

**PUBLIC COMMENT  
FILE OZS-2020-0009  
425 GREAT LAKES DRIVE  
Wellings Planning Consultants Inc  
on behalf of Schlegel Villages Inc**

I would like to be kept informed of this development on Great Lakes and Sandalwood.

Could I please receive the site and elevation plan, landscape concept etc.

I wonder if you had some more information about this application. Is this an exclusive seniors retirement residence and how does this fit with the Ontario Human Rights code?

Also the application calls for two 12 stories and I assume that this amend the holding zone on the property. What is the zoning now on the property and what does the Official Plan designate this land to be?

We have just been informed that Schlegel Villages Inc., has filed a revised application for a permit to build two 12-storey towers with 3 storey podium wings at 425 Great Lakes Drive. According to site plan this is an addition of 512 retirement home suites and seniors apartments with 316 parking spaces. I am a resident of Rosedale Village and I am concerned about the traffic at in this area, which is already at times overly congested and with numerous accidents happening at Great Lakes Dr. & Sandalwood Parkway.

There is a high school and two elementary schools in this area, which during 3:30pm and 4:00pm cars are parked on the street to pick-up students and children crossing the street who live in the area .

Another point is that people going to the existing 2 storey Facility with only 120 bed, on most days can not find parking and are parking at the High School parking lot. We know this as a fact since my husband is a volunteer at the Village of Sandalwood Park. Adding this number of units and only 316 parking spaces is outrageous.

We are also concerned that since it is 12-story tower, in case of a fire, how will seniors be able to go down that many story via the staircase. Most seniors have mobility issues. We can not see this clearly being only for seniors, do they intend to sell units to young people and if so, this would mean even more traffic in the area.

As a resident of Rosedale Village directly north of this site, I would like to see the original plan & application and what is the reason given for the modified/revised plan.

How can you help us with this matter?

I am a resident of Rosedale Village which is an adult life style community located directly across the street from the site of a proposed zone amendment application.

Initially I would like to say that this is an inappropriate time for a zone amendment which would allow for the construction of two 12 storey apartments in an already established area of Brampton. Due to Covid-19 restrictions, it is very difficult to communicate effectively with all residents who could be affected by this proposed amendment. Normally we could hold meetings, get petitions signed and attend, in person, the public meetings of the Planning and Development Services Committee.

The construction of these 12 storey apartment buildings would not be in keeping with the other buildings and residences 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. Sandalwood and Great Lakes is already one of the most dangerous intersections in Brampton. We are also looking at significantly more traffic when the sports complex at the Brampton Soccer Centre is completed. 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.

The operation of for-profit retirement and long-term care facilities is already questionable and under scrutiny during this pandemic. The construction of two 12 storey apartment buildings looks like a money grab by the developer. Hopefully they can come up with a better plan more conducive to an area with already established zoning by-laws.

Your comments would be appreciated.

I have cc'd Rick Wesselman, president of Villages of Rosedale Inc. and also Mike Woolley, president of Phase 4B.

Thankyou.

After reviewing the Schlegel Village application I am perplexed not knowing what the current OPA and zoning bylaw allows on that site now. The applicant admits to increasing the density of the site and creating two very large and high building sites. He mentions senior and retirement residential units but I am not aware of that class of buildings in Ontario. Quick calculations tell me that over a thousand people could be housed on that site and the buildings would tower over the adjacent communities up to 120 feet when all the equipment is installed. Obviously the applicant has tailored his application to show how everything fits but people who live there are not sure that all the homework has been done.

Could you structure your response to comment on my observations

Thank you

Thank you for your response. It seems like quite a jump from 4 stories to 12 and I am surprised at the designations

[Sent from Rogers Yahoo Mail for iPhone](#)

On Friday, July 3, 2020, 8:46 PM, Jenkins, Dana <[Dana.Jenkins@brampton.ca](mailto:Dana.Jenkins@brampton.ca)> wrote:

Hello Mr. and Mrs. ,

Thank you for your messages, and apologies on not getting back to you earlier. You have posed several questions I am unable to answer at this point, including the human rights and building classification angle of the proposal. I do not know that a maximum unit count has been calculated under the current zoning; however, the unit count proposed with this application is noted below:

