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**To:** Sepe, Alex  
**Subject:** RE: [EXTERNAL]File: OZS-2021-0043 Public correspondence

**From:** Cindy  
**Sent:** 2021/11/29 7:51 PM  
**To:** Sepe, Alex <[Alex.Sepe@brampton.ca](mailto:Alex.Sepe@brampton.ca)>  
**Subject:** [EXTERNAL]File: OZS-2021-0043

Mr. Sepe,

Re: File OZS-2021-0043

The purpose of this email is to file an objection to the condominium building proposed for 80 Bramalea Road, reasons listed below:

- The proposed building does not fit the existing neighbourhood. I understood new build in mature areas are required to be sympathetic to the existing neighbourhood. This building is not.
- **Set back** of building matches neither the existing apartment buildings on Bramalea Road nor the homes on Avondale Blvd.
- Building would rob the neighbours on north side of Avondale and Autumn Blvd of all their **sunlight**
- Where is the **green space**?
- Where will the **snow** be piled? Three meters around a building is not a big space. There is quite a game of where to put the snow every winter. The boulevard has been narrowed as much as possible already. The homeowners on the street at least have the option of shovelling the snow onto their grass. When the winter arrives, where is the condominium going to put the snow? Pile it up against the windows of the ground floor apartments?
- **Dangerous intersection.** The corner of Bramalea Road and Avondale Blvd has a long, consistent history of being lethal: many collisions, multiple fatalities. One of the reasons the original owners moved was they could not bear to have another person die on their front lawn. An "accident kit" was kept in the front hall closet for when accidents occurred.
- **Traffic.** Avondale Blvd is a main route for travelling from the east end of south Brampton to the west end. Traffic travels along the Avondale/Dearbourne corridor to Birchbank Road and on to Orenda Road. Traffic can be intense. What happens when someone needs to turn into the condominium's parking garage at 4 p.m. with cars coming from the intersection of Bramalea Road and others stopped along Avondale Blvd.? Gridlock! Traffic along Bramalea Road, Dearbourne Blvd, Autumn Blvd and Avondale Blvd would be regularly adversely impacted by one person trying to get home. Now, apply this scenario to every resident trying to get home to their condominium. "Do not Block Driveway" signs do not always work. Good luck to the resident coming out of the parking garage to, lets say, go west on Avondale Blvd. They are facing going across three lanes of traffic when making the left hand turn. If the homeowner at #1 Avondale were to park a vehicle, such as a van, at the end of their driveway, there is the added hazard of a significant blind spot: should be really interesting exiting the garage at 8 a.m. The access to the parking garage is an accident waiting to happen. The increase in accidents in this area will directly effect every resident in vicinity. This area of Brampton already suffers incredibly high insurance rates. We cannot afford to pay more; and just because the City of

Brampton allowed a developer to construct a building with an entrance to the garage that is a traffic hazard. The garage access at the beginning of the right hand turn lane is another hazard. Cars trying to make the right hand turn are not going to be worrying about someone trying to get out of the garage. Traffic along Avondale Blvd can be intense. The neighbour at #1 Avondale has been known to go out onto Avondale Blvd to stop the traffic so that the person living at #3 Avondale could get their car out of the driveway: an illustration of the kind of traffic that travels along Avondale Blvd.

- Any **traffic survey** completed since the start of the pandemic is patently inaccurate. Schools have been closed, business and offices closed with people been working from home. Normal traffic drastically reduced. Any measurement of the traffic on Avondale Blvd would have been pure fiction from a go forward point of view. Historically, traffic along Avondale Blvd has been very heavy. Surely, there is historical data that could be used to compare to a new traffic survey presented by the developer.
- **No visitor parking.** There will be visitors. Where will they park? The design of Avondale Blvd allows for parking on the south side only. The absence of visitor parking for the condominium will impact the entire neighbourhood, no doubt including Autumn Blvd and Anne Court. Will there be another redesign of Avondale to accommodate the need increased street parking?
- There is an intensification of the area with **no increase in amenities**. There is no grocery store within a reasonable walking distance. There is Avondale Plaza. Largest store is Dollarama. Then there is a small Shopper's Drug Mart. If one of the residents who doesn't have a car goes grocery shopping and takes a cab, where does the cab stop to let them out? On Bramalea Road or in the right turn lane of Avondale Blvd.? Hazard created just going grocery shopping.
- Total **lack of green space** for children and other residents of the building. Nearest play ground would be on the other side of Bramalea Road at Durham Park, which is opposite Algonquin Blvd. There is another playground near Aloma Public School but, once again, this is quite a distance away from the corner of Avondale Blvd and Bramalea Road. The apartments already located on Bramalea Road have a well utilized play area for children. There is no place in the plans for space for children to play/exist outside. New building should be held to the same standard as the existing apartment buildings.
- In 2013 there was a major **flooding** event in the neighbourhood. The homes in the vicinity of Bramalea Road and Avondale Blvd suffered major flood damage. Homes located near the corner, #1 & #3 Avondale and others had 3 feet or more of sewage backup in their basement. Home further up experienced less flooding. What remediation is going to take place to insure that the house on Avondale Blvd are not adversely affected by another rain event in light of even more residential intensification.
- No space for **trees**. Currently there are multiple mature trees on the property. Some have been there more more than 60 years that I know of, so they are more in the are of 70 or 80 years old. There is no way that 3 meters of space around a building will support the growth of substantial trees to maturity. Please advise where they are going to be placed. Are they going in planters? If so, then they will surely die. This is not an environmentally friendly proposal.
- The City of Brampton needs **affordable housing**. Apartments that people can afford to rent. What is being proposed is condominiums that investors will buy to make a profit off people who cannot afford to buy because investors are buying up all the housing stock in the City of Brampton. Not mentioned in the Public Notice is the number of units to be offered that will provide housing to families with two or three children.

The property at 80 Bramalea Road may need to be redeveloped but this is not development that should be approved. In the past, a town house development was turned down because of dangerous access to the street. What is being proposed now is worse all around. Environmentally unfriendly, hazardous from a traffic point of view, and it does not fit with the tone of the current residential neighbourhood.

