
To: Sepe, Alex
Subject: RE: [EXTERNAL]File OZS-2021-0043 Application to amend zoning by-law for proposed 7 storey condominium at 80 Bramalea Rd.

From: Teresa Ward
Sent: 2021/11/29 3:12 PM
To: Sepe, Alex <Alex.Sepe@brampton.ca>
Subject: [EXTERNAL]File OZS-2021-0043 Application to amend zoning by-law for proposed 7 storey condominium at 80 Bramalea Rd.

DATE: 29 November, 2021

TO: Alex Sepe, Development Planning, City of Brampton (905) 874-3557, Alex.Sepe@Brampton.ca

FROM: Teresa Ward, , Bramalea

RE: **Proposed Development of 80 Bramalea Road OZS-2021-0043**

This communication is in response to the application for Official Plan Amendment OZS-2021-0043 where a seven-storey apartment structure has been proposed for the south-west corner of Bramalea Road and Avondale Blvd. (80 Bramalea Road). First, it should be noted that a mistake was made on the public notice that could make it difficult for concerned residents to attend the public meeting on December 6. A typo in the e-mail address of the City Clerk may prevent residents from registering. As such, it might be prudent to delay this part of the meeting to a later date, after a corrected notice is published.

Some of the concerns expressed herewith will likely be expressed by other members of the public and local residents, but in this instance most the comments will relate to a document entitled Record Summary OZS-2021-0043 found on the City of Brampton Planning website in which errors and omissions have been made that should be brought to light. Further, general concerns will follow.

Sections of the Record Summary are listed below along with comments or concerns that need to be address.

OZS Existing and Current Land:

“Has there been any industrial or commercial use on this subject land? – NO” This should read YES.

This land was used for agricultural purposes prior to the subdivision being constructed in the late 1950's and early 1960's. The Sheard family lived on this property until the early 1980's and farmed the adjacent land south of Avondale Blvd. for the first part of the 1960's. The residential dwelling situated on the site was the farmhouse.

“Has there ever been a gas station or other fuel dispensing/storage facility on the subject land? - NO” This should read YES

As with many agricultural enterprises, fuel pumps are often located on the premisses to accommodate refueling of farm equipment. The Sheard farm was no exception, and there was a fuel pump located on the south drive, off Bramalea Road, in front of the existing stand-alone garage. The pump was in use at least into the mid 1970's. The pump was removed but the tank could still be in the ground.

“Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?” – NO” This should read YES

This of course should address the possibility of an existing fuel tank, but also any other agricultural contamination such as pesticides and herbicides used in agricultural farming during the 1960's and possibly stored in the stand-alone garage located on the south edge of the property. This garage was also used to maintain agricultural and personal vehicles owned by the family and seepage of oil and other waste products

are a possibility. There is also a strong possibility that the house used a septic system prior to the completion of the sewer lines in the area.

“Please specify existing buildings. 1 single detached dwelling” This should also include 1 stand-alone garage or out-building.

As noted above, the property also includes a stand-alone garage. It is timber frame and sided building of approximately 37 square meters, located at the south edge of the property.

OZS Road Access:

“Municipal Road – Yes”

It should be noted that three municipal roads will be directly impacted by this development (Avondale Blvd., Autumn Blvd., and Bramalea Road) and the intersections of these roads are often extremely busy, especially during peak rush hour times. It is also frequented with pedestrian traffic throughout the day and evening. Despite the developer’s traffic assessment (conducted in the middle of a pandemic and in the summer), future vehicles associated with the 54 units accessing these roads, directly or indirectly will have a detrimental affect of the already congested intersections and roads. Also, the lanes have been narrowed on Avondale Blvd. to accommodate left and righthand turns onto Bramalea Road, making the westbound lane on Avondale quite narrow until it reaches Autumn Blvd. Large vehicles such as trucks and school buses currently have trouble making turns from Bramalea Road onto Avondale from both directions. The addition of vehicles making left hand turns in and out of the building’s drive will only exacerbate this situation.

“Existing number of access points (number). 1” This is incorrect. There are 3 access points.

One access driveway is on Avondale Blvd., just west of the intersection of Bramalea Road. The other two are on Bramalea Road: one directly south of Avondale Blvd. and the other is on the south edge of the property

“Proposed number of access points (number). 1”

The access point included in the proposal is located on the western edge of the property leading onto Avondale Blvd., just across and east of the intersection of Avondale Blvd. and Autumn Blvd. It is also dangerously close to the intersection with Bramalea Road. Since there is only one proposed access point, vehicles associate with this building would have to navigate two intersections simultaneously, while trying to exit and enter the parking garage, not to mention pedestrian traffic. Since this is an already heavy traffic area, the congestion and potential danger to public safety should be considered.

