



Issue Date:	January 7, 2019	File No.:	.01.01.06
To:	Soheil Nejatian, P.Eng.	Previous Issue Date:	N/A
From:	Marko Paranosic, P.Eng, PE	Project No.:	2018-5301
Client:	City of Brampton		
Project Name:	Denison Avenue Extension EA Study		
Subject:	Property Acquisition Package		

1 INTRODUCTION

The City of Brampton (City) has undertaken a Schedule “B” Municipal Class Environmental Assessment (EA) Study to investigate the proposed extension of Denison Avenue, between Park Street and Mill Street, in the downtown area of the City.

The study has been completed in accordance with the Municipal Engineers Association Municipal Class Environmental Assessment Guidelines (October 2000 and as amended in 2007, 2011 and 2015) which is an approved process under the Ontario Environmental Assessment Act.

As part of this study, property that would be required for the extension of Denison Avenue has been identified. This memorandum is intended to accompany the Property Impact Plan (PIP) for this project and provide clarification on the proposed property acquisitions required.

2 PROPOSED PROPERTY ACQUISITIONS FOR THE PROJECT

2.1 Preliminary Design

As part of the study Associated Engineering (Ont.) Ltd. (AE) has completed preliminary design of the proposed extension of Denison Avenue based on City of Brampton design guidelines for a local minor collector roadway in addition to consultations with City staff, utility agencies and area residents with regards to roadway requirements. This design is reflected in the attached PIP.

2.2 Proposed Right-of-Way Widths, Interim vs. Ultimate Denison Avenue Extension

Current City of Brampton standards for a local minor collector roadway are for a 23m wide Right-of-Way (ROW).

The northern ROW limit along the extension was established prior to the study as part of the site plan approval for the 45 Railroad Street development.

To avoid property impacts to the 34 Park Street and 45 Mill Street properties in the short term, an interim design with modifications to the City standard design criteria was provided, utilizing the existing northern property lines for both 34 Park Street and 45 Mill Street, as the proposed southern Interim ROW limits along the extension.

As a result, there are no properties impacted as a result of the Interim extension of Denison Avenue.

The PIP indicates the “Future ROW” limit which is intended to reflect the full 23m ROW width. This taking would be subject to future land use changes on the 34 Park Street and/or 45 Mill Street properties, but is not required for the installation of the Denison Avenue extension as shown in the preliminary designs and PIP.

In the event of a Future ROW limit, a partial taking of the 34 Park Street property would be required. A complete (full) taking of the 45 Mill Street property would be needed.



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2.3 Impacts to Existing Property Features