#### Phase II

- 81 retirement care suites
- 109 retirement apartments
- 68 seniors independent living apartments
- 96 surface parking spaces (including 5 accessible)
- 84 underground parking spaces on one level (including 2 accessible)

#### Phase III

- 81 retirement care suites
- 109 retirement apartments
- 70 seniors independent living apartments
- 16 surface parking spaces (including 2 accessible)
- 120 underground parking spaces on two levels (including 1 accessible)

The Zoning By-law currently allows a height of seven storeys except for the portions of the site within 40 metres of Sandalwood, where a maximum of five storeys are permitted. The application proposes to amend the zoning by-law to allow a building height of twelve storeys. The zoning currently has a parking standard ranging from 1.23 – 2.0 spaces per units and the application proposes a rate of 1.25 per all apartment units.

The Official Plan currently limits building height to four storeys outside of intensification areas. The applicant is seeking an amendment to the Official Plan to allow the building height of twelve storeys.

Addressing your written comments, as well as any others than come to the City, will become part of any future recommendation report to the Planning and Development Committee. You also of course have the opportunity to speak at the Virtual Public Meeting the Committee will conduct on July 27 at 7pm.

It appears you may have already accessed the documents available on the City's website, but I am attaching a link below for your convenience. Should you have any specific questions or concerns with what you find there, please let me know either here via email or leaving a message at 905-874-2069 and I will get back to you as soon as I am able.

Regards,

Dana

<https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Submitted-Documents.aspx?FileNo=OZS-2020-0009>

Thank you for the kind reply to my e-mail and the information on the Public Meeting that Council will conduct, I did not know about it. I already have the documents you attached, which I found on the City's Planning website. After send you my e-mail this afternoon, I was looking through other reference documents pertaining to Schlegel Villages Inc. and found a one expressing that the original building was a 7-storey building, could you confirm this? Also is there a reason given for the increase to 12-storey building or tower as they call it?

How many people will be allowed to attend the Public Meeting that Council will conduct a on July 27 ?

Hello M\_ ,

You are correct that there is underground parking being proposed. For you reference I have including a breakdown of the applicant's proposed phasing of units and parking:

#### Phase II

- \* 81 retirement care suites
- \* 109 retirement apartments
- \* 68 seniors independent living apartments
- \* 96 surface parking spaces (including 5 accessible)
- \* 84 underground parking spaces on one level (including 2 accessible)

#### Phase III

- \* 81 retirement care suites
- \* 109 retirement apartments
- \* 70 seniors independent living apartments
- \* 16 surface parking spaces (including 2 accessible)
- \* 120 underground parking spaces on two levels (including 1 accessible)

Hope this helps. Let me know if any other info is required at this point.

I'm registering my opposition to the proposed changes to the zoning by law that would allow the construction of two 12 story buildings. This is a very residential area and buildings of that height would definitely be an abomination. To keep it in line with the surrounding areas I think a maximum of 3 to 4 stories would be adequate.

I am a resident of Rosedale Village in Brampton. Please register my opposition. Thank you.

Hi Andrew,

I'm putting you in touch with the assigned planner for this application, Dana Jenkins, who can provide you with these details.

Staff to get details from Wellings on inquiry below

Dana,

Can you pls follow up with Andrew VonHolt re this.

Hi Allen ,

I know you are also involved in this matter, quick question do you know if this is a proposed care and treatment facility or just a seniors residence with no care and treatment provided? Or is it a mix of both senior residence with some care and treatment ?

Thanks

Andrew von Holt  
Division Chief, Fire Prevention, Enforcement, and Public Education  
Chief Fire Official  
Brampton Fire and Emergency Services  
t: 905 874-2741  
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c: 416 795-0564  
e: [andrew.vonholt@brampton.ca](mailto:andrew.vonholt@brampton.ca)

We have 3 stations that would respond to this address depending on the incident type. Station 205 coming from the west, 208 from the south and 209 from the east. I'm confident we can have a timely response to this address for any incident with adequate resources.

