



Citizens for Managed Development at Loafers Lake (High-Rise Task Force)



A Survey to local area Residents on the proposed High-Rise Development

Dear Villages of Heart Lake Resident:

As you may be aware, there is a development proposal to build six High Rise Apartment Buildings and forty-seven Townhomes on the currently vacant property located at the South-West corner of Sandalwood Parkway and Conestoga Blvd. The site is Zoned for Medium and High-Density Residential (with a small Commercial component) having a density of 419 units, with an allowable built-form of up to two 18-storey Apartment Buildings.

The Developers have asked the City of Brampton to allow an increase in density to 1,443 units. The six High Rise Apartment Buildings would range from 18 to 32 storeys in height. The Townhomes would consist of 6 blocks surrounding the perimeter of the property.

After this Application was filed in 2007, a group called the Citizens for Managed Development at Loafers Lake, or more commonly called the High Rise Task Force, was formed. Our purpose is to properly represent local Residents views, opinions and concerns regarding this Application to City Staff and the Developers. We have had regular meetings where we have provided detailed information on the Application and its process through the City's Planning Department and other Agencies.

This past September, a formal Council Meeting was held to vote on the Application. City of Brampton Planning Staff presented a comprehensive overview of the Application and reasons that it should not be supported. The Planning Staff recommendation to Council was refusal of the Application and this was passed by Council. The Developers have appealed to the Ontario Municipal Board (OMB), a Provincially-Appointed judicial body, and it has the final say in whether this Application should be allowed or that City's refusal be upheld. The OMB behaves like a Court Hearing where both parties present arguments and evidence to support their claims. The High Rise Task Force has been granted "Participant" Status at the OMB. This means we will be allowed to speak and present any information relevant to the Case.

Our goal is to make sure that we properly represent your feelings and opinions (whether in support or against this Application) about this proposed development and as such we have created a survey for your response. Just to review, public input to date has raised the following concerns:

- The buildings will be "out of character"
- The development will be an "eye sore"
- It will jeopardize the quality of life
- Too many units
- Buildings too high
- There will be traffic problems
- Shadowing

- Environmental impact
- Too much for parks and other community services to handle
- Schools will be overcrowded

Some of the above concerns have not been justified. These include the Schools (both Boards feel that this proposed Development will not cause problems) and stress on existing services (like parks, etc.). The Developers did provide an Environment Impact Report which did not highlight any environmental concerns. However, TRCA did point out that some of the data provided relating to floodplain mapping was incorrect.

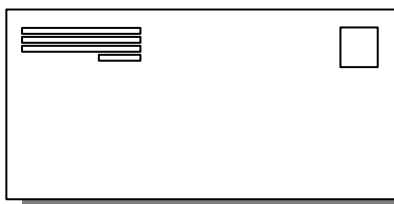
Our survey highlights the areas of concern that were raised by the City of Brampton Planning Staff, Region of Peel, TRCA and other Agencies. From a Planning perspective, they feel that the Application does not represent good planning on this Site.

We would like to get your opinions on what you think about the identified issues concerning the Application. These issues were explained in the City's Planning Staff Recommendation Report and represent responses from a Planning point of view. Now, we know that you are not an Urban Planner. However, we want to get your thoughts about whether you think the City is right in making each statement, or if you feel they are wrong and/or don't support their position. Think of your answer in how each statement may impact you and your daily lifestyle, as a Resident of the area. **Also, please check out our website to read the latest Developers response.**

Please make sure to fill out your address information and sign the Survey. You may fill out multiple Surveys for each Adult in the Household, or one per family.

Mail the completed Survey by December 15th 2008 to:

**NWBCDA HIGH RISE SURVEY
P.O. BOX 57010
11965 Hurontario Street
Brampton, ON
L6Z 4P0**



You can also **drop-off** your Survey at either of these **Heart Lake Plaza** Businesses:

- Vintners Exclusive Wines (West side)
- Honey Brown Tanning Salon (East side)

You can also return the Survey to us directly at our November Monthly Meeting held at Loafers Lake Community Centre on Tuesday November 4th at 7:00pm.

