

OBJECTION

In a responsible manner by listening to the people:

City of Brampton Files:

B2021.0021 & #B2021.0022

OZS-2021-0018 (Rotary Glen)

OZS-2020-0036 (Mocon)

1815 Queen St. W. (Branthaven Queen West Inc.)

Cesta Development

INTRODUCTIONS

- We are an **Executive Action Committee (EAC)** representing the people of:
 - The Hamlet of Springbrook,
 - The Village of Huttonville,
 - The Neighborhood of Credit Ridge,
 - and surrounding communities in Wards 4, 5 and 6.
- We speak on behalf of over 500 residents (and growing) many of whom have now signed petitions
- EAC Representatives for Today's delegation – Anthony Mason & Don Naylor



OVERARCHING OBJECTIONS

We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.

Specifically, we strongly oppose:

- Any plan of development that proposes high rise apartments on these lands
- Any development that will adversely impact the Area of Natural and Scientific Interest (ANSI) and the river valley surrounding the land.
- Any development that may damage the reputation, image and subsequently, property values of the area.
- Any plan that is not respectful of our cultural and natural heritage features.

OBJECTION - EASEMENT FOR STORM WATER MANAGEMENT OUTFALL

- These developments on Branthaven & Rotary Glen and the developments on the adjacent lands have not yet been formally approved by City Council, and it should be noted that these developments are strongly objected to by the communities that live in the area.



The Residents of the Estate of Credit Ridge Official Petition

The Residents of the Estates of Credit Ridge Petition to: Put File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project on HOLD due to the rising traffic levels that are dangerous for the public on Royal West Dr.

We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, call upon City of Brampton Development Planning to put on HOLD: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to RE-EVALUATE the Projects to create proper flow of the community based on the below concerns.

Petition Form

Attention: Brampton
City Clerk's Office.
2 Wellington St W,
Brampton, ON L6Y 4K2
Brampton City Hall

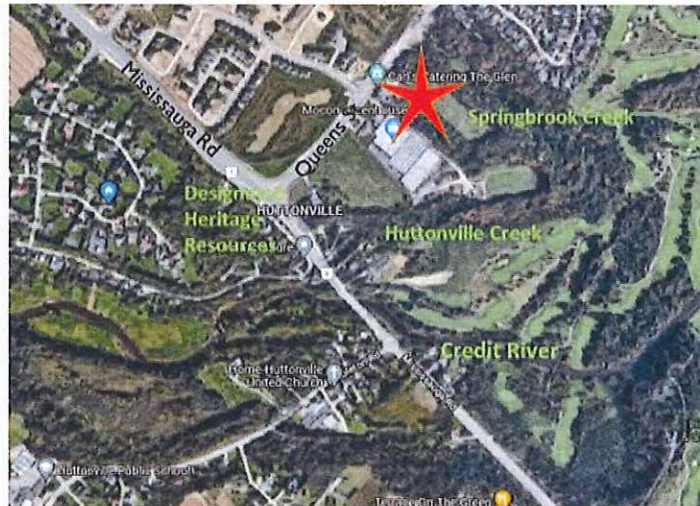
OBJECTION - EASEMENT FOR STORM WATER MANAGEMENT OUTFALL

- Why was the Notification of this Application only distributed to the very minimum number of residents in the area and not to all the residents in Ward's 4, 5 & 6?
- Why is there only 1 file application visibly displayed when this meeting is addressing 2 file applications, B2021.002 & B2021.0022?
- Why is an application being considered for plans that have not yet been approved by City Council?



OBJECTION - EASEMENT FOR STORM WATER MANAGEMENT OUTFALL

- We are concerned about the long-term impact to the Area of Natural and Scientific Interest (ANSI). An easement over the top of the bank into the ANSI should be fully investigated and the full scope should be understood before the feasibility of future developments is fully approved by Council.

