

Via email: martin.medeiros@brampton.ca
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kelly.henderson@brampton.ca

June 14, 2022

Dear Mr. Medeiros, Mr. Bowman & Ms. Henderson:

Re: O S-2022-0021, 8265 Churchville Road

We are writing to voice our concerns regarding the above mentioned application to develop this single residential property into a thirty home subdivision.

We have resided on Churchville Road since the mid eighties. In the past thirty seven years we have seen a vast amount of changes to this neighbourhood. We feel very fortunate to live in an area that has beautiful natural surroundings. A unique setting that features the Credit River, wide vistas of flood plain land and home to various wildlife. We invite you to come and take a walk to fully understand our community and how the proposed changes will impact the residents here.

We ask that Council, Planning and Essence Holdings take our comments and concerns into serious consideration. They are as follows:

Special Policy Area

Brampton. Planning Department has already recognised this area as unique by naming it a Special Policy Area, *Eldorado Mills*. Some experts from this policy read:

It is recognised as providing a scenic, countryside streetscape. New development shall be compatible with the scale character of the historic settlement area and in order to avoid incompatibility, appropriate buffering such as setbacks, berming, fencing, and landscaping planting may be required, and will be specifically determined prior to final approval of plans of subdivision or development applications.

There are six homes proposed to front Churchville Road having a minimum lot width of 12.58 metres (41.27 feet). These homes are not conducive in providing a scenic countryside streetscape and will not be compatible with the scale and character of the existing homes. Not one existing home on Churchville Road currently has such a small frontage. A tremendous amount of setbacks, berming and landscaping are going to be required to fulfill this special policy request! Consider fewer homes with larger lot widths that offer some transition to the new development and takes the existing residences into consideration.

An environmental report will have to demonstrate to us that the ecological function and natural heritage features are not adversely impacted in this area. One piece of this equation is what will happen to the trees, in particular the walnut trees lining the roadway. We look forward to reading these findings.

Wildlife

In the past when we have indicated a concern for the wildlife in our area when commenting on proposed subdivisions, we have been told there are no protected species to worry about here. Do the current animals and birds have to be transplanted once again, such a disregard for all these species is just wrong. More and more road kill happens on a daily basis. Surely with this mindset some of these species will make it on the protected list eventually.

Vehicle and Pedestrian Traffic

The intersection at Upper Churchville Road and Steeles Avenue is very busy, it is almost impossible to make a left hand turn onto Steeles. It is a problem NOW - with Steeles Avenue being busy and no traffic lights or turn lanes available, it is always an anxiety fuelled event to get on to. With the absence of close public transportation almost all residents drive, so everyone faces this issue,

With thirty additional homes being proposed, the traffic is going to increase to an impossible level. This can be confirmed by seeing the number of vehicles currently parked in the driveways of the new subdivisions nearby. With the popularity of basement apartments and numerous individuals residing in one home, the amount of traffic on this

country road will explode. It is not an exaggeration to expect at least an additional 120 cars to be travelling on Churchville Road. There is absolutely no question that the intersection of Steeles Avenue and Churchville Road needs a traffic light now.

Will the proposed six houses fronting Churchville Road have driveways to accommodate four plus vehicles and where will their visitors park. An active lane on Churchville Road cannot be blocked by parked cars, so consider a deeper set back to allow for longer driveways in this instance,

Another safety concern is that Churchville Road has flooded in the past as it is adjacent to the flood plain. This has occurred by the gulley and by the bridge making access impossible. With this road being closed at times, emergency vehicles will have to access from the north losing valuable time and how do pedestrians get to transit, etc.

Pedestrians that walk on Upper Churchville Road face a very dangerous safety situation; This road is a narrow and busy with deep ditches and no shoulders, which makes it impossible in areas to get off the roadway when dodging traffic. Do current and future residents not have a right to take a leisurely stroll, walk to transit, have their children ride their bikes, take their dogs for a walk, in a safe environment. Consideration has to be given in this regard and how this can be accomplished.

With the Orangeville-Brampton railway not operating, we have heard this may be converted into a public nature trail. A suggestion would be to have a pedestrian access built so people can safely walk and or access it eliminating the need to be on Churchville Road. .

We have asked for traffic calming in the past. Surely this can be accomplished now with more residents moving in. Churchville Road south of Steeles has speed bumps, Upper Churchville Road needs them or other calming measures.

Eldorado Park is a lovely part of our community that is filled to more than capacity on summer weekends, necessitating police to be called in to offer traffic control. This adds to our traffic situation tremendously as well.

The surface condition of Churchville Road is currently poor with pot holes constantly needing repair. With new construction traffic happening it will deteriorate more. Hopefully resurfacing is in the works.

Architecture

The Essence Holdings website shows a very modern aesthetic home. This is not in keeping with the current traditional housing in the area, Planning indicated in the past that the Wychwood subdivision would be a model for future development, Not sure where the continuity is here. These homes will not blend in to the current aesthetic as the scale and character are out of place.

Thank you for your consideration and please feel free to contact us for any clarification or assistance.

Regards,

Glen and Lori Ross