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**Subject:** FW: File: OZS-2021-0044 -- Process to file an appeal against the approval

**From:** Bonnie Braes Dr <bonniebraesresidents

**Sent:** 2022/06/23 12:13 PM

**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; McDonald, Kathy <[kathy.mcdonald@peelsb.com](mailto:kathy.mcdonald@peelsb.com)>; Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>; Sidhu, Sonia - M.P. <[Sonia.Sidhu@parl.gc.ca](mailto:Sonia.Sidhu@parl.gc.ca)>; Sarkaria, Prabmeet <[prabmeet.sarkaria@pc.ola.org](mailto:prabmeet.sarkaria@pc.ola.org)>; Medeiros, Martin - Councillor <[Martin.Medeiros@brampton.ca](mailto:Martin.Medeiros@brampton.ca)>; Ambrico, Angelo <[Angelo.Ambrico@brampton.ca](mailto:Angelo.Ambrico@brampton.ca)>; Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Vanderberg, David (PD&D) <[David.Vanderberg@brampton.ca](mailto:David.Vanderberg@brampton.ca)>

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**Subject:** [EXTERNAL]Re: File: OZS-2021-0044

Dear City Officials,

Following up on the request sent on June 21st: Could you please send us the requested information at the earliest possible so that we can start the process at our end.

1. Why are the decisions based upon old studies?
2. Why do city officials feel like new studies are not needed? (Traffic, environmental, school etc)?
3. Why was the project approved in such a short span of time? This kind of motivation is missing in handling community concerns (It takes 6 months to handle water leakage on the street etc etc)?
4. Please send this request to all the city and regional councillors (Brampton) and ask for their rationale for approval. Project approval should be based upon scientific temperament. What information do they have that inspired them to vote for the project?
5. What is the process of appeal and timelines for the same.

Thanks,

Bonnie Braes Community

On Tue, Jun 21, 2022 at 11:26 AM Bonnie Braes Dr wrote:

Dear Brampton City Official,

This is to inform Brampton City officials and Public Representatives that Bonnie Bares Community is deeply disappointed and concerned. A beautiful Flower city is being transformed into a concrete cactus city. Every single Brampton community has the same concern (specially Brampton West) but it seems like City officials have chosen to ignore the voice of the people.

It is evident that due diligence is not done in the approval process. Approval process was unnecessarily escalated and the project was approved in 3 months whereas we were told that city officials take 9-12 months to analyse all the details.

**Are the upcoming city elections affecting/influencing the decision made?** Why are the decisions based upon old studies?

We as Bonnie Braes community members want to challenge the project approval and need to know the next steps for the same. We were expecting more from public representatives. Letter signed by 264 people (310 online signs) is ignored like scrap pieces of paper.

At the end we thank you for uniting us.

Sincerely,  
Bonnie Braes Community and Neighbourhood

On Tue, Feb 22, 2022 at 9:40 AM Bonnie Braes Dr <[bonniebraesresidents@gmail.com](mailto:bonniebraesresidents@gmail.com)> wrote:

**Enclosed/Attached:**

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1. Letter physically signed by **264 adults of the community** (A lot of people were not available due to Family day weekend and pandemic limitations, But the **general sentiment is very much against** the proposed amendment)
2. Online Petition signed by **310 individual as of today**
  - a. <https://www.change.org/p/oppose-108-back-to-back-town-homes-on-bonnie-braes-dr-and-elmcrest-dr>

**Planning and Development Services, Brampton**

**Ref: File: OZS-2021-0044** – Application for and official plan Amendment and Zoning By-law Amendment 8680 Chinguacousy Road

Dear City Officials,

We are residents residing in the subdivision concerning planning reference OZS-2021-0044, as we have received the notification letter referring to the public meeting organized by Brampton City officials on March 7<sup>th</sup>, 2022. We have a few proposal concerns, requests, and objections with regards to the plan - OZS-2021-0044.

**Request to please move the meeting to a later date and In-Person**

1. **Delay in Notice Received:** Notice of the public meeting was received by some residences on February 15, 2022, for a meeting scheduled on March 7, 2022. Residents should be given a minimum of 30 days to prepare a response after the delivery of notice.

**2. In Person meeting request:** Many residents in this neighbourhood are not tech savvy. Video/Virtual meeting is not the appropriate choice for them. Every citizen of this neighbourhood should have the right to put forward their view on the new development. In the event an in-person meeting cannot be scheduled at this time, please postpone this meeting to the later date when COVID protocol will be lifted. Every citizen has the right to voice their concern that can't be taken away in the name of COVID protocols.

We truly believe that our request will be considered as these are unprecedented times, and regular protocol can't be applied here.

**Objections to the new Development/Plan:** Residents of the neighbourhood have raised the following objections. Please note that they are not in the order of any priority.

**1. School:** Churchville PS is the only school that serves this neighbourhood. The school is already struggling with infrastructure issues and there is no more space for portables. Kids in this neighbourhood are already being denied admission. Bringing in an additional 108 families will cause further strain on school admission in the neighbourhood.

**2. Safety in the School zone:** School is already struggling with safety concerns due to the traffic situation. There is usually a 400m traffic jam in the mornings and afternoons during school hours on each side of Bonnie Braes Dr and James Potter Rd. There is already a safety risk to kids and parents due to this high traffic situation. Kiss and Ride service is not allowed in the afternoons due to traffic situations.

**3. Traffic:** Plan is talking about 162 Car parking spaces and an additional 22 visitor parking space with the only entrance from Elmcrest Dr. This is not a 2 lane (each side) street. We are inviting an accident situation by moving these many cars from Elmcrest to Bonnie Bares Dr. West/East and North/South traffic from Elmcrest will block traffic on all sides, as Elmcrest is not planned to handle this kind of traffic flow (Ref: Master Plan).

**4. Noise pollution:** Adding 108 units in 1.85 Acres of land is definitely going to create huge noise. It is a silent neighbourhood and the plan is to convert it into a noisy city. Homes backing onto 8680 Chinguacousy Road are concerned with excessive noise during construction and pollution/dirt during construction resulting in them not being able to use their backyards.

**5. Community Centre/Library:** There are no community centre or Library in the neighbourhood. Instead of adding amenities to support the neighbourhood, the plan is trying to add more concrete.

**6. Aesthetics of Neighborhood –** The beauty of the neighbourhood will be completely ruined with these types of buildings in the subdivision area. Aesthetics of Neighborhood should be intact and considered when creating a new sub-division. A perfect example is from Allerego Dr (Street branching off Bonnie Braes Dr), as the recent addition of semi-detached homes has caused the street to become an eye sore.

## 7. **Other Technical Issues** – Drainage, Flooding, Resources etc

**Proposal:** We would like to put forth the following proposal for the land use.

1. **Community Center:** City should use the land and convert it into a community center. There is no community centre in the vicinity of this neighbourhood.

2. **Low Density Detached Homes:** We as neighbourhood welcome a plan which can include 2 story detached homes. The area is currently designated for Low Density housing and should remain as such. Majority of the current homeowners in close proximity to 8680 Chinguacousy Road purchased their homes based on the initial plan for this area (Place of Worship or Low-Density housing). This neighbourhood currently has detached homes and we propose that this area be used for the same to keep the aesthetics of the neighbourhood and sub-division consistent.

We sincerely hope that the interest of citizens of this area will be considered as priority over profit of the corporations (Builder) and City's revenue collection.

Sincerely,  
Bonnie Braes Community and Neighbourhood