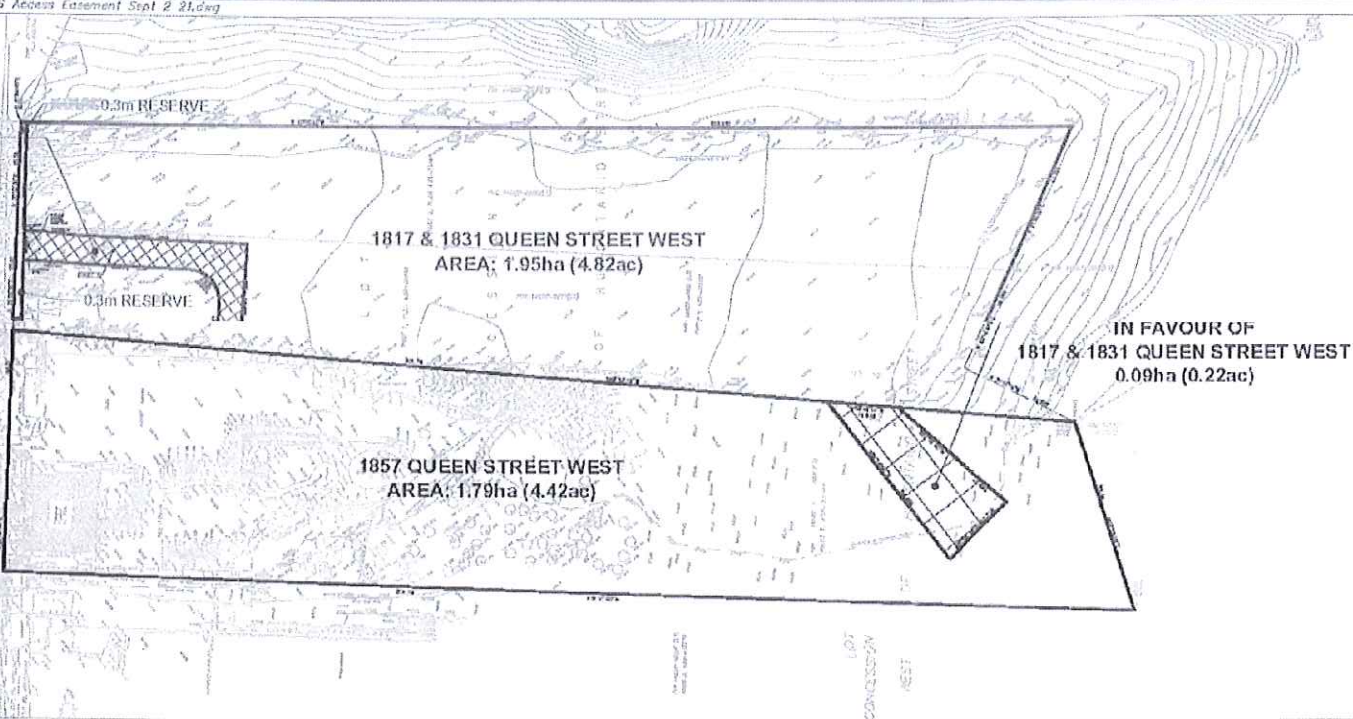


OBJECTION - EASEMENT FOR STORM WATER MANAGEMENT OUTFALL

- This Application for Consent for the Creation of an Easement for Stormwater Management Outfall should be deferred until such time as the public have a better understanding of the consequences of this undertaking and have been given enough time to work with their lawyers and engineers to formulate a response.
- The public need full access to the engineering reports that support this application.
- The public are requesting a full environmental report of these development and the impact of a Storm Water Management system in this area.
- The public are requesting that the Credit Valley Conservation (CVC) be fully involved in this process.

