

Alex Sepe
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City of Brampton

Re: Re-Zoning Proposal – File Number OZS-2021-0045

Dear Mr. Sepe and Members of the Planning, Building & Economic Development Committee,

The following is with respect to the proposed re-zoning and development of a commercial plaza at the South East corner of Mayfield Road and Goreway Drive (6539 Mayfield Road and 11937 Goreway Drive), by **Weston Consulting c/o 12769500 Canada Inc.**

We believe that the proposed re-development is against the public interest of both our community and the City of Brampton. Our family moved to in early 2003, for almost 20 years we have enjoyed living in a peaceful two-acre estate lot neighbourhood on Lucinda Court with a heritage home next door to us (The Odlum House located at 4 Lucinda Court, on the street which backs directly onto proposed development) surrounded by an idyllic neighborhood. In 2020, the heritage home property was officially certified as a wildlife-friendly habitat by the [Canadian Wildlife Federation](#). This proposed redevelopment threatens to irreparably alter the wildlife-friendly habitat, the character of our beloved and unique community, and negatively impact our way of life and the market value of all of the properties on Lucinda Court.

The Mayfield Arcadium Commercial plaza ("Mayfield Arcadium") has just been erected across the street from the proposed development which has already resulted in obstructing views, excessive traffic and continuing construction issues. Having the overall effect of diminished quality of life for residents of Lucinda Court. This section of Brampton, south of Mayfield east of Goreway, is part and parcel of the two-acre estate lots of Castlemore and should be retained as such. It makes little sense to carve out this portion of residential land for a commercial development when there is already a new large commercial plaza, Mayfield Arcadium, across the road and another existing commercial plaza directly in front of the land in question. There was also widespread opposition to the re-zoning related to Mayfield Arcadium.

Residents of Lucinda Court pay material property taxes and deserve to continue to enjoy the residential nature of their neighbourhood. This proposal would have a significant detrimental impact on property values.

The following serves to outline key concerns related to this proposal:

Character of Neighborhood

Our community prides itself on having well-maintained, wide open spaces where children can run around freely and explore nature in a peaceful environment. Placing a commercial plaza right in our backyard would destroy that. The nature and character of the property that we purchased would be materially altered as a result of the negative ramifications of a commercial plaza bordering our property. We would be facing the harsh glow of plaza lights, partially obstructed by a modern masonry wall; the humming of HVAC units; the buzzing of a 24/7 drive-thru speaker, and never ending emissions from lines of idling vehicles and a commercial kitchen. Our community is unique. In fact, the City of Brampton commissioned a Toronto Gore Density Policy review ([City of Brampton | Planning & Development | Toronto Gore Density Policy Review](#)) to define the character of this vibrant community and protect it for future generations.

Security and Privacy

Safety is another key concern and driving factor as to why such re-classification should not be permitted. Security concerns are already rampant due to past incidents, the traffic from this plaza would further put at risk the safety of this idyllic peaceful neighbourhood. The street has many young families and elderly residents. There are no fences dividing the properties, young children playing in their backyards should not be subjected to the random persons frequenting this plaza. A commercial plaza in this location would have a significant negative impact on children's quality of life, in light of privacy and security issues. The residents of Lucinda Court specifically chose to live on this street for the peaceful nature and the privacy. This is being threatened by this proposal.

Environmental Impact

Every mature tree on the two proposed properties will be destroyed and all wildlife will be driven out. The elevation of the property will be raised above that of every property backing onto it. Without mature trees and their extensive and well-established root systems, neighboring properties (including our own) will be challenged to absorb additional water. No matter the size of planted trees at the proposed site, the ability to absorb water by newly introduced roots will be greatly reduced, leaving the drainage of water altered in unpredictable ways. Some of the houses on our street have already experienced flooding since the construction of the newest house on Mayfield (directly adjacent to the proposed site).

