

**Correspondence Received
OZS-2020-0025**

Caruso, Carmen

From: David Thiessen < >
Sent: 2020/11/12 1:06 PM
To: Caruso, Carmen
Subject: [EXTERNAL]OZS-2020-0025

My wife and I are concerned about the additional traffic the development would cause on Queen Street.

It is already very congested. This is very close to where lanes are reduced to one in each direction near the four corners.

How will this be addressed?

Thanks,

David and Sonja Thiessen



Virus-free. www.avg.com

Caruso, Carmen

From: Michelle Wheeler < >
Sent: 2020/11/13 9:22 PM
To: Caruso, Carmen
Subject: Re: [EXTERNAL]FileOZS-2020-0025 enquiry

Hi Carmen,

Thank you for the follow up.

We don't need to speak at the meeting, but here are our concerns.

We have lived at for just over one year now. What attracted us to this location was the large sized lot, unique homes, and the quaint feeling of a small town within a big city.

Our concerns about amending the By-law to allow a nine story condominium with the potential capacity of over one hundred people in a lot that was originally planned for two to three families feels excessive.

The influx of people and traffic will destroy the essence of Wilson Ave. and its neighbouring streets.

The construction alone will diminish the quality of life In our homes.

If such a structure is allowed to be built, it will then hinder our ability to enjoy our properties due to lack of privacy and overbearing shadows from the property its itself.

It will cause more noise polution, raise the traffic on our street, making it less safe for the children and many pedestrians that use Wilson Ave.

It will cause much congestion during peak traffic times, specifically at the Corner of Wilson Avenue and Centre Street, whether travelling north or south.

There will also be too many cars parking on the street due the the fact that the planned parking is not sufficient to accomodate the potential tenants, as well as the potential "visitors" they may have at any given time.

While the planned development is elegant in design, we know it is not the right fit for our street.

A proposal like this is more suited to a main street like Queen , not a little Avenue like Wilson.

We trust that you will take our concerns with serious consideration.

Regards,

Michelle Wheeler and Mark Attwell

Brampton, Ontario

On Tue, Nov 10, 2020, 11:54 Caruso, Carmen, <Carmen.Caruso@brampton.ca> wrote:

Hi Michelle,

I'm not sure why you would not have received anything in the mail to date. The link below will take you to the public notice that was sent out, and will provide information on how to register if you wish to speak at the meeting.

<https://www.brampton.ca/EN/Business/planning-development/devapps/ApplicationFiles/OZS-2020-0025/1.%20Notice/Public%20Notice.pdf>

I'm also including a link to the information report that is available online with respect to the application. The report starts on page 93 of the pdf document.

<https://pub-brampton.escribemeetings.com/FileStream.ashx?DocumentId=7488>

I'm hoping this helps.

Please let me know if you need anything further.

Carmen Caruso, MCIP, RPP

Central Area Planner

Planning Building and Economic Development Department

City of Brampton

carmen.caruso@brampton.ca

Phone: 905-874-2439

From: Michelle Wheeler < >
Sent: 2020/11/09 11:17 AM
To: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: Re: [EXTERNAL]FileOZS-2020-0025 enquiry

Hi Carmen,

We did not receive anything in regards to Wilson Ave. Only Queen Street.

Are both being discussed on 5he November 19th meeting?

Regards,

Michelle Wheeler

On Wed, Oct 21, 2020, 09:04 Caruso, Carmen, <Carmen.Caruso@brampton.ca> wrote:

Good Morning Michelle and Mark,

Further to my email yesterday, please use the link below to review the documentation that was submitted with the above application.

<https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Submitted-Documents.aspx?FileNo=OZS-2020-0025>

Please let me know if you have any questions.

Carmen Caruso, MCIP, RPP
Central Area Planner
Planning Building and Economic Development Department
City of Brampton
carmen.caruso@brampton.ca
Phone: 905-874-2439

-----Original Message-----

From: Caruso, Carmen
Sent: 2020/10/20 10:00 AM
To:
Subject: FW: [EXTERNAL]FileOZS-2020-0025 enquiry

Good Morning Michelle and Mark,

Thanks for your email.

