wilson Ave.

Traffic congestion and parking are also of concern. 58 spaces for parking both residents and visitors is well below the amount that is required. Driveway from Center St. around building to Wilson would be for commercial and garbage collection. That means trucks will exit unto small residential street. The architectural drawings shows entrance and exit to underground parking would be on Center St near bus stop. Center and Queen is a very busy intersection and this will congest traffic even more. For those wanting to go east on Queen St. will have to make a left turn both at driveway and at the lights. More likely they would choose to go right at driveway and right onto Wilson then left turn to Queen St. With no lights. Therefore my concern would be parking on our street (Wilson Ave.) and excess traffic and noise. Not the quiet atmosphere you want when entering a cemetery.

Was there a plan by the city to put bike lanes on Center St. The studies show that narrower streets have less speeding cars. How would bike lanes fit in with this developers plans?

I would also like to know why this proposal comes up now after properties have been idle for several years. During a Pandemic is not the best time to be asking for Public meetings that are difficult to participate in virtually.

From what I understand this email will be part of the Agenda and read during meeting.

Hopefully those affected will participate as well. Most people I have talked to, do not understand all the different ways one can participate.

Sincerely  
Jacqueline Stapper

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**To:** Cor stapper  
**Subject:** RE: [EXTERNAL]Proposed building at 14 and 16 Centre St. in Brampton file: OZS-2020-0025

**From:** Cor stapper <>  
**Sent:** 2020/11/02 10:09 AM  
**To:** Danton, Shauna <Shauna.Danton@brampton.ca>  
**Subject:** [EXTERNAL]Proposed building at 14 and 16 Centre St. in Brampton file: OZS-2020-0025

Hi Shauna,

My name is Cor Stapper, I live proposed building at 14-16 Centre street, at Ave. I've driven around Brampton to try and find another example of such a tall building directly across from residential properties, when the building has no frontage. I had to set back my house 25 feet from the property line.. why can such a tall building be so close to the street? I'm thinking of the tall building at Queen and Kennedy, where there were town houses built to separate the local residential housing from the tall buildings. I was recently in the Eglinton and Young St. area in Toronto, where this same principle is applied. Having such a tall building so close to my home is very imposing, and it will shade my home for part of the day. If it's ok to build this building, then I guess it would be ok to build similar buildings all the way up Wilson Ave. across from us. I'm not sure what the city planning dept. is thinking, or maybe it's any developers right to put forward any proposal even if it makes no sense? I'm strongly opposed to this proposal.

How do I go about registering my objection to this proposal with the City, or have it presented at the meeting on Nov. 16<sup>th</sup>?

Sincerely  
Cor Stapper