Residents of the street have also expressed repeated concerns to the City of Brampton regarding the elevation of that home and the lack of proper irrigation flowing along the back of the properties facing Caledon Road and the backyards of the houses on Lucinda Court. Approving this proposal would only exacerbate that existing issue which has yet to be solved. All of the houses on Lucinda Court are on septic tank sewage systems, making a basement flood considerably worse.

The Odlum home has been designated as a heritage home by the City of Brampton. The City should not now risk exposing this heritage home with a long and storied history to damage. The home has been maintained in good condition for over 100 years but is at risk due to its original stone and mortar foundation. This hand-built foundation is very porous and particularly susceptible to erosion, should the flow of water be altered in unpredictable ways. This has the potential of damaging this historic and important heritage property, depriving future generations of cultural significance.

The proposed site will result in increased levels of light and noise pollution, and emissions and smells related to food production. Although any new activities at the proposed site will likely adhere to the limits imposed by various laws and regulations, they will inevitably have a negative impact on the wildlife that have built their homes on the properties of Lucinda Court. Properties of Lucinda Court have experience wildlife including owls, hawks, blue jays, ducks, cardinals, rabbits, squirrels, voles, mice, foxes, frogs, toads, and diverse insects. In fact, there is a conservation area located at the end of the street. Undoubtedly, the flora and fauna of our property and that of all of our neighbors will be adversely affected by the proposed development.

Economic Value

We believe that the proposed re-development of the properties is of dubious economic and social value to both our community and the City of Brampton. Out of all the comparable commercially-zoned and vacant properties in the area, why have these specific residential-use properties been selected as the best location for another commercial plaza? Why is re-developing and re-zoning properties used for residential purposes the optimal direction for our community and its residents? These questions have not been answered.

The market impact study (R0_Market Impact Study.pdf updated on 10/21/2021) makes a valid hypothesis about the future growth potential of the population and its potential retail and commercial space requirements, but fails to adequately explain why existing commercially-zoned land that has already been earmarked with future development - nor commercial land that is available and remains vacant - would not be suitable for the proposed project. If you drive down Mayfield road, you will notice a commercial plaza notice "coming soon" at most intersections, and countless plots of vacant land. We believe that the commercial needs for the future regional population can be more than adequately covered by developing vacant land or redeveloping existing commercially- zoned land. Rezoning residential land - in the middle of a unique and thriving community and ecosystem - should not be permitted.

Brampton is facing a housing shortage, as are many other parts of the province. This residentially zoned property should remain residential. The developer would like to re-zone and re-develop a part of our community simply because they were able to acquire some residential land a few years back and hope to realize a higher ROI (return on investment). The more responsible approach would be to acquire existing commercially-zoned land, even though it is more costly. This proposal is not a sustainable use of our community land and only benefits the non-resident developer and the investors who will profit from this build. Residents, like us, will experience loss.

The sustainability study presented by Weston Consulting (R0_Sustainability Score and Summary.pdf, last updated 10/21/2021) clearly states that this proposed project did not earn a Bronze Sustainability rating, the minimal for such a project to be considered, with a paltry score of 14/150. It will contribute very little to the community. The Mayfield Arcadium located across the street, currently in its final phases of development, has already been constructed across the street from the property in question. Every aspect that this development is planning is redundant. There is no justification for irreparability altering our community for something that is so poorly rated against the City of Brampton's sustainability guidelines.

In addition to the lack of sustainability and questionable economic value, this project has a potential of adversely affecting the resale value of many properties in our community, especially true for those which are directly adjacent to it. Properties backing onto ravines, golf courses, parks, large acreage, etc., always receive premium valuations. However, properties backing onto unsightly commercial developments are considerably devalued. The property values of homeowners who have been long-time residents of this street should be preserved by the City in keeping with the original zoning of the area.

There is already a fair amount of commercially zoned land available within the local vicinity. Re-zoning the proposed properties is not required for future commercial developers and sets a poor precedent for the future of our community. If

the developers were truly concerned with the sustainability and welfare of our community, they would have proposed re-zoning and development geared towards establishing more residential dwellings.

Questions / Observations

The following questions / observations should also be a part of your consideration of this matter.