CONSENT TO
CREATE AN
ACCESS EASEMENT ON
1817 & 1831
QUEEN STREET WEST
IN FAVOUR OF
1817, 1831 & 1857 QUEEN
STREET WEST

QUEEN STREET
(50.5m RO)



**CONSENT SKETCH
ROTARY CLUB OF BRAMPTON
GLEN COMMUNITY CENTRE &
BRANTHAVEN QUEEN WEST INC.**

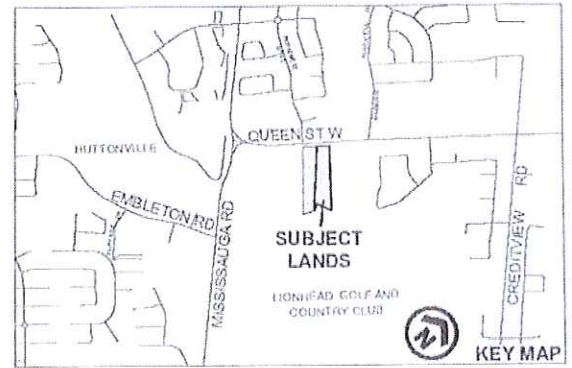
1817, 1831 & 1857 QUEEN STREET WEST,
PART OF LOT 5,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

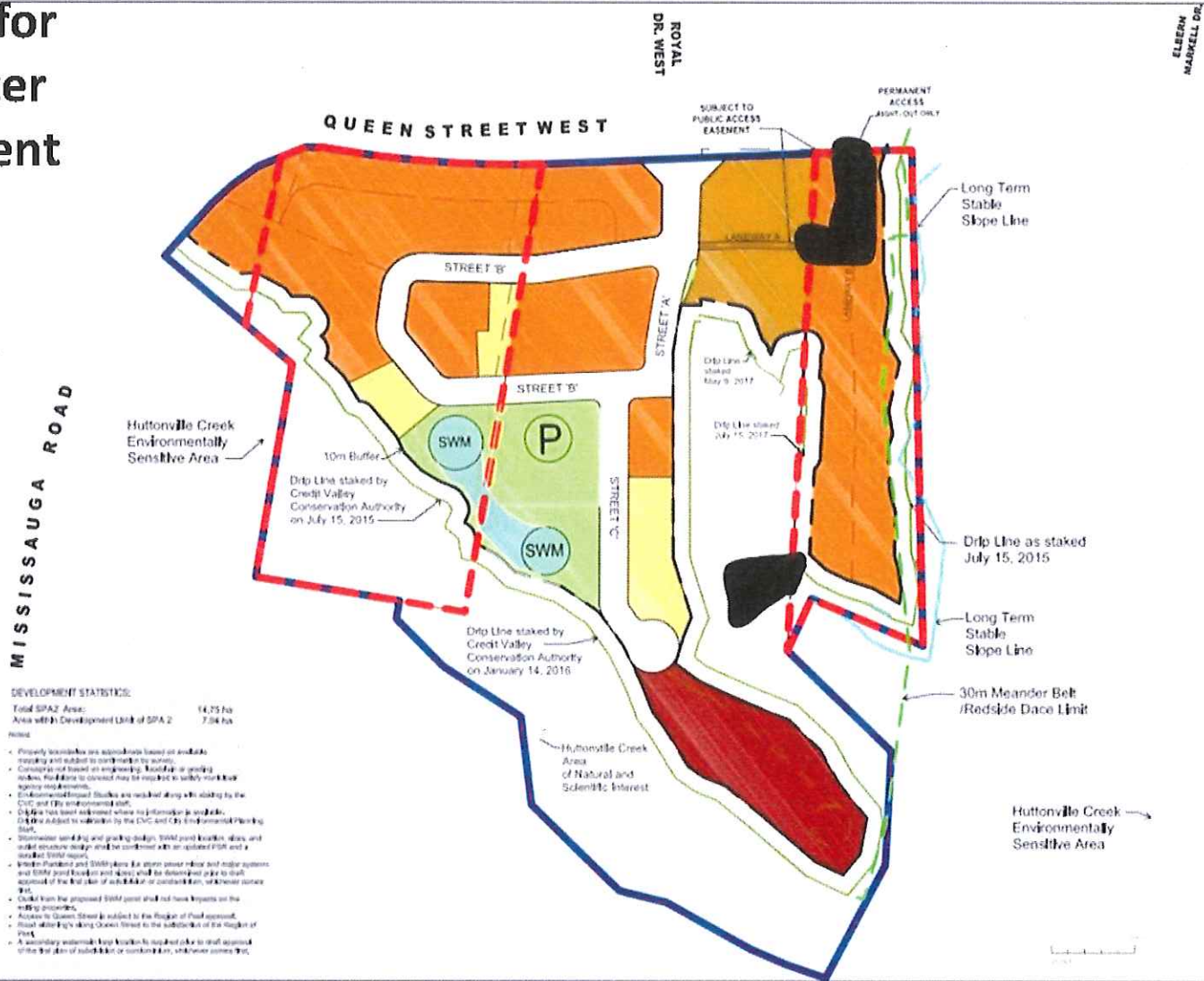
 PROPOSED ACCESS EASEMENT: 0.066ha (0.16ac)

