

Jaswal, Gagandeep

From: Thomas Kortko
Sent: 2022/05/31 2:34 PM
To: City Clerks Office
Cc: carmen.caruso@brampton.ca
Subject: Gagnon Walker Domes Ltd. - Centennial Mall Brampton Ltd - Application to Amend the Official Plan and Zoning By-Law - City File: OZS-2022-0001

Importance: High

To Whom it May Concern;

This submission is being made on behalf of the Board of Directors for Peel Condominium Corporation No. 125 (PCC 125) located at 105 Hansen Road North, Brampton. This Corporation is part of the Kennedy Green Community that comprises four well established residential townhome Condominium Corporations and Shared Facility located immediately south of 227 Vodden Street, Brampton, presently occupied by the Centennial Mall.

The Board of Directors for PCC 125 have agreed their community and adjoining Corporations will be closely and directly affected by what happens with this application and members from three Corporations discussed the following concerns at a recent meeting held on May 25, 2022:

- *Density will be too high and does not fit with the overall area.*
- *New community increases potential for housing and related routine problems as experienced with the building at the southwest corner of Queen Street and Hansen Road South, Brampton.*
- *Community activity, pedestrian traffic and trespassing will be significantly higher due aforementioned density (2,500+ homes).*
- *Current community infrastructure i.e. roadways, walkways cannot support such an increase in residential units.*
- *Traffic flow will be much higher particularly at peak commute times.*
- *Construction activities will disturb peaceful enjoyment of the neighbourhood particularly due to extended periods with high levels of noise and dust.*

Subsequent to the aforementioned meeting the following additional concerns were brought forward by individual members from three Corporations as part of this submission:

“Main concerns: amt of people that it will put into small area. Traffic caused by new developement. Traffic on Kennedy Rd and Vodden already busy without hundreds or thousands of new homeowners. We already have three busy Apts on that corner. At least four new condos going in on Queen Street. When do we say enough . Do we really need to be over crowding another corner of a main Road.”

*“Another concern would be our water mains. We already have tons of issues. This new development would greatly impact its performance.
Also the amount of foot traffic would increase in our private community
More garbage being dumped”*

“Increase traffic, years of construction to deal with, increased density for such a small area, complete change in neighborhood feel from low rise buildings to a high rise setting. Also concerns about losing some of the businesses in the mall especially the grocery store, pharmacy and dollar store.”

“congestion at Vodden and Kennedy/installation of bike lanes/impatient drivers, highrise looming over neighbourhood, water pipe breakages (has impacted mall for a few years), construction dust for duration of build, type of housing - do not wish for subsidized housing, impacts to 105/mall fencing and noise, increasing student foot traffic to schools/cutting through complex, removal of reasonably priced groceries for middle income/ senior residents in area”

“Noise, and traffic congestion.”

*“High traffic will be un-safe. There are 2 schools (**Central Peel Secondary School and Madoc Drive Public School**), with students crossing streets constantly right in front of Units at 81 Hansen. (Ronald Gardens)*

Un-safe: Many cars miss the stop signs often and speed on Hansen Rd.

Pollution will increase within the community

Streetlights at Queen St and Hansen Rd. are very delayed. Once they are green the traffic is constantly running. It is already a challenge exiting our parking lots.

Visitors of the new condominium owners will possibly be using our parking spaces.

Major delays will occur on Hansen Rd. because of the bicycle lanes reducing the streets to one lane rather than two. This will create more traffic in front of all of our exits and make noise much louder in the area.”

The Board of Directors of these Condominium Corporations wish to be kept apprised of the progress of this application and may provide further input as the matter proceeds.

Thank you for the opportunity to provide this submission.

Thomas R. Kortko RCM
Vice President Operations

Maple Ridge Community Management– An Associa® Company

5753 Coopers Avenue, Mississauga, Ontario L4Z 1R9

O: 905-507-6726 extension 221

F: 905-507-6722



Associa® – Delivering unsurpassed management and lifestyle services to communities worldwide.

How am I doing? Please let senior management know at: lrilly@mrcm.ca

Three ways to connect:

[Subscribe to the blog](#) • [Like us on Facebook](#) • [Tell us about your experience!](#)

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.