We thank you for your participation in this important Survey. **This information will be collected and presented to the OMB during the Hearing (which is scheduled to commence January 12, 2009).**

On behalf of the High-Rise Task Force, I thank you for time and response.

Kenneth Bokor, Co-Chair

*North-West Brampton Community Development Association &
Citizens for Managed Development at Loafers Lake*

Email: residentsofbrampton@gmail.com

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Survey Questions

The following is a series of statements made by City's Planning Staff, with choices to answer what best represents your opinion and view on the issue. **Please circle your choice.**

1. The current Proposal is too large within the context of the Heart Lake Town Centre because it does not reasonably represent what could be expected today in terms of scale, function and necessary attributes of what was originally planned and approved for the site.
 - a. Do you agree with this and support the City's view?
 - b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
 - c. Don't understand the statement
 - d. Have no opinion
 - e. Don't care what is built on this site

2. The current Proposal is of a density (419 units allowed, 1,443 being asked for) far exceeding the maximum density allowed in the City's Official Plan for high-density development outside of the City's Central Area.
 - a. Do you agree with this and support the City's view?
 - b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
 - c. Don't understand the statement
 - d. Have no opinion
 - e. Don't care what is built on this site

3. The current Proposal will be inconsistent with the City Concept in the Official Plan by creating a significantly high-density development and the tallest building in the City, yet outside of the City's Central Area where such scale of development is planned to appropriately represent the role of the Central Area.
 - a. Do you agree with this and support the City's view?
 - b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
 - c. Don't understand the statement
 - d. Have no opinion
 - e. Don't care what is built on this site

4. The current Proposal will be inconsistent with the Provincial Growth Plan as a very high-density residential development with infrastructure requirements on a site that, although is within a built boundary, is not within any identified focus areas of intensification in the Growth Plan. High-density development is encouraged to occur with the Urban Growth Centre and other City identified focus areas. A development of this scale will set an undesirable precedent of having very-high density development outside of the City's Urban Growth Centre.
 - a. Do you agree with this and support the City's view?
 - b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
 - c. Don't understand the statement
 - d. Have no opinion
 - e. Don't care what is built on this site

5. The traffic impact resulting from the proposed development will exceed the capacity of existing and planned roads and intersections in the area (note: there are future plans to widen Sandalwood Parkway to six lanes in this area and this has been taken under consideration in the City's statement).
 - a. Do you agree with this and support the City's view?

- b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
- c. Don't understand the statement
- d. Have no opinion
- e. Don't care what is built on this site

6. Adequate land is not made available through parkland dedication to allow for much needed additional land to serve the abutting Loafer's Lake community centre. (The City has an option to take monies or land for parkland dedication. They have chosen to ask for land as they plan on using it for increased parking for the community centre and library. The City wants more than the Developer has allocated).

- a. Do you agree with this and support the City's view?
- b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
- c. Don't understand the statement
- d. Have no opinion
- e. Don't care what is built on this site

7. The position and locations of the proposed low-rise Townhouses within this Development, with outdoor amenity areas, would be overshadowed by the high-rise apartment buildings and this is inappropriate (to good planning). Basically, people living within the proposed complex will have major issues with shadows given off by the apartment buildings.

- a. Do you agree with this and support the City's view?
- b. Do you disagree with this and think that the City is wrong in this view? (They should allow it)
- c. Don't understand the statement
- d. Have no opinion
- e. Don't care what is built on this site

Do you have any additional opinions/comments that you would like the OMB to know? (use this space below)

Please print the following information (very important):

Name: _____

Address: _____

Home Telephone: _____

Email Address: _____

We would like to add your email information (if applicable) to our Distribution List so that we can continue to send you updates. Do you give us permission to add your name to our email list?

Circle the following: YES NO

Date: _____

Signature: _____