**Bill Boyes**

Fire Chief

Brampton Fire and Emergency Services

8 Rutherford Road South

Brampton, ON L6W 3J1

Office: (905) 874-2722

Cell: (416) 402-9496

**Hello M\_\_\_\_\_,**

**Thank you for your comments regarding the development proposal (City File: )ZS-2020-0009) for the Schlegel Villages site at 425 Great Lakes. The City's Development Services staff are currently reviewing the application and the various technical studies and documents that are provided in conjunction with the application. We are also currently scheduling a Statutory Public Meeting to receive resident comments regarding the application so that we can take these into consideration in our review and processing of the application as well. The public meeting is expected to be held on July 27<sup>th</sup>, which will be held virtually through video conferencing software. Notice of the meeting will be provided to all landowners within 240 metres of the subject property and will also be advertised in the Brampton Guardian.**

**The various technical issues that staff will be reviewing will include traffic safety matters, and we expect to be receiving comments from the City's Traffic Planning staff.**

**Subsequent to our fulsome review of technical documents and resident comments staff will then be providing a Recommendation Report to the Planning Committee and Council which will provide a detailed response to any and all questions, comments or concerns that were provided to staff. A date for the Recommendation Report will be scheduled at a later time.**

**I am passing your contact information and concerns noted below to the assigned City Planner on the file, Ms. Dana Jenkins, and also to the Supervisor of Traffic Planning, David Monaghan asking that your comments be formally documented in the file and that you are made aware of a future Recommendation Report.**

Regards,

Allan A. Parsons, MCIP., RPP.

Good afternoon M\_\_\_\_\_,

Thank you for your email and for bringing forward your concerns.

In terms of safely evacuating a 12 story building that houses seniors, the building will be built to include all applicable Ontario Building Code requirements, which include many life safety parameters. Some examples include a two stage fire alarm system with voice communication, a sprinkler system on all levels, and fire zone separations on all floors. This will allow the safe movement of residents to separate fire zones on each floor, if needed. Furthermore, the building owner will be required to have an approved Fire Safety Plan, which will include evacuation procedures for the residents of the building.

Also, our Fire Prevention team completes annual inspections on high rise buildings in addition to the legislated requirements set out in the Ontario Fire Code with respect to Vulnerable Occupancies (those identified as care and treatment facilities).

In addition, we have three fire stations located within less than 4 km of this address to allow for five fully staffed fire apparatus to quickly respond. Those are Stations 205, 208 and 209 with access from both Great Lakes Drive and Sandalwood Parkway. Our firefighters regularly prepare for and train to respond to all types of emergency responses including incidents at multi story buildings.

In terms of accidents at the intersection of Great Lakes and Sandalwood Parkway and how it would impact our response, we do not expect or have experienced any response time delays in this area. This area is served by the three aforementioned fire stations that respond from the west (Station 205), south (Station 208) and east (Station 209). Furthermore, our firefighters have on board computer mapping plus they have detailed knowledge of their response areas. Moreover, BFES would be aware of any road closures or blockages when responding to another incident and we would ensure an alternate route is considered.

I hope you and your family are staying safe during COVID. Have a good evening.

Best,

**Bill Boyes**

Fire Chief

Attached please find our letter of objection to the above application. We are at a loss to know how the OPA and the Zoning Bylaw presently in place (2003) can be different and we believe the application tries to fit two very large buildings on a small site changing the neighbourhood.

We also believe, that the city of Brampton following the Heart Lake ruling on intensification, changed intensification policy by allowing major high rise development on corridors that supported high density. In our opinion the Sandalwood Great Lakes corridors doesn't do that.

Can you clear up the difference between the present OPA and the present zoning bylaw?

Hello M\_\_\_\_\_,

I believe that you might be referring to the fact that the zoning by-law currently allows either a 5 or 7 storey structure (depending on distance from Sandalwood Parkway), while the Official Plan restricts building height to 4 stories outside intensification areas. If this is indeed what you are referring to, it is one of several components of the background of the site I am looking into myself as you and other residents have brought your concerns forward.

I will relay any particulars I find on this (how both standards came to apply to the site), but if I am not understanding your request, please advise.

Regards,

Dana

Can't see a purpose in meeting with the applicant unless they are prepared to down size which I doubt

Good day Dana,

We are sending you this e-mail to be read at the meeting, this will give voice to our objection to Schlegel Villages Inc.-Wellings Planning Consultants Inc. Zoning By-Law Amendment application for the following reasons:

The construction of two 12 storey apartment buildings would not conform to the neighbour structures. The residential low density in this neighbourhood would be great change having unfavourable effect on the people living here.