 SCALE 1:1500
AUGUST 26, 2021

 **GSAI**



Easement for Storm Water Management Outfall



DEVELOPMENT STATISTICS:

Total SPA2 Area:	14.75 ha
Area with Development Limit of SPA2:	7.94 ha

- Property boundaries are approximate based on available mapping and subject to confirmation by survey.
- Consistent with engineering, Road Edge or parking areas, if future to construct may be required to satisfy street lighting requirements.
- Environmental Impact Studies are required along with staking by the CVC and City environmental staff.
- Drip line has been submitted where no jurisdiction is available. Drip line subject to verification by the CVC and City Environmental Planning Staff.
- Stormwater ponding and grading design, SWM pond location, size, and outlet structure design shall be confirmed with an updated PDR and a revised SWM report.
- Private Parking and Sidewalks: An access route shall be provided to the SWM pond location and shall be confirmed with the developer prior to draft approval of the final plan of subdivision or construction, whichever comes first.
- Check from the proposed SWM pond shall not have impacts on the existing properties.
- Access to Queen Street is added to the Region of Peel easement.
- Road widening along Queen Street to the subdivision of the Region of Peel.
- A secondary waterline loop location is required prior to draft approval of the final plan of subdivision or construction, whichever comes first.

TERTIARY PLAN CONCEPT
Special Policy Area 2

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAFT
FOR DISCUSSION
PURPOSES ONLY

- LEGEND:**
- SPA 2 Area
 - Shaded Development Limit within SPA 2 Area
 - Drip Line
 - Stake subject to verification of stake location with owner prior to staking on site with the stake.
 - Low Density Residential
 - Permitted maximum of 15 Units (Detached and Semi-detached) with a maximum height of 7 stories.
 - Medium Density Residential 15
 - Permitted maximum of 15 Units (Detached and Semi-detached) with a maximum height of 7 stories.
 - Medium Density Residential 25
 - Permitted maximum of 25 Units (Detached and Semi-detached) with a maximum height of 7 to 8 stories.
 - Medium Density Residential 35
 - Permitted maximum of 35 Units (Detached and Semi-detached) with a maximum height of 8 stories.
 - Stormwater Management Pond
 - Park
 - Private Easement
 - Private Easement Subject to Public Access Easement
 - Lot subject to the specific application

Maximum Edge public Art
Net Density: 68.7 units
Based on net developable area of 7.94 ha
Gross Density: 30.7 units
(based on gross area of 14.75 ha)

Oct 21, 2019

NEXT STEPS

- We request city communicate time frames for responses and actions to our concerns.
- If you can kindly advise the Executive Action Committee of the next steps the City will be taking with respect to our opposition to these Development proposals.

THANK YOU!