

Scottish Heather Developments Inc, Brampton G & A Holdings Inc, and Brampton G & A Holdings II Inc.

November 19, 2020 Informal Public Information Meeting Zoom Chat Summary

Resident Concerns from Informal Public Info Meeting	
Category	Comment
Medium-High Density Apartment Block/General Comments on Density: Resident Concerns: 14+	<ul style="list-style-type: none"> Residents concerned with location of med-high density development and question location choice Many residents expressing general opposition to med-high density block and apartment units Questions asked if apartments would include social housing Residents would like to see more information about apartments i.e. renderings Residents concerned about other apartments being developed in the area (i.e. on the east side of Mississauga Road) Residents concerned the increase in units/homes in the community would decrease current home values Residents worried about increasing density and being too close together during COVID pandemic Residents concerned that higher density would take away the prestigiousness and character of the neighbourhood Residents ask if the high density could be located closer to the 401 to alleviate traffic Residents concerned the current infrastructure cannot sustain additional population
Transportation / Traffic Congestion: Resident Concerns: 12+	<ul style="list-style-type: none"> Resident concerned area is already busy and will be busier and more congested after the development is built, overcrowding of cars/people in the area Resident concerned of large amounts of traffic currently coming from Chalo Plaza and that apartments would add more congestion into and out of plaza Lack of access to Heritage Road creating congestion Residents concerned over Mount Pleasant GO Station already limited parking and that increasing density will add users Residents concerned of road safety and pedestrian street crossing Concerns over how narrow Mississauga road is north of Lionhead Concerns over not having enough entry and exit points toward Rivermont Road Concerns of increased parking on streets Concerns over speed limit being too high Concerns over not having enough sidewalks Residents would like to see photo radar in school zones Concerns over air quality due to more vehicles

Community Centre/Schools/Parks: Resident Concerns: 12+	<ul style="list-style-type: none">• Concerns of over capacity of community park and schools. Residents mention school might not be able to accommodate increase in density• Residents concerned if the school boards don't buy the land it will only increase the amount of housing development space• Residents concerned that current community centres are too far away, and the proposed centre must be larger to accommodate many users in the area• Residents express interest in having a swimming pool as an amenity in the community centre• Residents concerned about the timeline of the community centre, says community needs it now• Residents state that the City of Brampton currently doesn't have enough public facilities to accommodate growth• Residents would like the community park and community centre to be built before any more residential units
Crime: Resident Concerns: 10+	<ul style="list-style-type: none">• Many residents brought up concerns with the amount of crime already happening in the neighbourhood and are concerned that apartments would bring more crime.• Councillor Palleschi spoke to the future speed cameras and police station potentially in the area.
Other: Resident Concerns: 5+	<ul style="list-style-type: none">• Some residents stated they would have not purchased a home if this was the plan when buying and only bought due to original plan• Resident addressed concern over the "prestige" of Mississauga Road and will lose it• Residents concerned about environmental impacts that could potentially be affected by zoning• Residents expressing concern over lack of hospitals in the City• Concerns over their preference of commercial rather than residential

From: Robby Singh
Sent: November 10, 2020 1:18 PM
To: David Milano
Subject: Scottish Heather info Concerns

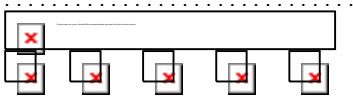
Hey David,

I live on Lionhead, and am a bit concerned about having 3 schools in one small area. Is this finalized and who planned this out.

Having 2 highschoools in a one block proximity is not safe. Is this finalized?

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Robby Singh



From: Taha Sheikh
Sent: Monday, November 23, 2020 11:43 AM
To: David Milano
Cc: Joan MacIntyre
Subject: Re: Bram West - Question about School Sites

Thanks so much for your reply David, I really appreciate the information.

Best,

Taha

On Mon, Nov 23, 2020 at 10:17 AM David Milano wrote:

Hi Taha,

Thank you for attending the meeting last Thursday. If you are referring to the planned Catholic School on Howard Stewart Drive, we did not provide an update because that land is not part of the Scottish Heather/Brampton G&A development that we presented last week. The school sites numbered 1-4 are within this development and so the developer was able to provide updates on the timelines of the agreements for those school sites.