There will be a formal virtual Public Meeting on November 16, 2020 with respect to this file. If you are a property owner within 240 metres of the above noted properties, you will be receiving notice of the Public Meeting by mail within a couple of weeks,. The notice will provide additional details on the proposal, and will also contain details on how you can participate. The notice will also be published in the Brampton Guardian on October 22. It will also be available on the City of Brampton website.

Please note that a decision on this application will not be made at the November 16 Meeting. The purpose of the Public Meeting is to allow staff, and members of the Planning and Development Committee (made up of City Councillors) to listen to the concerns of residents. These concerns, including those that are raised at the Meeting, through correspondence, and by City Departments and external commenting agencies, will be addressed in a future Recommendation Report that will be presented to Planning Committee some time in 2021 or later. As well as providing recommendations to Council, the purpose of the Recommendation Report is to provide a detailed evaluation of the planning merits and the technical aspects of the application.

A report describing the proposal will be available on the City's website at least a week before the Public Meeting (i.e. November 9). In addition, the materials that were submitted by the applicant for review by staff should be available on the City's website before the end of this week.

I'm hoping the above is helpful. If you have any additional questions, please let me know.

Carmen Caruso, MCIP, RPP
Central Area Planner

Planning Building and Economic Development Department City of Brampton carmen.caruso@brampton.ca

Phone: 905-874-2439

-----Original Message-----

From: Michelle Wheeler < >
Sent: 2020/10/19 9:59 AM
To: Planning Development <Planning.Development@brampton.ca>
Cc: Mark Cell < >
Subject: [EXTERNAL]FileOZS-2020-0025 enquiry

Hello,

We are requesting more information regarding this proposal to build a 9 story building on the corner of Wilson and Centre ST.

It is our preference that this bylaw is not amended, as it would cause great inconvenience to the existing residents on Wilson as well as Centre St.

Please advise when a meeting will be scheduled in order for our voices to be heard.

Regards,
Michelle Wheeler and Mark Attwell

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Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Caruso, Carmen

From: Art Morrison < >
Sent: 2020/11/17 11:38 AM
To: Caruso, Carmen
Subject: [EXTERNAL]83 Wilson and 14, 16 Centre St N

Good morning Carmen:

I sat thru the virtual planning meeting last night and have a couple of comments.

Being so close to public transit it is inevitable that high density housing will move into our neighbourhood.

Is there any chance that you can convince the builders to design something that has an appearance that fits in a little better with its surroundings? The current design looks like they are undecided about what it should look like so are proposing to build it out of leftovers from other projects.

Best regards,

Art Morrison

Caruso, Carmen

From: jackie stapper < >
Sent: 2020/12/03 12:09 PM
To: Caruso, Carmen
Cc: Santos, Rowena - Councillor; Vicente, Paul - Councillor
Subject: [EXTERNAL]Proposal property at corner of Center st. and Wilson Ave.

I didn't think that the public meeting addressed the questions asked. Have not received any answers as yet.

I asked would there be any subsidized units in this apartment dwelling. What kind of tenants would be living there as we already know what happened at the Beech St. apartments.

I don't have any problem with helping those in need, but activities such as drugs and trafficking have been a problem in this area.

My husbands question was to do with the bylaws for property standards. We built our house on Wilson Ave. The bylaw at that time was you had to build at least 25 feet from the city property line. This building is only 5 feet from that line. As far as we know this law has not been changed.

There has been new hydro poles put up on Center St.. Since these lines are above ground would this not create a hazard for builders. How close would they be to the building itself and how many lines would be necessary to power an entire apartment building.

Most neighbours here believed there would be bike lanes on Center St. to slow down traffic. My question is how would the road accommodate left turn lane traffic, thru traffic, a bus lane and bike lane while having a driveway in and out to underground parking.

The more I think about it the more questions I have. It would help to address some of them before recommendations are made by council.