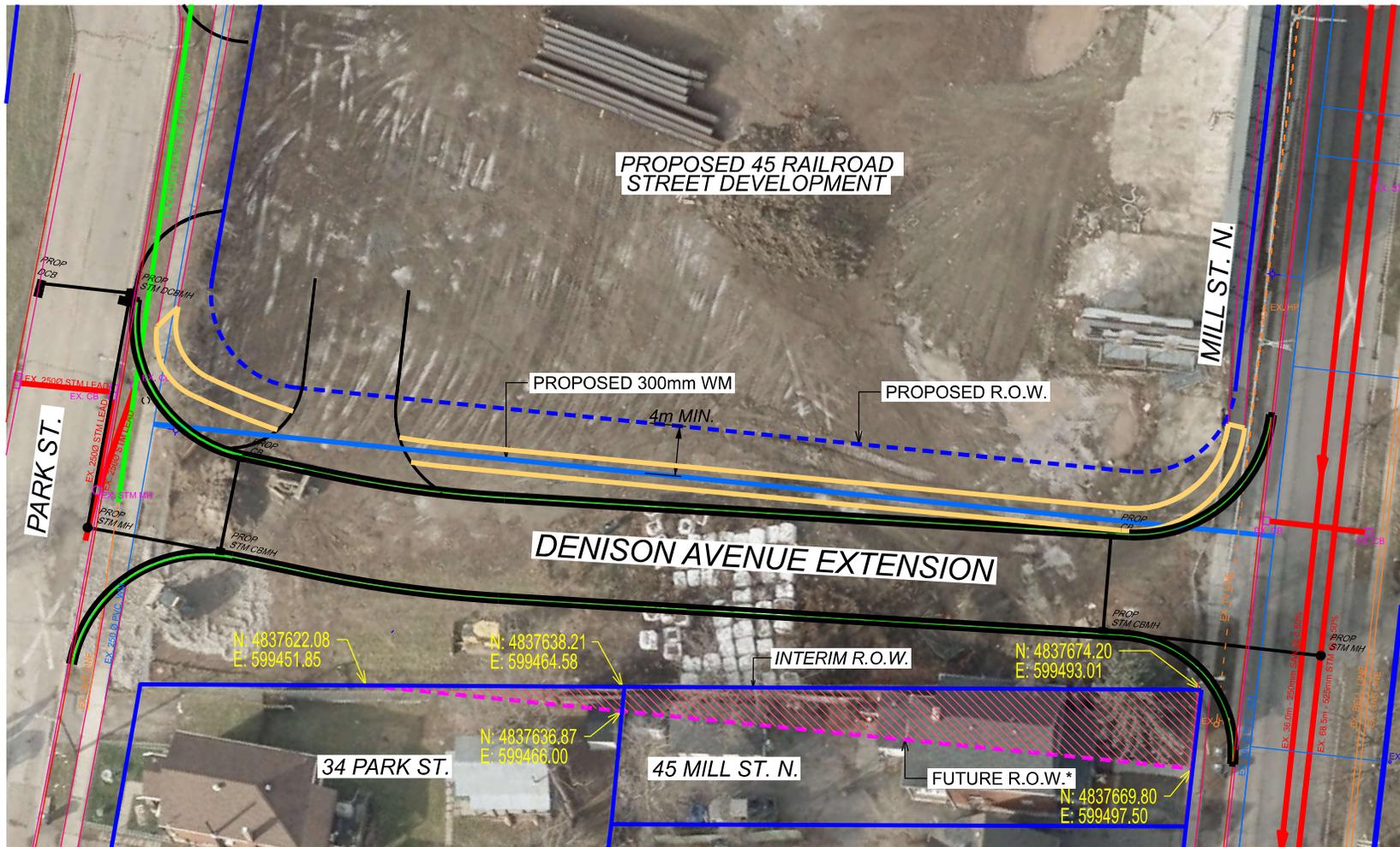
Feature	Interim ROW	Future ROW
Well and/or Tile Beds	None.	No identified existing well and/or tile beds for either 34 Park Street or 45 Mill Street.
Fences	None.	Existing fence for 34 Park Street would require removal and/or relocation.
Mature Trees	None.	The existing mature tree at the front of the 45 Mill Street property would require removal.
Building Structures	None.	The entire 45 Mill Street detached home, in addition to the back shed, would require removal. Potential impact to back shed for 34 Park Street property subject to requirements for offsets to the new property limit.

All impacts as identified should be reviewed during detailed design engineering and are subject to future City of Brampton design criteria for local minor collector roadways.

Prepared by:

Signature/Seal

[MP]



LEGEND

- FEE REQUIRED FOR ROW
- PROPOSED R.O.W.
- FUTURE R.O.W.
- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK

NUMBER	OWNER'S NAME & MAILING ADDRESS	FEE REQUIRED FOR ROW (AREA m ²)**	TEMPORARY EASEMENT (AREA m ²)	LAND REQUIRED FOR DRAINAGE (AREA m ²)
1	45 MILL ST. N.	19.92	---	---
2	34 PARK ST.	187.81	---	---

* FUTURE R.O.W. WOULD BE SUBJECT TO FUTURE DEVELOPMENT APPLICATION(S) AND PROPERTY ACQUISITION.
 ** FINAL AREA TO BE DETERMINED BY LEGAL SURVEY.



Public Works & Engineering
Capital Works

DENISON AVENUE EXTENSION

EA STUDY

PROPERTY PLAN