As for the Catholic School on Howard Stewart, I know that part of that land is located on another subdivision yet to be developed (to the west). I do not have any info on the timeline of that school site being purchased by the School Board. But yes, you are correct – typically when the land is being developed, the School Board will enter into an agreement with the developer which gives the Board 10 years to purchase the school site. If that time expires and the Board does not purchase/develop the lands then it remains with the developer.

I've include some links to the City's website that may also provide some useful information.

The first link is to the Scottish Heather application and the supporting studies:

<https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Submitted-Documents.aspx?FileNo=OZS-2020-0011>

The second link is to all current development applications that have been filed with the City. This should provide information on any other developments that you might want to know about:

<https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Welcome.aspx>

I hope this helps.

Thank you,

David Milano

Planner



From: Taha Sheikh
Sent: November 20, 2020 10:47 PM
To: David Milano
Subject: Bram West - Question about School Sites

Hi David,

Hope this email finds you well. I really appreciate the MGP team taking time out earlier this week to speak with the residents of the Bram West community.

I had a quick question regarding the proposed school sites in the area.

For context, I live in the neighborhood just below school sites 1 - 4 in the attached screenshot. As you know, the public elementary (Whaley's corner) has already been developed and is operational. There is another plot of land directly across my house (134 Rising Hill Ridge) that is zoned as a Catholic Secondary School. I noticed there was no update on whether this school would actually be developed.

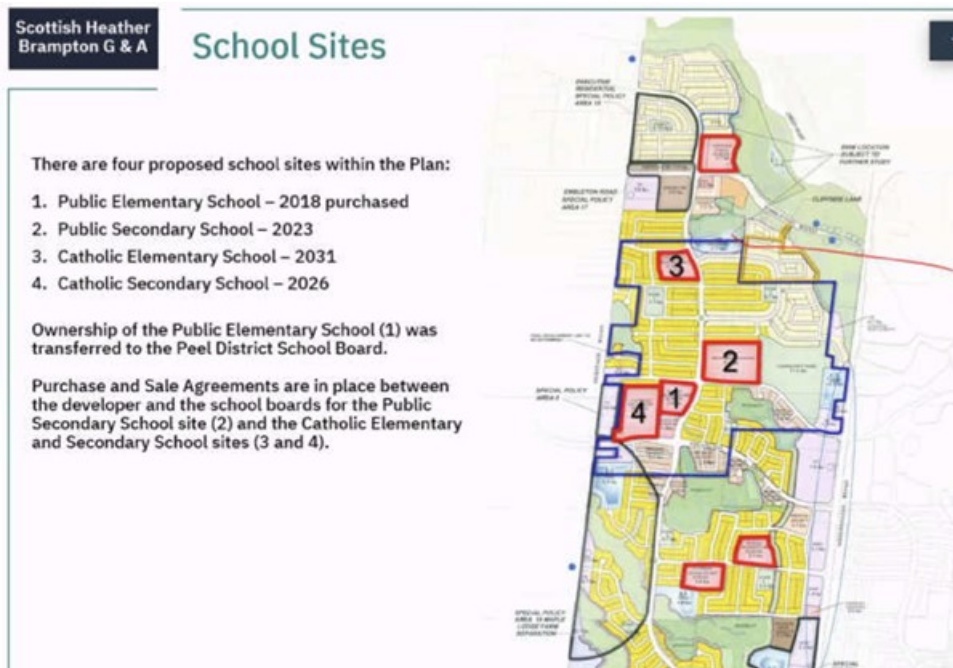
Would you be able to provide more information? Additionally, in the event that the Catholic school board decides not to develop a school on this land, is there a possibility that it could be rezoned for residential?

I'd really appreciate any information that you may be able to provide.

Thanks and hope you have a great weekend.

Cheers,

Taha



From: Elizabeth Sue Ling <>
Sent: December 10, 2020 7:29 AM
To: David Milano
Cc: rob.nykyforchyn Joan MacIntyre
Subject: RE: Great Gulf Proposed Amendment for Westfield - Follow up to request slide presentation

Importance: High

Good morning David,

Thank you very much for providing the slide presentation and also taking the time to include responses to the previous emails. It was greatly appreciated.