Sincerely:

Jackie and Cor Stapper

Caruso, Carmen

From: Victor Sky < >
Sent: 2020/12/06 2:31 PM
To: Caruso, Carmen
Subject: [EXTERNAL]Application to Amend the Zoning By-Law for 9 story Apt Bldg at 83 Wilson Ave and 14/16 Centre St. N -City File: OZS-2020-0025

Hello Carmen,

I am the home owner at Can you please inform me about the outcome of the Virtual Public Meeting held November 12/20. Has the application to amend the zoning by-law been approved or is it expected to be approved? And if approved what might be the earliest construction start date?

Also if I may further inquire:

1. What other development plans are there in this area?
2. Is there any vision or plan by the city to further develop this area, which is essentially considered downtown or near downtown Brampton?
3. Assuming the above-mentioned zoning application is approved would this help to support other zoning by-law amendment applications in this area?

Feel free to phone me to discuss.

Thank you.

Caruso, Carmen

From: Freeman, Kevin
Sent: 2020/10/13 2:40 PM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]RE: OZS.2020.0025

Hi Carmen,

I believe that this is your application...

From: Planning Development <Planning.Development@brampton.ca>
Sent: 2020/10/13 8:42 AM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Subject: FW: [EXTERNAL]RE: OZS.2020.0025

Belongs to the one I just sent.
Thanks

Sheryl Coelho

Business Services Clerk
Planning Building and Economic Development
City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
E: sheryl.coelho@brampton.ca | T: 905.874.2905 | W: www.brampton.ca

From: tina.sacchetti002 < >
Sent: 2020/10/12 10:00 PM
To: Planning Development <Planning.Development@brampton.ca>;
Subject: [EXTERNAL]RE: OZS.2020.0025

fyi ...
I meant to include to include my coordinates

Tina Sacchetti

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "tina.sacchetti002" < >
Date: 2020-10-12 9:57 p.m. (GMT-05:00)
To: planning.development@brampton.ca
Cc:

Subject: OZS.2020.0025

Hello,

I would like to oppose the building changes on Centre St re: OZS.2020.0025

Centre St is already congested during peak rush hours. Additionally, expansion in Brampton is not ideal when we don't have the infrastructure to support more people. Until we have enough spaces in hospitals, medical staff to work in Brampton, more police to address the potential incoming crime and money to expand and repair roads, we should not build new dwellings to increase the number of residents in Brampton.

Please confirm what steps, if any, I can do to block the building from being built.

Sent from my Bell Samsung device over Canada's largest network.

Caruso, Carmen

From: jackie stapper < >
Sent: 2020/10/13 1:04 PM
To: Caruso, Carmen
Subject: [EXTERNAL]zoning amendment by law for proposed properties 83 Wilson Ave, 14 and 16 Center St North, Brampton, Ontario

RE Public Notice In the Guardian this week. I live on across rd from proposed properties, have many concerns.

First of all access to this apartment for cars and residents of the apartment dwelling.

Is this property big enough for an apartment dwelling of 82 units? Would be nice to see the proposed plan architect drawings , model of building, a visual as to what this looks like and how it fits into our neighbourhood. Will this be available in the near future.

Wilson Ave is a quiet street with access to cemetery. Many people use this street to visit their loved ones or just walk thru the cemetery. A very quiet peaceful environment for many senior residents.

Can't imagine cars coming and going from underground or parking lot onto this quiet street. Many use this street to park for appointments

at doctor offices or the new Pearl Memorial Care Center. Sidewalks are narrow can't pass by each other without going on curb.

This corner property would create more congestion and unfriendly environment.

As much as I would like something done with these properties, a high density apartment is not one of them. I don't feel comfortable with the present owner of these properties who has allowed a lot of junk and cars to accumulate over the years from the previous owner.

Property Standards by law officers have been called on numerous occasions to clean up.

Residents on this street are concerned as to the number of rentals and the tenants they attract.

