

Monday, January 24, 2022

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Ladies and gentlemen of the Planning, Building & Economic Development Committee, we are grateful to be able to express our opinions regarding 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. For the better part of the last decade, we, the Szabla Family, have enjoyed living in a beautiful heritage home (The Odlum House located at 4 Lucinda Court, which backs directly onto proposed development) surrounded by an idyllic neighborhood, with great people, wide open spaces, and alluring nature. In 2020, our property was officially certified as a wildlife-friendly habitat by the [Canadian Wildlife Federation](#). This proposed redevelopment threatens to irreparably alter our wildlife-friendly habitat, the character of our beloved and unique community, and negatively impact our way of life. No longer will we be able to look out onto our yard and enjoy a picturesque landscape; instead, we will be greeted by a large masonry wall, commercial signage, and a drive-thru. We implore you to consider the negative ramifications of this proposed endeavor on the people who will have to live with the consequences.

Character of Neighborhood

Our community prides itself on having well-maintained, wide open spaces where children can run around freely, play in the meadow, and explore nature the way it was meant to be experienced. The nights are quiet, dark, and peaceful. On a warm summer night one can sit back and enjoy the crickets chirping and fireflies shimmering about. Placing a commercial plaza right in our backyard would destroy that. No longer would we be able to enjoy the dark quiet evenings, and instead would be confronted by 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. Please help to protect it.

Environment 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). All of the houses on Lucinda Court are on septic tank sewage systems, making a basement flood much worse. Furthermore, our home, The Odlum House, is over 160 Years old. Much of it remains intact and in its original condition, a true testament to the fine stewardship of the property from all the owners that have come before us. It also, unfortunately, has 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.

Finally, 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. Our property has housed generations of wildlife including owls, hawks, blue jays, ducks, cardinals, rabbits, squirrels, voles, mice, foxes, frogs, toads, and diverse insects. Without a doubt, the flora and fauna of our property and that 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. If the developer was considering a housing project at the proposed site, we would have fewer objections, but unfortunately, they are not. 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 Commercial Plaza located across the street, currently in its final phases of development, “ate this project's cake”. Every aspect that this development is planning is redundant to what is already being finished. 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. Please do not allow these developers and investors to profit at our expense and lower the price and desirability of our homes.

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 precedence 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.

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. Needless to say, living adjacent to a construction zone is not a welcome addition to anyone's life.

The Mayfield Arcadium commercial plaza, being built directly across Mayfield Road of the proposed redevelopment, has exposed our community to these aforementioned construction afflictions and disturbances for the better part of the last 3 years. In addition to the typical aforementioned nuisances of living near a construction site, we've also witnessed careless workers discarding lunch waste into the ravine, countless construction workers and community drivers driving the wrong way on the construction-zone-deemed one-way street, and dangerous road conditions due to construction barricades and fences erected poorly without proper

support. We often experience 100km/h winds in the area, and on one such day towards the end of 2021, the entire barricade toppled over and onto the one-way, single lane of Goreway Drive, between Lucinda Court and Mayfield Road. Family members of our neighbors had the misfortune of driving on Goreway Drive at the moment that this happened, and the barricade scraped their entire vehicle (but could have done much worse). This proposal would guarantee that our community has 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. Please reject this proposal and allow our community to return to its peaceful and quiet nature that we once cherished.

Closing Remarks

We would like to conclude by stressing that if the nature of the development was different, geared towards building additional residential dwellings, our position on the matter would be different. It is clear that a number of 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. The City of Brampton does not have a shortage of commercial plazas, it has a shortage of housing. As such, we request the committee deny the rezoning application amendments put forth by Weston Consulting and only look at proposals that can potentially alleviate the housing crisis that is affecting Brampton and the GTA, and add social capital and vibrancy to our already beautiful community.

Thank you for your time. We look forward to your decision and appreciate being notified of any outcomes related to this proposal.

Thank you for your consideration,

The Szabla Family