After reviewing the slide presentation and reading your responses, I would like to ask for a quick 15 minute phone call to still clarify some outstanding questions. Im an old school type of gal and sometimes conveying what you are trying to understand over email can be solved in a quick call over the phone. :)

Please advise when we can schedule something at your earliest convenience.

Thank you,
Elizabeth

Sent from [Mail](#) for Windows 10

From: [David Milano](#)
Sent: December 8, 2020 5:27 PM
To: [Elizabeth Sue Ling](#)
Cc: [rob.nykyforchyn](#) [Joan MacIntyre](#)
Subject: RE: Great Gulf Proposed Amendment for Westfield - Follow up to request slide presentation

Hi Elizabeth,

Sorry for the delay in response. I've attached the slides from last night's presentation, they are also attached to the City's website on the agenda for the Planning and Development Committee.

To provide a bit more detail - the slide that shows the housing mix details the existing part of the community (and area under construction) in one boundary (black), and the proposed revised plan in the other boundary (blue). We included this slide to illustrate that the revised plan still includes mostly wide lot singles (38ft) even with the increase in units.

If you have any other questions regarding the presentation please feel free to reach out. I've also attempted to answer some of the questions to your first email, responses in red below.

Regarding a meeting/call, I'd be happy to discuss with you any further questions or comments.

Thank you,



From: Elizabeth Sue Ling
Sent: December 8, 2020 11:11 AM
To: David Milano
Cc: rob.nykyforchyn
Subject: RE: Great Gulf Proposed Amendment for Westfield - Follow up to request slide presentation
Importance: High

Good morning David,

Hope all is well. My name is Elizabeth Sue Ling. I just called you and left a vm. I am hoping to get in touch with you regarding the proposed amendment presentation from last night's town hall meeting.

I emailed back on Nov 20th. There are many of us residents who are indifferent about the condos being built. Some are fine with it, some are in different, some actually want it and then of course some who oppose it.

You shared something new in your presentation yesterday, that I would like to discuss further and share with my fellow neighbour residents. You mentioned that there will be a change to have more 38 ft lots built rather than 34 ft lots. My husband, myself and other community members feel that this would be great.

Can you please give me a call and or reply back to my email. I did email back on November 20th with no reply. I am hoping to further discuss the slide presentation for that one specific part.

Thank you for your time in advance.

Elizabeth Sue Ling
Westfield resident

Sent from [Mail](#) for Windows 10

From: [Elizabeth Sue Ling](#)
Sent: November 20, 2020 6:47 PM
To:
Cc:
Subject: Great Gulf Proposed Amendment for Westfield - New Discussion/New Proposal
Importance: High

Hello David,

CC: Michael

CC: Joan

CC: Katy (sorry if I am misspelling)

Hope everyone is well. My name is Elizabeth Sue Ling. I live in the Mississauga Rd & Steeles - Westfield neighbourhood.

Unfortunately, I do not have the contact of Katy from Great Gulf or Joan and I was hoping to get them included on this email/conversation. If you can connect them by cc'ing me on a forwarded email that would be appreciated.

On Thursday, Nov 19th, we had a zoom meeting with over 150 participants. Quite frankly, the meeting was a shit show. Excuse my language.

However, I am emailing all of you to speak up for a large number of participants on that call and generally who live in the neighbourhood, who are interested in taking a different approach regarding the amendment changes proposed. Everyone is not totally against the new proposed plan.

However, it has been expressed that the presentation provided, left some questions/gaps and we would like more concrete answers before taking any position on the proposed changes.

Please see below an outline of questions that we have:

- 1) I know the "textbook" definition with by-law is that it is proposed to add 4 "apartment" 6 story buildings up to a max of 420 units.
 - a) Can you please clarify the term apartments?
 - b) Will this be a "rental" only style building?
 - c) Can you please speak to the price range if these are going to be condo units?
 - d) Can you please provide renderings by Nov 30th before the full meeting on Dec 07th? If renderings are not available, can you please show an example of something that was built in the past that you are considering for this proposed area.
 - e) How will this be marketed? Can there be a discussion around calling the buildings and units "luxury condos"?
 - f) When are these being proposed to be built?

It is still very early to discuss most of these details. The slideshow for the Dec 7th meeting includes two mid-rise apartment examples that Great Gulf has built. Both examples are 4 storey apartments but the built form would be similar to what you might see but for a 6 storey apartment.