For those owners who still reside in their homes will be expressing their concerns in the near future or at the Public meeting, which I'm not sure when that will occur.

Would be nice to know more details before any plans made.

Sincerely; Cor and Jacqueline Stapper

Caruso, Carmen

From: Judiane Lang < >
Sent: 2020/10/22 4:04 PM
To: Caruso, Carmen
Subject: [EXTERNAL]City File: OZS-2020-0025

Hello Carmen,

I received a letter in the mail today re. a Public Meeting re an application to amend the zoning by law.

I have a few questions re. this application, and the future plans to the street (which include my house) and the potential impact this will have to my houses value once this is approved.

Can you please advise if you are available to discuss further over the phone?

I appreciate your time and consideration to this matter,

Judiane Lang



Caruso, Carmen

From: Booth, Steven <s >
Sent: 2020/10/23 1:31 PM
To: Caruso, Carmen
Cc: Booth, Steven
Subject: [EXTERNAL]83 Wilson Avenue and 14 and 16 Centre Street North

Hello Mr. Caruso,

As a resident of . I have a few questions in regards to the development proposal south of us. The information states this is to be a 9 storey residential building with 82 units. Are all of these units rental units? In the summer we received notice from the city outlining a much needed traffic quieting of Centre St. North of Queen. What is happening with this, and how will it affect this proposed excavation and construction proposal? Two years ago the power lines connecting our home with the two homes across the street (#23 and 25) were ripped down twice by oversized construction trucks, and dump trucks using our street as quick access to Queen Street instead of using Kennedy Road. We were charged over \$1300.00 each of the two times. I can see this happening again. I envision traffic will not slow down, or reduce in volume but actually increase dramatically, both on Centre Street and Wilson.

I do hope my concerns can be addressed in writing.

Respectfully,

Steven and Judy
24 Centre St. N.

email -

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Caruso, Carmen

From: Sherry Lennips < >
Sent: 2020/10/27 10:32 AM
To: Caruso, Carmen
Cc: Santos, Rowena - Councillor
Subject: [EXTERNAL]City File OZS-2020-0025

In response to: Developmental Proposal
City File OZS-2020-0025
My Location: 72 Nelson Str. East (Centre St N. & Nelson St. E)

As you are probably well aware, we already have traffic flow problems in this area. I can only assume and await your confirmation that streets will be widened, more street lights installed, the bridge noted below be reopened before any By Law to Amend Zoning or Changes are enacted.

- 1) At present we have a 2 way stop at both Wilson & Nelson St. E, and due to the heavy traffic flow on Centre Street N., already have to endure long waits to merge...and there are many fender benders, as a result.
- 2) For some unknown reason and without notification to residents to my knowledge, the bridge at Scott/Scott OR Scott/Nelson St E. was closed to car traffic which has added to congestion, lack of other choices for exits to Queen St.
- 3) The engineering changes to the bridge at Church St and Scott Street have always caused blind spots at 2 Way Stop Sign since they were put in place. Drivers must creep on to Church St. in the way of on coming traffic to get a clear view.
- 4) How is the city ensuring these units will be rented to contracted residents only so that they can not turn in to Party Bed and Breakfast Units, with no sense of responsibility as well as causing more traffic and noise.

Before any By Laws change or construction begins, I would like to see the City Plans to :

- 1) Widen roads
- 2) Set up traffic lights: @ Centre St. N. & Wilson/Nelson St E. and @ Church St & Scott Street
- 3) Re-open bridge at Scott/Scott OR Scott/Nelson St
- 4) Your confirmation this 9 Storey Unit will be used as Homes Only

I am sure many residents will also have ideas to contribute and look forward to hearing back from you.

Thank you.

Sherry Lennips

Caruso, Carmen

From: Bernard Cassar < >
Sent: 2020/10/29 12:20 AM
To: Caruso, Carmen
Subject: [EXTERNAL]Development of Centre and Wilson Street

Hi Carmen

I am the owner of , it has been brought to my attention that their is a development at the corner of Wilson and centre. I Would like to know the position that the city Has for this development. In my opinion it is to highly developed, as there are are any setback from the current singles. If this development proceed, would the other side of Wilson be permitted to be this highly developed? I thought the secondary plan only permitted two or three times coverage.