These building would increase the traffic on Sandalwood and Great Lakes which already have a high volume and is one of the most dangerous intersection where ther have been numerous accidents. There are three schools, a Mosque, gas station and Trinity Common Mall in this area which produce the high volume of traffic.

It is not only the matter of the 512 units having cars, but also people coming to visit them which would also cause more traffic and not to mention that there is not enough parking to accommodate the numbers. You also need to consider parking for vistors, PSW and other service people, since these will be assisted living units. There also seem to be only one entrance and exit which is also a problem in case of an accident at the intersection.

Please take a look at the attached site plan and you will see that there is no green/parkette area, there should be a place for people to get out and sit to enjoy a garden.

We are also concerned for the future residents of these towers, which are usually seniors and seniors have mobility problems and other problems that is why they move to these places. How do they expect these seniors in case of a fire to go down 12 storey staircase? I understand the Ontario Building Code requires many safety parameters, and the Fire Dept. has many procedures for high rises, but there is always that unknown factory. These are very important life issues to consider.

With COVID-19 we have seen retirement and long-term facilities in the province of Ontario having questionable operations. The construction of two 12 storey buildings is just to capitalize as much as possible in a small area for this plan.

There seem to be a lack of conserns about the people that will be living there, we need companies that look at more than just the bottom line. We need care and compassion starting at the top, after all we may be the people living there in the not to distant future.

Dana, we thank you for all that you do regarding this matter!

I am opposed to 2- 12 story towers on this property. There is already too much traffic due to 3 schools.a mosque and Trinity Commons shopping mall along with Rosedale Village. I would not be opposed to a 4

storey building or two and why not have underground parking-seniors don't want outdoor parking-it poses a safety issue re slipping on ice. Thank you for considering my opinions.

Attention :Dana Jenkins.

Please note that my husband and I are greatly opposed to the development of Schlegel Villages as currently proposed.

We are against having 2 twelve story or any twelve story buildings. 3 story and 6 story would be ample and be more fitting with the surroundings.

This is an extremely busy corner already with Sandalwood Residence, 3 schools, a temple and a very busy Trinity Commons Mall on Great Lakes.

Traffic is already a nightmare without adding another 512 retirement homes, suites and senior apartments.

I sincerely hope you will listen to the Brampton residents who live in the area and make changes to the current development plans.

Thank you,

Dear Sir:

We are very upset with this proposed amendment. The intersection of Sandalwood, Great Lakes and Via Rosedale is already hazardous and two additional 12- story towers would create such a horrific traffic situation at this site! Making a left turn from Via Rosedale is already very dangerous.

We are concerned about these towers overlooking the yards of those homes in Rosedale Village and robbing residents of their privacy. Also there would be blockage of light and shadows from such tall buildings would be cast everywhere.

We vehemently oppose this application!

While many of the Corporations within Rosedale Village will draft responses, I feel so strongly about this matter that I also want to express my individual concern.

I could reiterate concerns already expressed about many areas, but prefer to focus on traffic ,noise pollution, and safety.

At the best of times the cross roads of Sandalwood Parkway and Great Lakes Dr. is a driving nightmare . There have been many accidents in the past, and increasing traffic on either street will only increase the existing problem. This excessive traffic is primarily a result of poor planning and lack of future vision : namely the density of the number of existing homes and schools within the neighborhood, and the exits to the 410. On a school day, morning or night, you have line ups of folks waiting to pick up their children and dodging in and out of traffic, making illegal U-turns trying to cut through Rosedale Village etc. Getting through a traffic light may take waiting for 3 or 4 light changes at the best of times, and encourages folks in a hurry to take risks. Adding greatly to this existing traffic fiasco does not make good sense.

While I would have liked to include the accident statistics, due to time constraints and limitations with acquiring data from City Hall due to COVID, I will ask you to kindly review those numbers with the appropriate parties within City Hall.

I also request that you review, with the appropriate parties at City Hall, the recent noise study conducted on Sandalwood, as it indicates clearly that there is excessive noise 24/7, and putting up noise barriers, while appreciated, only helps in a limited capacity.