- 1) Both Goreway and Mayfield are single-lane roads. Adding a plaza to both the East and West side of Goreway will only lead to the traffic congestion and safety issues currently presented by an already busy intersection.
- 2) Neither Goreway nor Mayfield has any side walk to allow for safe passage of pedestrians – further exacerbating the issues noted in the above point. In fact our children must stand on a very busy street to wait for their school bus, which creates further congestion and traffic delays and leads to a hazardous situation for all involved. Despite the construction of bike-lanes and side-walks along Countryside, neither of these can be accessed by Goreway and they are not connected to Mayfield.
- 3) There are a number of plazas in construction in the area including Countryside and Goreway, the South-West corner of Mayfield and Goreway and McVean Drive. What study or analysis has been done on the occupancy levels and services to be provided in those plazas that would support a further commercial development on the South-East corner of Mayfield and Goreway Drive? Construction of the plaza on the South-West corner of Mayfield and Goreway has required one lane of Goreway to be blocked for several months, with heavy machinery sitting idle and only northbound passage. This has been a great disruption to residents on Lucinda Court. Construction of yet another commercial property, which will need to have access to sewer and water, will cause similar if not worse problems.
- 4) What study or analysis has been done regarding whether the proposed zoning change is in compliance with bylaw requirements for heritage properties, given that the subject lands abut directly against a heritage site?
- 5) What study or analysis has been done regarding the potential impact on the green zones and ravine areas, particularly the area to the South-East of Mayfield and Goreway, particularly given that a commercial development would add to emissions, waste and waste-water run off that would impact those areas?

Quality of Life

Construction projects in established communities are always the hardest on neighboring residents. Construction introduces undue hardship by way of daily construction noise from dusk till dawn, road closures, utility disruption, vibration, construction traffic parking on roads, dust, not to mention construction waste blown all around. Living directly behind a construction zone and commercial property goes against the very nature of the original zoning and City plans for the prestigious enclave of the two-acre Castlemore estates. This City would be degrading a key residential area of Brampton were this proposal to proceed.

The Mayfield Arcadium commercial plaza, being built directly across Mayfield Road of the proposed redevelopment, has exposed our community to exposure to construction disturbances for the better part of the last 3 years. There are also issues with construction workers polluting the ravine, driving in the wrong direction in a construction-zone-deemed one-way street, and dangerous road conditions due to construction barricades and fences erected poorly without proper support. Infact, the barricade has toppled over onto the one-way single lane of Goreway Drive, between Lucinda Court and Mayfield Road. This proposal would result in our community having to endure another 2-4 years of construction, this time a lot closer to home, directly in our backyards. We did not move into this peaceful and quiet community to perpetually live in a construction zone and then be unduly subjected to all of the permanent issues associated with have a commercial plaza in our backyard.

There is no strong argument in favour of allowing the re-zoning that would benefit anyone other than the existing owner of the property. On the other hand, a cost benefit analysis clearly demonstrates the severe detrimental impact the proposal would have on all existing residents of Lucinda Court for all of the aforementioned reasons, and in particular all those living on properties bordering this property.

Developers have been building commercial plazas along every major road in this area of Brampton, with one nearing completion across the street from the proposed site, and another just beginning south of the proposed site at Goreway Drive and Countryside Road. There is also an existing commercially zoned property on the north-east side of Mayfield and Goreway that is primed for re-development. There is no shortage of commercial properties all around the site proposed for re-development, as such there is no justifiable reason to allow this proposal to proceed.

The property is currently zoned residential and should remain residential to preserve the character of the two-acre estate Castlemore area, which is a unique community in Brampton as originally designed to be by the City of Brampton. The property values, security, privacy, views, and interests of the residents of Lucinda Court should be protected by the City of Brampton. We strongly urge the committee to deny the re-zoning application amendments put forth by Weston Consulting and to act in favour of the existing residents of Lucinda Court and reject this proposal.

Thanking you in advance for your consideration of our views on this matter.

Best regards,

The Turna Family