
To: Jim Ward
Subject: RE: [EXTERNAL]File Number: OZS-2021-0043

Hi Alex,

My name is James Ward and I am sending this e-mail with my concerns about File Number: OZS-2021-0043, the proposed rezoning of 80 Bramalea Rd.

My first concern is with the footprint size of proposed building for this piece of property. There is only a 3.0M boundary around the entire building. This leaves no green space and it will mean the cutting down of many mature trees that will never be replaced.

The second concern is with regards to the parking garage. I do not believe that this entrance is far enough back from Bramalea Rd. It will not allow safe entry and exit from the parking garage. Especially if vehicles are trying to turn left off of Avondale Blvd. into the garage as they drive west from Bramalea Rd. The same is true for vehicles leaving the parking garage to go west on Avondale Blvd. Traffic is always backed up on Avondale Blvd during peak times with cars waiting to go through the stop light at Bramalea Rd. There are times presently, where it takes me several minutes to get access to my own driveway due to the volume of traffic. The location of this proposed entrance is nothing but an accident looking to happen. The chance of accidents from the location of this entrance is greatly increased. Previous proposals for this property have been declined by the City for this reason. The corner of Avondale Blvd. and Bramalea Rd. is a dangerous corner with many serious accidents that have resulted in several deaths.

My third concern is with the fact that they are only planning one level of underground parking. The footprint does not allow for even one parking space for each unit. There is nowhere for visitor parking let alone a second vehicle for the residents of the new building. This means vehicles will be parking on the street. I myself have had two vehicles hit by cars coming east on Avondale Blvd. One sustained damage and was repaired but the second was a write off.

Right now we have issues with people from the apartment buildings at 64 and 68 Bramalea Rd. parking on the street. This parking on the street, both during the day and over night has an impact on the regions ability to pick up our waste and recycling as well as the City's ability to properly remove snow from the street during the winter. It is hard enough when you are moving two lanes of snow and putting it on a 0.5M boulevard. Every year there is an ongoing battle between the street snow plows and the sidewalk snow plows. The residents end up in the middle of this battle. We end up having to remove this heavy snow from our driveway entrance several times per snowfall. With vehicles parking on the street these services will be impacted.

Is the City prepared to permanently put in place a mandatory bylaw enforcement unit to patrol and tag all illegally parked vehicles both during the day (3 hour Max Parking Time) and overnight as no overnight parking is allowed as per City Bylaws. Currently bylaw will not come out unless we issue a complaint.

My fourth concern is with respect to the closeness of the construction to the homes at #1 and #3 Avondale as well as the homes across the street. During the construction of 64 and 68 Bramalea Rd., #1 and #3 Avondale sustained cracks in ceilings and walls due the the pounding from the equipment as the ground for the parking garages were excavated. The garage at 68 Bramalea Rd. was roughly 30M from our homes. This proposed construction will be less than 5M from #1 Avondale.

We brought this up to the developer and the city when it happened, and we're told that there was no way that this could have happened. I am telling you this did happen. There was no compensation for the repair of this damage. Both #1 and #3 Avondale are two of just a few plastered homes in Bramalea. They are not drywalled. They are lath and plaster which does not tolerate vibration as well as drywall/taped construction My fifth concern is with respect to the blocking of sunlight from the homes on the north side of Avondale Blvd. across for this proposed building. When the buildings at 64 and 68 Bramalea Rd. were built, we lost the sunlight from first thing in the morning, until just after noon hour. The sunlight we once had is completely blocked in both the summer and winter. The signal for my TV antenna was blocked and I no longer can get any of the TV stations from the United States.

There was no compensation for the loss if sunlight or television signals.

Previous proposals for town houses and a daycare were rejected by the City. I do not know how the City could possibly pass this rezoning proposal. If this proposal is passed the impact on the residents both immediately local, and in the surrounding area will be detrimental for everyone except the developer.

I have lived at [redacted] since August of 1961. My parents bought this new when Bramalea was a new suburban city and cows were in the fields on the east side of Bramalea Rd. Most of the residents in the immediate area around this proposed rezoning are long time residents. We do not deserve to have this rezoning destroy the area any more than it has already been destroyed. The apartments at 64 and 68 Bramalea Rd. were rammed down our throats by the City and the OMB. These apartment buildings have had a negative impact on the residents in this immediate area.

Just once it would be nice to see the City back their existing residents instead of backing these developers that have no concern for the areas existing residents. The developers are only out for one thing and that is to profit. Please contact me to discuss this further.

My home phone number is [redacted] . I am available Monday to Friday after 3:30 PM.

My work phone number is [redacted] . I am available Monday to Friday 6:30AM to 3:00PM

Thank you,

James Ward

Sent from my iPad