



FOUR HECTARES SITE IN THE DISTANCE PRIOR TO THE BUILDING OF THE TOWNHOUSES, 2007

COMPLETION OF TOWNHOUSE DEVELOPMENT AT THE NW CORNER OF CONESTOGA DRIVE AND SANDALWOOD PARKWAY, 2024





LOAFER'S LAKE PARK 2024

LOAFER'S LAKE PARK SHOWING FITNESS STATION, SOCCER FIELD AND THE CHILDREN'S PLAYGROUND. 2024



# Residents against highrises pack meeting

By **PAM DOUGLAS**

Staff Writer

Hundreds of residents packed Loafer's Lake Recreation Centre and many more were turned away at the door for a meeting of a citizen's group that had the discussion of a controversial development on the agenda.

The Northwest Brampton Community Development Association meeting was standing room only as residents came to hear an update on a developer's plan to build six highrise condominiums at the corner of Sandalwood Parkway and Conestoga Drive. Many were turned away at the door because there was no room inside. Area Regional Councillor Paul Palleschi promised a larger venue for the next public meeting, suggesting the Rose Theatre might be needed to accommodate the crowd.

RoyalCliff Homes and Lake Path Holdings Inc. have filed a formal application to the city proposing construction of three 18-storey buildings, two 25-storey buildings and one 32-storey building, as well as six townhouse blocks for a total of 1,400 units on the site. The 4.02-hectare (9.9 acre) site is adjacent to Loafer's Lake park and recreation centre, and is surrounded by an established area of single-family homes.

Palleschi said the city's planning commissioner has never seen a plan like it in his 30 years of planning.

An attempt to find an alternate site for the development along the Queen Street Corridor failed.

City staff must examine the plan's merits from a strictly technical perspective. A refusal at the local level could see that decision appealed to the Ontario Municipal Board for a final ruling.

City staff have six months to study the plan. They have already asked the developer for several specialized studies, including environmental, traffic and shadow studies.



**Regional Councillor Paul Palleschi was among those who spoke at a public meeting regarding proposed highrises in Heart Lake.**

*Photo by Joel Robertson*

The results of those studies will be put through a peer review by the city, the residents were told.

The plan will be circulated to the school boards, the conservation authority, the fire department and other local agencies for comment on its impact on area infrastructure.

As part of the process, a formal public meeting will also be held. Palleschi told residents they must make the time to come to any and all meetings, to ensure their opinions are known and counted.

Residents are opposed to the plan because

of the increase in traffic they say area roads could not handle.

They also believe the highrises—the highest planned highrise in the city right now is less than 30 storeys—would be out of character with the rest of the area.

The Heart Lake site was re-zoned 18 years ago for two 18-storey buildings with a total of 419 units, but the developer at the time couldn't market the condominiums and the plan was abandoned. The land was sold, but never developed. Despite the existing zoning, however, any plan to build highrises would have to

come under more scrutiny, including the need for new traffic studies, since the old studies would be almost two decades out of date, according to the city.

At Wednesday's meeting, Palleschi was talking compromise, saying he is somewhat optimistic an alternative can be found and agreed to by the developer, the city and residents.

To that end, he asked for representatives from each street in the area to volunteer for a committee to discuss various options that city staff can put together and present to the developer.

"I'm still asking you to fight this, but we have to have a plan," Palleschi told the group.

He said city staff have already come up with some alternate options, and he handed out one such option at the meeting suggesting one highrise along with townhouses, and some bungalows. Regardless of the final development, five per cent of the land will have to be donated to the city in lieu of parkland, he told residents.

The crowd grumbled when told Mayor Susan Fennell and area MPP Linda Jeffrey were not at the meeting. Fennell and Jeffrey were at the Business Person of the Year Award banquet.

Palleschi assured the group Fennell is 100 per cent opposed to the plan, and so is he. He said City Councillor John Hutton, who was also absent and is recovering from cancer treatments, is also opposed to it.

Jeffrey sent a letter, which was read aloud, stating the issue is not a provincial one and that the local councillors must work with the developer to come up with a compromise. She, too, said she is opposed to the plan.

Local MP Ruby Dhalla attended the meeting and told the group, although the issue has nothing to do with her government, she supports the residents and offered her office and her help.

# Residents want managed growth in Loafer's Lake



By **PAM DOUGLAS**  
Staff Writer

A group of Heart Lake residents has spent their summer researching a proposal to build six highrises in the heart of their community and they are ready to share what they have found out at a community meeting Tuesday, Sept. 4 at 7 p.m.

The 19-member task force is a spin-off of the North West Brampton Community Development Association. Calling itself The Citizens for Managed Development in Loafer's Lake, the task force volunteers have met with city planners, municipal, federal and provincial politicians, the Sierra Club of Brampton and Michael Gagnon the planner representing the project's developer.

The task force has the most up-to-date information on the status of the controversial plan, on the corner of Sandalwood Parkway and Conestoga Drive, and its members are ready to inform the rest of the community.

"We've been meeting every two weeks," said task force Chair Johnny Matjasec. "We split up the duties and we're looking at every avenue."

"We've covered a lot of ground in a short period of time, learning as much as we could about the development process, how the OMB (Ontario Municipal Board) works, exploring environmental concerns, and also to understand why the developer wants to build over 1,400 units on this particular site."

The developer has been very forthcoming with information, according to co-chair Ken Bokor.

The aim of the task force is to try to change the development plans, but residents have to remain informed and involved, according to Matjasec.

"The residents need to know, and there's not enough information being given by anybody," he said. "We want to reignite the passion in the community."

Task force member Donna Brennan said some residents have quietly put their houses up for sale and moved since the news of the proposal broke last year.

The task force has a core group of five members: Matjasec, Bokor, Brennan, Rob Hunter and Dave Lennox.

Will most certainly benefit from the increased presence of police units. Police will also expand both bike and traffic units

across from the doing his homework. We

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