

July 18, 2022

My name is Sue Melito, and I live at Ballerina Gdn in Rosedale Village, an adult life style community located directly across the street from the site of the proposed zone amendment application by Schlegel Villages Inc.

Initially I would like to say that this is an inappropriate zone amendment which would allow for the construction of two 12 storey apartments in an already established area of Brampton. My understanding is that one 7 storey building and one 5 storey building have been approved for this area.

The construction of these 12 storey apartment buildings would not be in keeping with the other nearby structures and would change the whole ambiance of the area. They would overlook many homes and deteriorate real estate values.

Several years ago, a project to develop high rise condo apartments on the corner of Sandalwood and Conestoga was abandoned due to the successful efforts of area residents. The developer replaced it with condo townhomes which are more favourable to the area.

The addition of 512 retirement suites and apartments and the traffic associated with the additional capacity would be significant in an area which already has high traffic volumes due in part to Trinity Common, a large outdoor shopping centre located just to the south of the proposed expansion. Sandalwood and Great Lakes is already one of the most dangerous intersections in Brampton. We are also experiencing significantly more traffic with the opening of the sports complex at the Brampton Soccer Centre.

There will be increased risk to the children who attend the three schools in the area (Great Lakes Public School, St. Isaac Jogues, and Harold Braithwaite SS) not to mention the worshippers at the Mosque on Great Lakes where there is already a parking problem at worship times and times when parents are picking up and dropping their children at the three schools.

The plan calls for 368 parking spaces in total is not sufficient for the additional 512 units. There is no way of projecting how many of the residents will want access to a parking space. There is already a parking problem at the facility and visitors are forced to park at the high school.

According to the site plan there will be two entrances to the facility from Great Lakes Drive. This is an improvement on the original design of one entrance only. However, there is still the possibility of up to 800 people residing in the two towers plus staff - all coming and going in vehicles. The north entrance is obstructed by a boulevard which will only allow entrance and exit from north bound lanes on Great Lakes Drive. It will help with access to the site. However, doesn't go far enough to alleviate the already existing problems at the intersection of Great Lakes and Sandalwood. To quote Schlegel's cover letter of February 15, 2022 "*These existing traffic concerns would need to be addressed by the City independent of the Schlegel proposal.*". This is unacceptable as the problem will be exacerbated by their excessive development. There is also concern around exclusivity of the 12-storey buildings to senior residents. If the towers are not fully occupied by seniors, they would then be leased to other age groups.

Most seniors have mobility issues and the new buildings will be 12-storey towers. In the case of a fire in the building or an explosion at the gas station directly across the street, seniors with mobility issues cannot be evacuated safely from 12 storey towers.

The operation of for-profit retirement and long-term care facilities has been under scrutiny during the pandemic. The construction of two 12 storey apartment buildings looks like a money grab by the developer.

I can only speak for myself, but I don't think anyone is opposed to the development of this area into a senior's living facility. However, It is very important to local residents that we adhere to the already approved 7 and 5 storey buildings. They will be more conducive to an area with already established zoning by-laws.