My understanding is that there is not a shortage of Senior Villages in Brampton e.g. Greenway, Amica, where high rates are charged for the privilege of living there and the services/amenities provided. Also, at this date these businesses have apartments available. Why would Schlegal require 12 story apartments to meet a need that is not there and may not be in the future ? I have no objections to building another Senior Community , but one with limitations and respect for the existing community and issues. Perhaps a couple of 3 story buildings, but strongly object to more, especially when these types of communities have a very high turn over. My understanding is that there is a shortage of affordable housing for seniors.

How exactly does this new Schlegal development meet the affordable Senior housing need?

Please accept the following comments to oppose the proposed development at the corner of Great Lakes and Sandalwood Parkway.

(1) There is already a major development in progress on Great Lakes and Countryside Drive. If this new development is approved, there will be a really huge increase in traffic within all the surrounding areas

roads. If the current trend in accidents and speeding can be extrapolated, I feel there will be a significant increase in auto insurance that will impact all the Bramptonians.

(2) I am a resident of Rosedale Village, which is just across the proposed site. About 75% of the owners are seniors wishing to live a private peaceful life. With the proposed height, I feel we will be deprived of privacy and the sun.

(3) The proposed site is closed to the Heartlake Conservation Park and as such it is habitat to various animals and plants - which will be destroyed if the proposal for the new development is allowed

This is in response to the City's request for comments on the referenced amendment mailed directly to us. We live just north of the two proposed 12-storey buildings, on the other side of Sandalwood Pkwy. As homeowners in Ward 9 and neighbouring Ward 7 for 45 years, we know the neighbourhood well, and feel these high-rise buildings are totally out of place in this location.

We strongly oppose this amendment application, based on serious traffic safety, traffic noise, privacy, density, parking and environmental issues highlighted below. We request that it be rejected.

As seniors ourselves, we understand and support the need for additional seniors' accommodation, but high-rise towers in this location are totally inappropriate, and would increase dangers to users of the area. The amendment proposed makes a massive change to the 2003 agreed density by **changing from low rise to two multi-unit 12-storey towers**. The low-rise buildings originally approved in 2003 are more in keeping with the area and would have a lesser impact on traffic safety, noise, etc. Our main concerns follow.

The site is at the busy intersection of Great Lakes Dr with Sandalwood Pkwy, next door to a secondary school, a gasoline station opposite, with two elementary schools and a mosque close by. Just down the road are the large Trinity Common shopping mall, residential neighbourhoods, and adjoining flood-lit cricket grounds and a soccer/ recreational centre. Access to a busy Hwy 410 interchange is also nearby. All of these already result in considerable traffic, noise, density, and activity in the area.

The increased density will just add to dangers at this intersection, making it unsafe for the thousands of seniors using it. Traffic noise on Sandalwood would be greatly exacerbated by reflection off the high-rise buildings, especially during a rush hour that now extends at this intersection from 6am to 9am in the morning and 3pm to 8pm in the evening.

**Traffic safety** is a major concern. There have been many serious accidents at Sandalwood and Great Lakes, with traffic often travelling at high speeds on Sandalwood Pkwy. During rush hours, especially when school starts and ends, northbound traffic on Great Lakes turning left onto Sandalwood Pkwy gets backed up a long way, as far back as Harold M Brathwaite Secondary School. This results in blockage of traffic attempting to exit from the existing Schlegel LTC facility towards Hwy 410 and towards Trinity Common mall. Drivers have to make a dangerous turn to travel in those directions, with a busy intersection close by. Impatient motorists currently **make dangerous, illegal left turns** from the right-hand lane and **U-turns** into on-coming traffic just north of the intersection. With considerably more traffic, this will no doubt increase. This proposal adds 512 additional units, with **potentially 1,000 additional people**, all using this same entrance/exit so close to an already busy intersection. This **added density** would result in **much greater likelihood of serious collisions**, particularly since seniors are involved.

**Noise levels** will be greatly exacerbated. Traffic noise from six-lane Sandalwood Pkwy is already an issue and can be heard several streets (over 500 m) away from Sandalwood Pkwy, impacting many hundreds of existing residences, with hundreds more under construction. A **12-storey building** so close to Sandalwood Pkwy will result in **traffic noise being reflected above acoustic fences** causing it to carry much further and disturb the tranquility we seniors and our elderly neighbours expected when we purchased our properties.