Yours Truly

Bernard Cassar.

Sent from my iPhone

Caruso, Carmen

From: Carol Amey < >
Sent: 2020/11/01 1:10 PM
To: Caruso, Carmen
Cc: 'Carol Amey'
Subject: [EXTERNAL]CITY FILE: OZS-2020-0025

Dear Mr. Caruso:

I am in receipt of the document dated October 14, 2020 pertaining to an application to amend the zoning by-law at 83 Wilson Avenue and 14 and 16 Centre Street North.

The purpose of my email is to express my opinion, as I feel I have a vested interest as a neighbouring participant in close proximity to this proposed site.

I live at along the scenic and historic Scott Street and facing the Etobicoke Creek. My house (our neighbourhood) is on the front cover of the "Our Brampton" book and has been admired for its unique architectural character and surrounding streetscape for a very long time.

This proposed 9-storey apartment building containing a total of 82 units is **NOT** proper use of "infilling" opportunities and **NOT** the proper use of zoning for this location. I agree that growth in any city is a welcomed opportunity for economic prosperity but only if it is tastefully done and integrated within the landscape of its surroundings. Building a 9-storey building within a residential area would not blend in with the rest of the neighbourhood. Why not build a two-storey townhouse complex that would blend in height wise and be built to look with historical charm (a new complex made to look historical with old world charm!)

We currently have a 23-storey condominium project (Symphony Condominiums) complex being built only a block away from this proposed site. This complex will contain approximately 150 units. This is being built along the Queen Street corridor and not directly within the confines of a residential neighbourhood.

You take the 82 proposed units from this 9-storey apartment building and add it to the 150 units from Symphony Condominiums only a block away and you will have a recipe for disaster with traffic congestion and increased noise pollution. This is not right and not fair to the surrounding neighbourhood.

BE SMART AND BE FAIR when it comes to the planning, building and economic development within residential and historical areas of downtown Brampton. We did not sign up to have the zoning by-laws changed, so that the pockets of these developers can be lined with financial gain at the expense of our physical, mental and emotional well-being.

Sincerely,

Carol Amey

Caruso, Carmen

From: Danton, Shauna
Sent: 2020/11/04 5:56 PM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]Proposed building at 14 and 16 Centre St. in Brampton file: OZS-2020-0025

Hi Carmen,

FYI – correspondence that will be added to the agenda.

Thanks,
Shauna

From: Cor stapper < >
Sent: 2020/11/02 10:09 AM
To: Danton, Shauna <Shauna.Danton@brampton.ca>
Subject: [EXTERNAL]Proposed building at 14 and 16 Centre St. in Brampton file: OZS-2020-0025

Hi Shauna,

My name is Cor Stapper, I live across the street from this proposed building at 14-16 Centre street, at I've driven around Brampton to try and find another example of such a tall building directly across from residential properties, when the building has no frontage. I had to set back my house 25 feet from the property line.. why can such a tall building be so close to the street? I'm thinking of the tall building at Queen and Kennedy, where there were town houses built to separate the local residential housing from the tall buildings. I was recently in the Eglinton and Young St. area in Toronto, where this same principle is applied. Having such a tall building so close to my home is very imposing, and it will shade my home for part of the day. If it's ok to build this building, then I guess it would be ok to build similar buildings all the way up Wilson Ave. across from us. I'm not sure what the city planning dept. is thinking, or maybe it's any developers right to put forward any proposal even if it makes no sense? I'm strongly opposed to this proposal.

How do I go about registering my objection to this proposal with the City, or have it presented at the meeting on Nov. 16th?

Sincerely
Cor Stapper

Caruso, Carmen

From: Danton, Shauna
Sent: 2020/11/04 5:56 PM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]Planning file # ozs-2020-0023 for Agenda

Another item of correspondence that I will add to the agenda.