- 2) What are the plans to address added traffic and congestion? What are the time lines looking like?

A traffic/transportation study was submitted with the application and discusses the proposed development. This, and other supporting studies, are being reviewed by the City currently.

- 3) What are the plans and timelines to add infrastructure such schools, hospitals, police stations, more shopping centres, etc.
 - a) Can you please speak to how the current infrastructure will accommodate the new influx of more residents?
 - b) Can you please speak to the potential locations
 - c) Can you please speak to adding a mandate for some more diverse driven commercial spaces/businesses in our area?

The Nov 19 meeting spoke to the timelines on purchase agreements with the school boards. The timeline to develop the site is up to the school board and their funding. I cannot not speak to other community uses (hospitals, police) as they would not be included in the application. I know the Councillor provided some details during the meeting on a future police station. In terms of infrastructure, a servicing addendum study was submitted with the application which details the engineering aspects needed for the proposed water, sanitary, stormwater etc. services.

- 4) As you all heard, there is a huge outcry for a community centre. We were told that due to budgetary restrictions that we wont be seeing a community centre built until 2025. We keep hearing that it's coming but there continues to be huge delays. Is there a way, to work with the city and builder, Great Gulf, to find a solution to getting this community centre built earlier than 2025? I understand, Great Gulf, that this does not involve you as you are the builder. However, could we look at a possible collaboration effort that would be a show of "good faith" for the community members, where you have had such a large impact/influence?

The presentation for the Nov 19 meeting provides the timeline/budgetary info that was provided to us by the City. As it was mentioned, the City owns the 10-hectares that have been dedicated for the park/rec centre, which was purchased from the developer a few years ago. I'm sorry but I do not have any further information on this as the park is not part of the development application and is out of the scope of this project.

Is there anyway that we can schedule a zoom meeting with all of you and just myself as the representative for the community members trying to get educated and informed.

I have real and constructive suggestions to discuss and share from our community members. From if the proposed apartments/condos are built and what we would want to see to the community centre and how we can begin expediting the process.

I look forward to chatting with you all and really hoping to having a REAL progressive discussion.

Thank you in advance,
Elizabeth Sue Ling

Sent from [Mail](#) for Windows 10

From: Rajesh
Sent: December 8, 2020 8:47 AM
To: David Milano
Subject: Re: Scottish Heather Info Meeting

Thanks David.

I will contact Great Gulf.

Regards,
Rajesh Bahendwar

On Monday, November 30, 2020, 09:35:28 AM EST, David Milano wrote:

Hi Rajesh,

Yes that would be a question for Great Gulf. I imagine their sales centre/website may have a broad timeline.

Thanks,

David Milano

From: Rajesh
Sent: November 26, 2020 10:34 AM
To: David Milano
Cc: Joan MacIntyre
Subject: Re: Scottish Heather Info Meeting

Hi David,

Thanks for information.

I have one more question, may be my question is naive to you.

Is the booking started? or when the booking for the houses will start?

If you are not the right person to ask this question can you please guide me.

Thanks in advance.

Regards,
Rajesh Bahendwar

On Monday, November 23, 2020, 11:55:49 AM EST, David Milano wrote:

Hi Rajesh,

I've attached the presentation slides from the Zoom meeting. I have also provided some links below to the City's website which should provide additional info on the development. Please feel free to reach out if you have any other questions.

The first link is to the Scottish Heather application and the supporting studies:

<https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Submitted-Documents.aspx?FileNo=OZS-2020-0011>

The second link is to all current development applications that have been filed with the City. This should provide information on any other developments that you might want to know about:

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Thank you,

David Milano
Planner

-----Original Message-----

From: Rajesh <rajesh_bahendwar@yahoo.com>

Sent: November 23, 2020 11:28 AM

To: David Milano <DMilano@mgp.ca>

Subject: Scottish Heather Info Meeting

Hi David,

I could not attend the ZOOM meeting on Nov 19, 2020, can you please provide me the details about this project?

Regards,
Rajesh Bahendwar

From: Surendra Reddy
Sent: November 20, 2020 3:24 PM
To: David Milano
Subject: Scottish Heather Info Meeting

Hi David,

I missed to attend the meeting yesterday . Could you please share any ppt or other documents that I can refer for the meeting information.

Thanks,
Suri

Sent from my iPhone