A 12-storey tower would also directly overlook hundreds of dwellings immediately to the north of Sandalwood Pkwy. This would severely impact the **privacy** and enjoyment these residents expected of their property. Such a tall building would also cast a long **shadow** on several of those residences, especially when the sun is low in winter. This proposal has a severe detrimental impact on these homeowners.

Other concerns include **parking**. In addition to residents vehicles, service trucks and visitors' vehicles will clog the few parking spaces, forcing parking at the school next door, the gas station or on side streets. What will be the impact on EMS, ambulance and fire, in addressing the needs of an additional 1,000 seniors on top of so many other seniors in the area?

In summary, **the increased density would have a detrimental effect on traffic safety, noise and the character of the neighbourhood.**

Based on these serious concerns, we strongly oppose this application that significantly increases building height and density, and request that it be rejected and returned to the original 2003 approved plan.

I am writing to you in regards to my objection to propose changing the zoning by-law from 4 to 12 storey apartments for retirement and senior apartments.

First of all, 12 stories would not be in keeping with any other structure on that corner and also the increase in traffic is another great concern due to several accidents at that intersection.

I am a resident in Rosedale Village and have great concerns regarding the increased traffic in regards to this matter.

This weekend I have learned that there will be multiple delegations representing other residents of Rosedale Village who are attending the meeting. This amendment application is widely view as unfavourable among the residents here.

I'm sending in my **objection** as required for the proposal of zoning change for the referenced file.

Please let me know what I need to provide to complete this objection.

We understand that there will be a public meeting to discuss the proposal of building of two 12-storey towers with 512 retirement home suites and seniors apartments, at the corner of Great Lakes and Sandalwood Parkway. We, as residents of the Rosedale Village strongly oppose the building of these

towers. Presently the environment and the look of the area is beautiful with only the low rise buildings like the seniors residents, the soccer centre, the schools and residential houses and worship places. Those buildings will be a sore thumb in the other wise serene environment.

We already experience high volume of traffic on Great Lakes due to 3 schools, the mosque, the Sikh temple on Guru Nanak Street and the Trinity Common Mall. Not to mention the numerous accidents that have occurred at the Intersection. Also being 12 stories it would mean the top floors would be looking into the Villages of Rosedale, especially the streets off Golf Links, which I am sure is not what the residents there want.

If you do not believe come to the Great Lakes Road on Friday afternoon during the school days. How many cars and people are there at that time. The young children are getting off the three schools, the parents are waiting to collect their loved ones, the worshippers are leaving the mosque after the Friday prayers. And not only that, the traffic And noise on Sandalwood Parkway has been increasing exponentially

In addition to 512 retirement home suites and seniors apartments, there are recreational and medical facilities. There will other support staff working there. I cannot imagine how many people will be going/ coming into the area in addition to what we already have. This junction does not have the space to handle additional human and vehicle traffic.

We strongly oppose this major development and hope you will review.

Hello M \_\_\_\_\_,

Thank for your formalizing your comments expressing your objection to the Schlegel Village proposal for 425 Great Lakes Drive (OZS-2020-0009). Your written comments will be included with the agenda for the July 27, 2020 Public Meeting; however, in order to have the email message read at the meeting, either you or Mr \_\_\_\_\_ would be required to either submit an audio or video recording (up to 5 minutes in length) or fill out a delegation request to speak at the meeting.

Should you choose to participate beyond having your written objection included in the agenda, a link from the City Clerks Office is attached below on how to participate during the meeting.

<https://www.brampton.ca/EN/City-Hall/HaveYourSay/Documents/Public%20Participation%20in%20Electronic%20Meetings.pdf>

Regards,

Dana

Thank you for your comments on the proposal for 425 Great Lakes Drive. The questions and concerns you have identified will be addressed in any future Recommendation Report, and you will be notified prior to any such report being brought forward to the Planning and Development Committee.

Should you also wish to speak at the public meeting or have your correspondence included with the agenda for the July 27, 2020, kindly notify the City Clerks Office ([cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)).