OZS Sewage Disposal:

“Individual private septic system. NO” This could be YES

The existing dwelling was built in 1956 (according to the Soil Engineering Ltd report of July 30, 2021) which is prior to the construction of the sewer system for the subdivision and the land at the time was agricultural. There is also the possibility of two cistern tanks located under the back patio of the house.

OZS Site Screening:

“Have previous agricultural operations ever included the application of cyanide pesticide products or sewage sludge on the subject lands?” NO. This could be YES

This site was used previously for agriculture, as noted in the Phase 1 Environmental Study conducted for the developers and contrary to their report, it continued to be used for agricultural purposes into the 1960’s as the fields directly south were farmed by the resident farmer occupying the house. A septic system probably was in use and pesticides/herbicides could also have been stored on the land at some point.

“Are you aware of any underground storage tanks or other buried waste on the property? No”

As mentioned, various times above, both gasoline storage and septic may be on site. There could also be cistern tanks under the back patio.

“Is there any current Environmental Site Assessment report for the site or has there been any prepared within the last 5 years? NO.” This should read YES

“A Report To Crown-Jewel Corp. C/O Hbng Holborn Group Phase One Environmental Site Assessment Proposed Development 80 Bramalea Road” can be found on the City of Brampton Website under the documents listed for OZS-2021-0043. Unfortunately, the title page says that it is in the Municipality of Carlington (Bowmanville). This might shed light on the true capability and professionalism of the Engineering company employed. Further to this, the report does not document who owned the property prior to 2018 or document what existed on the site prior to the development of Bramalea or even for the years it served as a home to the family that owned the surrounding farmland.

NOTE: Members of the Sheard family that occupied 80 Bramalea Road from 1956 until the early 1980's are still actively farming in Peel Region and should be contacted to see if they will assist with any questions regarding the property during their residency.

OZS Water Supply:

“Individual Private Wells. NO”

This property was in use as a farmhouse prior to municipal water and sewer access. There is every possibility that a well exists on the property.

OZS Tree Information:

What is the total number of new trees being proposed in your application? 31

The arborist report conducted by Beacon Environmental and dated August 26, 2021, indicates that 14 fully mature trees will need to be destroyed to proceed with this plan and that 31 trees will be required to replace these trees. With little to no greenspace allocated for this property, where are these 31 trees to be planted? There is only a depth of 3 meters allocated around the building and the view of the road cannot be obscured from the entrance on Avondale and the corner of Avondale and Bramalea Road must also be kept clear of obstructed views. This will further limit the space required for the tree replacement.

Additional points of concern regarding the proposed application:

- There are 54 units purposed, but only 52 parking spaces and no parking for visitors. Most units will be co-owned, with at least one car per unit. Where will the overflow parking be accommodated? Avondale Blvd. is not able to take the overflow of parking without serious traffic consequences.
- Eight years ago, this neighbourhood experienced a catastrophic flood with many homes suffering severe damages and loss of content. How will this new proposed building affect water run-off and storm drain/sewer capabilities?
- With the current housing situation, it is likely that some of these units will be bought by young families. The plans presented do not supply sufficient green space to support a playground. The closest city playground is 0.5 KM north on the other side of Bramalea Road. Do you expect young children to cross a major, busy intersection to play on the nearest public play equipment?
- The neighbourhood consist mainly of semi-detached bungalows, with the odd detached or, two story thrown in. It is an area with historical significance, being the first street of **the first planned community in Canada: Bramalea**. Avondale Blvd. is the “gateway” to the “A” Section of Bramalea and the main access point to various other connecting streets. This proposed building will not only ruin the look and feel of the community, but its location will put extra strain on a main thoroughfare used by thousands of other residents and local businesses.

- With plans to build more residential high rises to the south on Bramalea Road, the impact on traffic along this main traffic artery will be significant. Residents making left hand turns in and out of the entrance to 80 Bramalea Road on Avondale Blvd. will cause further delays for traffic turning left off Bramalea Road and consequently cause further congestion along the main north/south artery

In conclusion, it is evident that this proposal for the development of a seven-story condominium apartment building at 80 Bramalea Road is ill conceived and poorly planned. Significant details are missing regarding environmental impact, traffic safety, socio-economic consequences for the local residents and businesses. This does not even begin to address the overall aesthetic of the building thrust into a long standing, historic neighbourhood.

Your review of the concerns listed above is very much appreciated, with an understanding that they will be considered during the approval process of this development application.

Kind regards,

Teresa L. Ward

Bramalea, Ontario