

Residents grievances for Zoning By-Law Amendment for 9379 Clarkway Dr

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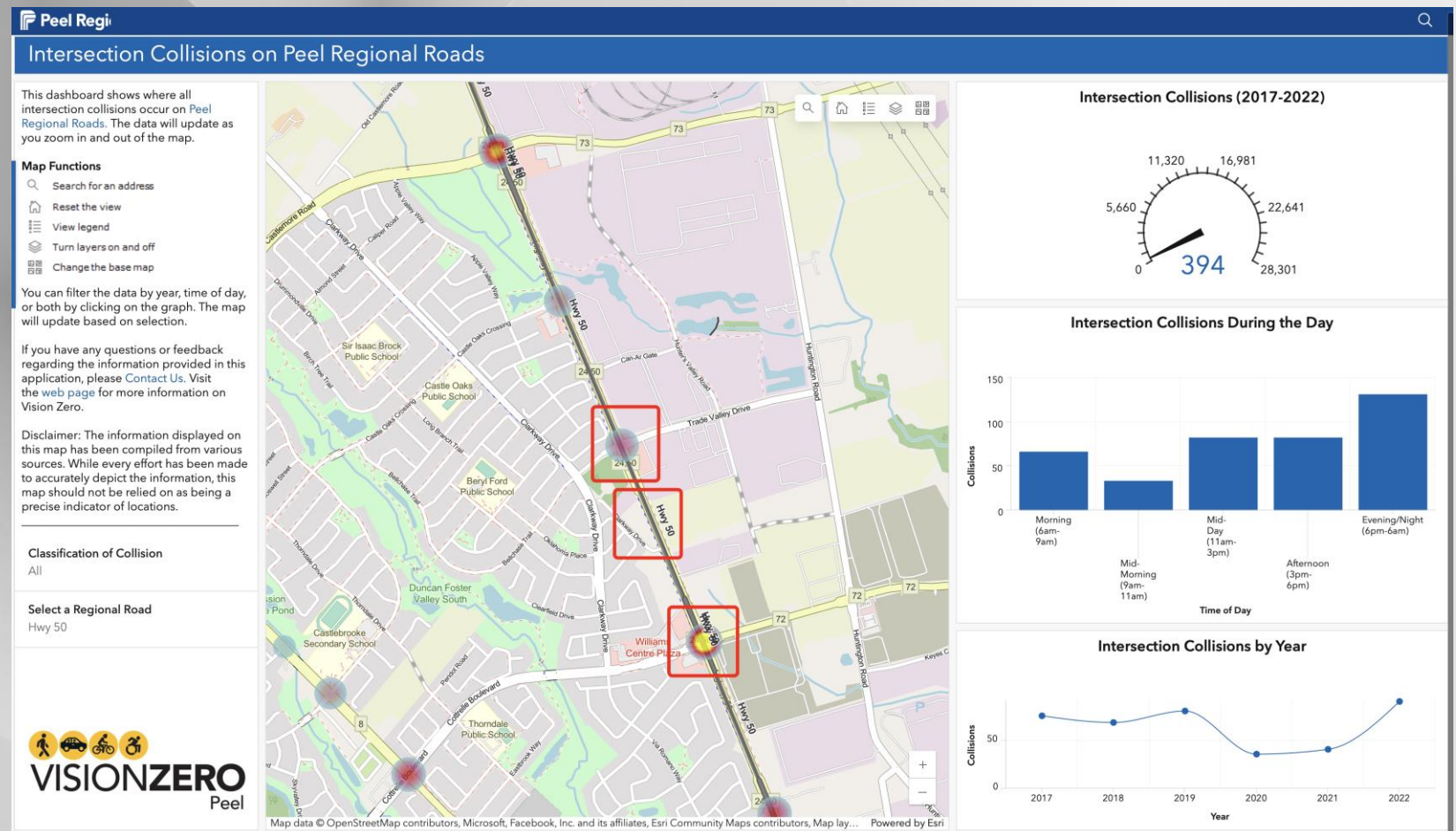
From: Residents of Ward 9 & 10