***TO the Mayor and Members of Council***

***\_\_\_\_\_ and I are writing regarding the application of Schlegel Villages Inc for an official plan amendment and a zoning change. We are opposed to the present application.***

***Schlegel Villages Inc has applied for extensive and important amendments to the Official Plan and zoning bylaw for the lands known as 425 Great lakes Drive described as Block 3 Registered Plan No43M -134. These lands are subject now to an OPA and zoning bylaw initially agreed to in 2003.***

***We live at Cricket Court adjacent to the proposed application site, Sandalwood Rd. and Great Lakes Dr. The Schlegel application, to amend the OPA and the zoning bylaw, changes the 2003 agreed density to an extreme. The site density changes from low rise to two multi-unit multi-floor towers. These changes affect us and our neighbours directly and other folks in the Villages of Rosedale as well.***

***The Planning and Development Services Report and the Wellings Planning Consultant report pins the foundation of the Schlegel application on Provincial Policy Statements 2014 and 2020 and the Growth Plan of 2019. We***

**believe that these policies and the Schlegel application do not fit the Sandalwood/Great Lakes neighbourhood.**

**This neighbourhood already has a mix of recreational (soccer centre) institutional (two elementary schools, a secondary school and a mosque) residential (Rosedale community and two story residential neighbourhoods west and south of the site) and commercial (Trinity Common district shopping mall). All of these uses already drive traffic, noise, density, activity and environmental concerns.**

**The application proposes a change, from the OPA which presently allows four storey buildings and a zoning bylaw which allows low rise up to 7 storeys, to two 12 storey apartments with a total of 512 units and 316 parking spaces. We believe two twelve storey apartments will tower over residential backyards causing shadow blockage and loss of rear yard enjoyment. We also believe that height and size of the 2 multi storey buildings are not compatible with the housing stock and institutional and commercial buildings already in the neighbourhood and that this intensification goes well beyond what was contemplated in 2003. We also believe that not enough open space has been dedicated to this site.**

**The Planning and Development Services Report of June 24 indicates that the housing mix will consist of 374 residential retirement units and 138 senior units. We would like to know how the Planning and Development Services defines a senior and how occupancy will be restricted to persons of a certain age or status.**

**We believe that parking allotments are too few and that these buildings will attract service trucks and visitors cars clogging parking and forcing parking on side streets or at schools. We believe that entrance in and out will add to traffic congestion on Great Lakes. We also believe that, with nearly 1000 more people housed on that site and contrary to the proffered staff report and the applicants traffic opinion, traffic at the intersection of Sandalwood and Great Lakes will be untenable.**

**As users of this intersection now, we know that it is a dangerous and crowded intersection during rush hour and at other times of the day. We do not believe that enough study has been done regarding the treatment of this**

***intersection and the Schlegel application will merely make this intersection unmaintainable and unsound. Speed and noise on Sandalwood will be exacerbated by vehicle volume and velocity, especially during a rush hour that now extends from 6am to 9am in the morning to 3pm to 8pm in the evening.***

***We believe that greater consideration must be given to the items mentioned above. We believe that the OPA and zoning changes applied for will change the character of the Sandalwood/Great Lakes neighbourhood and the density and building height will have adverse effect on folks living in the neighbourhood surrounding this complex.***

***We know that Provincial Policy Statements and Growth Plans come and go and always sound good but are 'objective' in their nature. The reality of growth is a dynamic that changes the picture and shape of neighbourhoods and cities. The intensification applied for by Schlegel Villages Inc 425 Great Lakes is out of place.***

***We wonder why this application is now before city council in July, at the beginning of summer and holidays. We understand the paucity of opportunities people have to engage in the planning process brought about by changes in the planning process but the Schlegel application was presented to staff in April of 2020. Once again, we oppose this application, as it presently stands and recommend that city council pause this application until the issues and concerns raised in this letter are addressed. We wish to be included in any information about this application.***

**July 16, 2020**

**RE: Schlegel Villages Inc  
425 Great Lakes Dr  
Application to Amend the OP and Zoning bylaw 2003**

**TO the Mayor and Members of Council**

**On behalf of the Peel Standard Condominium Corporation (PSCC- 1060 ) I am writing regarding the application of Schlegel Villages Inc for an official plan**

**amendment and a zoning change. Peel Condominium 1060 is opposed to the present application.**

**Schlegel Villages Inc has applied for extensive and important amendments to the Official Plan and zoning bylaw for the lands known as 425 Great lakes Drive described as Block 3 Registered Plan No43M -134. These lands are subject now to an OPA and zoning bylaw initially agreed to in 2003.**