Thanks,
Shauna

From: jackie stapper < >
Sent: 2020/11/02 11:04 AM
To: Danton, Shauna <Shauna.Danton@brampton.ca>
Subject: [EXTERNAL]Planning file # ozs-2020-0023 for Agenda

Concerning property 14 and 15 Center St. N and 83 Wilson Ave.

A 9 storey apartment dwelling 82 units on the corner of a residential street creates many challenges.

Are any of these units subsidized housing. There are other apartments in this area that have attracted drug dealers and prostitution.

The size and scale would dwarf existing homes, block sunlight from neighbours gardens and affect privacy in their backyards.

On Queen St. there are smaller buildings and plazas that would be more suitable for this building.

Would changing zoning bylaw affect more than the properties proposed? What would it be changed to? I am opposed to changing the zoning bylaw for property at corner of Center St.N and Wilson Ave.

Traffic congestion and parking are also of concern. 58 spaces for parking both residents and visitors is well below the amount that is required. Driveway from Center St. around building to Wilson would be for commercial and garbage collection. That means trucks will exit unto small residential street. The architectural drawings shows entrance and exit to underground parking would be on Center St near bus stop. Center and Queen is a very busy intersection and this will congest traffic even more. For those wanting to go east on Queen St. will have to make a left turn both at driveway and at the lights. More likely they would choose to go right at driveway and right onto Wilson then left turn to Queen St. With no lights. Therefore my concern would be parking on our street (Wilson Ave.) and excess traffic and noise. Not the quiet atmosphere you want when entering a cemetery.

Was there a plan by the city to put bike lanes on Center St. The studies show that narrower streets have less speeding cars. How would bike lanes fit in with this developers plans?

I would also like to know why this proposal comes up now after properties have been idle for several years. During a Pandemic is not the best time to be asking for Public meetings that are difficult to participate in virtually.

From what I understand this email will be part of the Agenda and read during meeting.

Hopefully those affected will participate as well. Most people I have talked to, do not understand all the different ways one can participate.

Sincerely
Jacqueline Stapper

Caruso, Carmen

From: Ana Canadinha DeLima < >
Sent: 2020/11/10 10:31 PM
To: Caruso, Carmen
Cc: Ana Canadinha DeLima
Subject: [EXTERNAL]Application to amend zoning by-law 83 wilson avenue and 14 &16 Centre street north

Dear Carmen,

This email is being sent to you to acknowledge that we have received a letter regarding an application to amend zoning in my neighbourhood. Unfortunately, I will not be able to attend the virtual meeting as a result of having to attend a meeting at my work place. I do hope to look up the link you provided and follow up on what was discussed at a later time.

After reading the proposal that has been put forth I am opposed to the construction of any form of building in this particular zone. This area of Brampton is mature, with unique homes that reflect the character of Brampton. Erecting a 9 storey building with parking and two entry and exit points at this particular corner of old Brampton simply does not make sense. It will take away from the character of the neighbourhood. I have lived in this neighbourhood for over 50 years. To see a monstrosity of this nature simply inserted in this particular corner truly makes me wonder why this proposal is even being put forth. There are so many other choices in Brampton for a building of this size. Can I suggest the corner of Queen Street and Centre Street across from the Dairy Queen be a better location for this proposal. That land has sat vacant for decades. That is an eye sore that could have been rectified decades ago.

This proposal will bring with it noise pollution, traffic congestion, illegal parking and disrupt the neighbourhood we know today.

Brampton's main corridor has changed over the years and I can respect that change however, when the city wants to move that change from busy high traffic roads such as Queen Street and insert that same level of activity in a mature residential area, it is simply wrong.

Please truly listen to the residents in this area. Money is not the be all and end all.

Truly this building would be an eye sore amongst the 2 and 3 storey homes in the area.

I would like to stay informed in regards to conversations, meetings and changes (if any) that will be taking place. Please feel free to forward me an email with updates.

Regards,

Ana Canadinha and Maria Canadinha