Traffic Issues/Concerns

- Increased exponential Traffic in interior roads intersecting with arterial hwys like HWY 50 leading to hazardous conditions like collisions, diversions to New Clarkway Dr, traffic jams, parking issues & complaints
- Hwy 50 has seen exponential increase in traffic over last 5 years and collisions/fatalities – See next slide for collision stats
- Risks to residents of proposed new buildings and visitors with traffic problems leading to collisions, complaints and possibly fatalities because of single “Entry and Exit” from Old Clarkway Dr leading to one intersection (old Clarkway Dr + Hwy 50).
- Proposed Townhome complex adjacent to above intersection as well as Proposed plaza adjacent to the project in question with two entries and exits from Old Clarkway would significantly add more traffic.
- Traffic study does not account for shortage of parking spaces meeting city’s by-law requirements, assumes public transit as solution on that road which does not even have any side-walks in plan. This is even more dangerous to residents.
- Proposed future traffic on Old Clarkway Dr does not account traffic situations for approved plaza adjacent to the said development
- Traffic Study Corridor growth assumes 1.0% and aligns to previous study for 9445 Clarkway proposal and that was done during COVID time with least amount of traffic volume

Traffic Collision Stats (Hwy 50)

- Hwy 50 has seen significant increase in collisions and fatalities over last 6 years and exponentially increasing year-over-year because of increased industrialization and trucking on East side of Hwy 50 along the stretch of proposed structure.
- Reference – Peel region data:
<https://data.peelregion.ca/apps/RegionofPeel::intersection-collisions->



Parking Concerns/Issues

- City's by-law states for a mixed use residential units should have 1.2 parking allocated/unit: Ref: <https://www.brampton.ca/en/City-Hall/Bylaws/Archive/259-2020.pdf>
- Parking spaces provided in submitted report for 346 units + Commercial spaces is way less than City's by-law requirements. i.e. 387 vs 459 i.e a short of a total of 72 parking spaces
- Limited parking spaces could lead to visitors and residents of the new building parking in the neighborhood residential roads resulting in parking infractions and increased residents complaints
- The above results in increased workload on City's by-law officers to enforce proper parking and dealing with daily complaints from neighborhood residents
- Parking spillover and space utilization concerns stemming out of increased cars visiting the commercial facilities and increased visitors to the building during peak hours, festivities, weekends and holidays.

Public Schooling Concerns/Issues

- Increased risk to residents, seniors and children's safety on roads like Old/New Clarkway Dr due to exponential traffic all time and year-round.
- Safety concerns for children walking to schools as neighbourhood schools are deemed walking schools and use collector roads like New Clarkway Dr for commute.
- Increased stress on existing schools as two schools allocated for neighborhood is running over capacity because of population outburst with elementary kids attending classes in portables on-prem
- New project will only add more than 300 (assuming 1child/unit) children to existing schools which are already far stretched. Capacity can be verified with existing schools to meet high demand without sacrificing the existing facilities
- More kids with this building in existing schools will lead to further reduction in quality of education on already declining quality of education
- There is no room to build any new school in neighborhood to mitigate the above problems

Other Major Concerns/Issues

(Privacy, Noise, Loss of Green Space, Senior's Health, Crime Rate, Financial Burden)

- Proposed structure has an 2000+ sq.m of 2nd floor recreational amenities facing directly opposite to already existing single dwelling residential homes with direct view to frontal portion of those residential homes.
- Existing residents of those residential homes are opposed to the proposed mixed use facility with serious privacy concerns
- Increased noise pollution with the increased traffic because of traffic to proposed buildings and Hwy 50 all year round
- Loss of the only available green patch/canopy providing fresh air to residents, kids and seniors in the immediate neighborhood
- Lot of Seniors of the neighborhood will bear the brunt of all the above concerns impacting their mental health and well-being
- This part of the neighborhood has seen increased crime rate over the last few years and with the addition of new space and more people, it will only increase the risk of public safety
- Increased financial burden to all residents of Ward 10 and 9 because of increase in traffic collisions and Insurance Claims, which otherwise is already one of the highest for these wards in Brampton City