
To: allan-shirley
Subject: RE: [EXTERNAL]File #OZS-2021-043

From: allan-shirley
Sent: 2021/11/22 4:25 PM
To: Sepe, Alex <Alex.Sepe@brampton.ca>
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My comments on this proposal are as follows The property is NOT large enough for this building to be erected as it is now. As their neighbor next door any excavation within 3 meters of the lot line will damage my house by cracking plastered walls and the brick structure of my house As the proposal states they will excavate one level below ground for parking etc this will need serious formwork to prevent my lot / house from falling towards the excavation Another problem is the house on the property has flooded a few times due to City sewer problems Has the city expanded the sewer down Bramalea Road if not this will probably have been done before fifty plus apartments all start flushing at once and causing a backup in the area again as it did in 2013 Another possible problem is there is a 220 volt line from the house to the shed/garage on the south side of the lot and there was a fuel tank underground put in by the original owner as well as two water cisterns at the rear of the house which is not noted in the proposal. To the best of my knowledge the only property survey was to locate the edges of the property. Another problem for me is if they excavate near the 1 metre high wall will it collapse and cause me to have to get lawyers involved because I am sure the City will get dragged into any lawsuits that may occur Also there is no way they can provide parking for 50 plus apartments in the ground area available and as there is no on street parking on Avondale next to their property and none on Bramalea Road and as people living in the apartment building behind us use the few spaces available further up Avondale which has parking only on the south side where do you expect them to park. I would guess that with 50 plus apartments they will need a minimum of 100 plus parking spaces plus parking for visitors and I doubt if you could park 50 cars on the lot now and still have room to move them around. A average car or small SUV would need I estimate about 21-23 sq meters just to park and then you need aisles to be able to get them in and out and space for elevators and stairways There just isn't enough space available. An additional problem for me is the building will block me from daylight and sunshine for the early morning hours. Another problem is traffic on Avondale and Bramalea Road in the early morning and at night time is lined up trying to move south. Some days cars are lined up to the Lions Hall and Avondale Plaza waiting to move around the corner and then the people from this apartment will be trying to enter the stream along with cars coming down Autumn Blvd trying to do the same. It will cause total gridlock in this area I have enough trouble trying to get out of my driveway now and have to back my car into the driveway to allow any chance of getting out in the morning. From my experience with the two apartments behind me erected in the last few years parking is always a problem My neighbor and I have been approached by the developers representative to sell our properties to them to ease the problem and have agreed IF they meet our price demands. We feel we are not being unreasonable as the price of houses in this area is skyrocketing and we will have to find new properties elsewhere but they are still at this time trying to nickel and dime us. We have set a fair price and have agreed to sell for this price should they decide to proceed this we feel would give this development of getting approved. By the way I have lived in the area since 1961 on . and in this house since either 1972 or 1974 I cannot remember which so have seen a lot of what has happened in this neighborhood in the last sixty years Regards