

We, a group of homeowners on Haslemere Avenue, have closely reviewed the Concept Site Plan for 75 Clarence Street put forward by Soneil Construction Inc. – Glen Schnarr and Associates Inc. provided by the City of Brampton under City File #OZS-2019-0006. And we would like it on record that we have significant concerns regarding the Zoning By-law amendment and development of an 8-storey apartment building and the impact it will have on our street and surrounding neighbourhood.

Firstly, there is the traffic congestion that will occur during the construction phase of the proposed development. Large cement trucks and other vehicles delivering building materials will end up blocking live lanes of traffic and also queue on adjacent streets, including Haslemere Avenue due to its accessibility to main streets and the construction site. Especially during the morning and afternoon rush hours this will create a traffic nightmare for residents. Turning left from Haslemere is already difficult due to the close proximity of the traffic signals/stop signs at either end. This coupled with the ever increasing number of daily commuters who are now using Haslemere as a bypass to avoid other congested routes in the area will only increase the issue with people trying to avoid the construction area. After construction has been completed Haslemere Avenue in particular, will be directly affected with an increase in traffic due to the location of the driveway being across from the end of the street as a desirable route to Centre Street. Traffic signs that were put in place to protect the families and children who live and play on this street are regularly ignored with illegal turns and excessive speed.

Parking is our other major concern. During construction workers will use Haslemere, Erlesmere, John Beck and other streets in the area due to the proximity to the construction site park instead of designated parking lots thereby increasing overall traffic problems now being seen. Following construction, the 106 designated parking spaces to handle 82 residential units and their visitors, plus retail customers and staff will result in daily extended street parking as there are no other available parking lots nearby. This will only be compounded by the tenants and visitors from 73 Clarence Street who currently use the space as an overflow parking lot.

Currently, there is no enforcement of speeding, extended parking during the day or overnight on the street and or prohibited right hand turns from Centre Street onto Haslemere Avenue.

The size of this proposed development is not consistent with other multi storey building in this residential area and, if allowed to proceed, will only be used as a stepping stone for more and even larger multi storey building in the future. With the inevitable increase in traffic congestion and parking

problems Haslemere Avenue will migrate from a quiet family friendly residential street to a main thorough way and have a negative impact on property values.

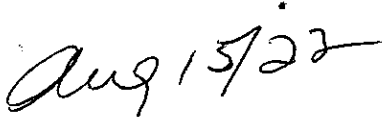
What we would like to know is; what are the plans to address traffic and parking issues during construction and how it will be monitored for compliance? Secondly, once the building is occupied how does the City of Brampton plan to address what are the current and most likely increasing issues surrounding parking and traffic enforcement to ensure the safety of the residents of Haslemere Avenue and the surrounding area.

In conclusion, we the undersigned, home owners of Haslemere Avenue, are not in favour of the proposal for an 8-storey residential apartment on Clarence Street.

Thank you for taking the time to listen to our concerns



Kim Campbell
■ Haslemere Avenue

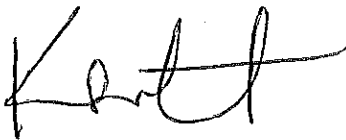
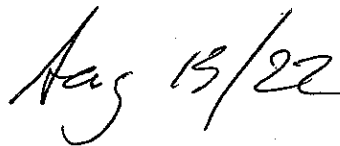


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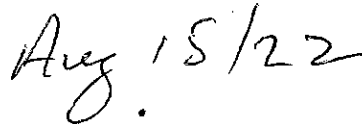
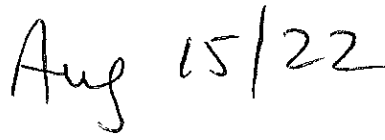
Stuart Campbell
■ Haslemere Avenue

Date



Karen Straatsma
■ Haslemere Avenue

Date



Bill Ward
■ Haslemere Avenue

Date