**PSCC 1060 is one of the Condo's in Rosedale Village. The Schlegel application, to amend the OPA and the zoning bylaw, changes the 2003 agreed density to an extreme by changing the density of the site from low rise to two multi-unit multi-floor towers. These changes directly affect us and the other 21 condominium corporations in the Villages of Rosedale especially those homes close to Sandalwood Blvd.**

**The Planning and Development Services Report June 24, 2020 pins the foundation of the Schlegel application on Provincial Policy Statements 2014 and 2020 and the Growth Plan of 2019. We believe that these policies and the Schlegel application do not fit the Sandalwood/Great Lakes neighbourhood.**

**This neighbourhood already has a mix of recreational (soccer centre) institutional (two elementary schools, a secondary school and a mosque) residential (Rosedale community and two story residential neighbourhoods west and south of the site) and commercial (Trinity Common district shopping mall). All of these uses already drive traffic, noise, density, activity and environmental concerns.**

**The application proposes a change, from the OPA which presently allows four storey buildings and a zoning bylaw which allows low rise up to 7 storeys, to two 12 storey apartments with a total of 512 units and 316 parking spaces. We believe two twelve storey apartments will tower over a lot of the residential backyards causing shadow blockage and loss of rear yard enjoyment to those homes close to Sandalwood Parkway. We also believe that height and size of the 2 multi storey buildings are not compatible with the housing stock and institutional and commercial buildings already in the neighbourhood and that this intensification goes well beyond what was contemplated in 2003.**

**The Planning and Development Services Report of June 24 indicates that the housing mix will consist of 374 residential retirement units and 138 senior units. We would like to know how the Planning and Development Services defines a senior and how occupancy will be restricted to persons of a certain age or status.**

**We believe that parking allotments are too few and that these buildings will attract service trucks and visitor cars clogging parking and forcing parking on side streets or at schools. We believe that entrance in and out will add to traffic congestion on Great Lakes. We also believe that, with nearly 1000 more people housed on that site and contrary to the proffered staff report and the applicants traffic opinion, traffic at the intersection of Sandalwood and Great Lakes will be untenable.**

**As users of this intersection now, we know that it is a dangerous and crowded intersection during rush hour and at other times of the day. We do not believe that enough study has been done regarding the treatment of this intersection and the Schlegel application will merely make this intersection unmaintainable and unsound. Speed and noise on Sandalwood will be exacerbated by vehicle volume and velocity, especially during a rush hour that now extends from 6am to 9am in the morning to 3pm to 8pm in the evening.**

**PSCC 1060 believes that greater consideration must be given to the items mentioned above. We believe that the OPA and zoning changes applied for will change the character of the Sandalwood/Great Lakes neighbourhood and the density and building height will have adverse effect on folks living in the neighbourhood surrounding this complex.**

**We know that Provincial Policy Statements and Growth Plans come and go and always sound good but are 'objective' in their nature. The reality of growth is a dynamic that changes the picture and shape of neighbourhoods and cities. The intensification applied for by Schlegel Villages Inc 425 Great Lakes is out of place.**

**We wonder why this application is now before city council in July, at the beginning of summer and holidays. We understand the paucity of**

**opportunities people have to engage in the planning process brought about by changes in the planning process but the Schlegel application was presented to staff in April of 2020. Once again PSCC 1060 opposes this application, as it presently stands and recommends that city council pause this application until the issues and concerns raised in this letter are addressed.**

**Board of Directors PSCC 1060**

Hello M \_\_\_\_\_,

As requested, please find below a link to allow you to attend the virtual public meeting on Monday, July 27, at 7pm. The meeting will be live streamed and may be watched by following this link:

<http://video.isilive.ca/brampton/live.html>

If you wish to participate in the meeting, information regarding electronic Council/Committee meetings may be found by following this link: <https://www.brampton.ca/EN/City-Hall/HaveYourSay/Documents/Public%20Participation%20in%20Electronic%20Meetings.pdf>.

(The form to delegate or speak before the Committee is found on page 2 and should be completed and submitted to the City Clerk's Office as soon as possible if that is your wish).

I will add you to my list of residents who should be notified prior to bringing forward any recommendation on the proposal to Council as well.