

Henderson, Kelly

From: Karamveer Hundal <karamveerhundal
Sent: 2022/06/06 11:19 PM
To: Bowman, Jeff - Councillor; Medeiros, Martin - Councillor; Henderson, Kelly; Planning Development
Subject: [EXTERNAL]File # OZS-2022-0021

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Dear Kelley,

I am a current resident in the Whychwood Neighborhood at the corner of Churchville Rd. and Walnut Rd. My name is Karamveer Hundal and my address is Fairmont Close. I back onto Walnut Rd. There is a proposal to introduce 30 new homes on Walnut Rd., behind my home. File # OZS-2022-0021 I am very concerned with the proposal being presented. The following is a list of my concerns:

1. Currently, Churchville Rd., north of Steeles Ave. up to Walnut Rd. and further to Creditview Rd., there are no sidewalks and the absence of streetlights on the streets. Increase in the residence in this area, will be unsafe for both walking pedestrians and cyclists.
2. Churchville Rd. has steep drops down and curves which is already unsafe for pedestrians and cyclist. The increase in the traffic with the proposed neighborhood without sidewalks and proper streetlights is unsafe. The City must consider safety issues within the current surroundings before further approving developments in this area.
3. Preservation of credit valley conservation land which is also close to credit valley creek lands with endangered species, water tables and related springs should be considered.
4. Currently 8265 Churchville Rd. is a century home built in 1916, which would be torn down with this new subdivision. This is the history of Brampton that is being taken away.
5. Preservation of wildlife corridors for deer, fox, owls, heron, wild turkeys, mink, beavers, turtles, frogs, salamanders, etc. needs to be considered.
6. Major Flooding – conduct a quality level geotechnical report – on soil and irrigation due to new homes developments in the area = less area for ground water means greater demand on the river. This will avoid such catastrophic flooding events like the one we just experienced a few months ago on the Churchville Rd. south of Steeles.
7. Heritage designated road (Churchville Rd. and Creditview Rd.) which cannot be widened. This subdivision will require a further expansion of Creditview Rd. and Churchville Rd. to accommodate the foot and car traffic.
8. Proposed homes are not consistent with the local neighborhood, housing setbacks, lot sizes and street views. The average Churchville residence has 175 ft frontage lot facing Churchville, the new homes being proposed are barely 30-40 ft frontage lots.
9. Children and pedestrian and cyclist safety is a huge concern. There are no sidewalks for children to ride their bikes or play ball.
10. There are no appropriate traffic signals, or space at Churchville and Steeles to accommodate for the increase in traffic flow.
11. There is no speeding deterrence on Churchville Rd. (eg. Speed bumps, reduced speed, roundabouts, etc.)
12. Noise, light and garbage pollution which will affect the existing wildlife habitat
13. Neighbourhood schools are already at maximum capacity, our area will require additional busing for students due to the location and no side walks for children to walk to school.

14. Violation and privacy concerns for current residences on Fairmont Close, as we are backing on to Walnut Rd. and the proposed subdivision will face front yards.
15. Proposed home sizes and architecture will drastically reduce the market value of existing homes and the integrity of the neighborhood. We purchased our home at a premium price with the expectation to have the privacy and greenery to back on too. The proposed subdivision will increase the air pollution behind our home with cars being parked on our back yard so close to our home.
16. Guests for the proposed subdivision will be parking their cars on Churchville Rd. and this will impede on traffic flow, emergency vehicles and snow removals.

Thank you for your consideration,
Karamveer Hundal