

City File # OZS-2022-0040
Objection to Amend Official Plan
and Zoning By-Law

If approved, this re-development will change the character and stability of the neighborhood profoundly.

The biggest impact will be a massive traffic increase on an already busy thoroughfare.

Bramalea is a planned community. Residential, parks, schools and commercial lands have been carefully planned and have created an ideal environment for suburban living. The neighborhood is completely built up and has been for many years.

Immediately adjacent to the subject property are two elementary schools: St. John Newman Catholic Elementary School, and Eastbourne Public School.





These schools front on Balmoral Road. Balmoral Road is a busy road that provides the neighborhood with access to Bramalea Road on the West and Torbram Road on the East. At school opening and school dismissal, traffic becomes even more busy. Parents drive their children to school in the morning and again drive to pick them up in the afternoon.





Currently when Eastbourne Public School dismisses it's students shortly after 3 pm, cars are lined up along Balmoral Road (right behind my house)



Balmoral Road is currently very busy.

The addition of some 1000 additional dwelling units in this proposal will bring a significant and unacceptable increase in traffic.

The traffic Impact study that is part of this application was based on bad assumptions: September, November 2021: people were working from home, children were not attending school, they were into on-line learning. The study focused on peak hours; that did not include school hours!

Zoning change will lead to Balmoral Road becoming a traffic problem like so many areas in Brampton: Williams Parkway at rush hour. The corner at Bramalea road and Steeles, Highway 410, etc...

Adding more dwelling units in the neighborhood will lead to an intolerable traffic load for which the roads in this neighborhood were not designed.

The traffic in the neighbourhood has already been increased as a result of the proliferation of rooming houses.

When the Peel DSB wanted to build a new elementary school near Springdale PS, on Dewside Ave., that community raised traffic concerns to prevent construction at the planned location. City Council supported that community. The school board was forced to build Lougheed Middle School to the North.

Asking Council to support the Bramalea Community.

Do Not approve this application!

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April 24 , 2023