



THE HISTORIC
HAMLET OF
SPRINGBROOK

As a concerned citizen from our neighbourhood representing many voices, please carefully consider the following presentation regarding the proposed Re-Zoning changes from the existing Low-Density Hamlet Residential Development, to High-Density – Hi-Rise Developments by, but not limited to, Applications OZS-2020-0036 and OZS 2021-0018, located on Queen Street West between Mississauga Road and James Potter Road in the Historic Hamlet of Springbrook

The following is an excerpt from the City of Brampton

Springbrook Design Guidelines

from January 2008

Then further reviewed by City Council on

Monday, March 4th, 2019



Brampton



SPRINGBROOK COMMUNITY

*Block 2 Credit Valley Secondary Plan Area 45
CITY OF BRAMPTON*



City Approval Stamp



Community Design Guidelines

*Prepared by:
NAK Design Group
and
John G Williams Limited, Architect*

*Prepared for:
Springbrook Community Landowners Group*

*Date: Jan. 2008
City Ref: P20BP45-2.001*



Original Development Guidelines for Springbrook

- The Development Guidelines for Springbrook specify “a selection of upscale traditional architectural styles derived from the classical periods of architecture (Georgian, Tudor, Victorian, French Eclectic, etc.) will be promoted to generate visually appealing streetscapes”

- It further provides that “the design of each building should have distinguishing elements characteristic of a single identifiable architectural style...and that...incompatible styles in close proximity to each other shall be avoided” achieving a consistent level of design quality

Planning & Development Services Committee

PUBLIC MEETING

March 4, 2019

Chair - Regional Councillor: Martin Medeiros

Vice-Chair - Regional Councillor: Pat Fortini

Future Land Use Guidelines from 2019

- In January 2019, the City used tax payer money to retain consultant WSP Canada Group Ltd to guide future land use and development proposals within the Springbrook Settlement Area

- The Brampton Staff Report that was shared at a Council Meeting on **March 4, 2019** indicated the **Consultants** recommended and **City Planners** supported the following:
 - Low Density development
 - Hamlet Residential development
 - Hamlet Mixed-Use which consists of at-grade commercial development that frames the streetscape

- The report recommended that when it came to the segment of **Queen Street West**, redevelopment within the **Springbrook Settlement Area** should be compatible with the existing rural uses within the hamlet

The zoning changes being proposed will create a new high-rise corridor and high-density urban conditions along the Queen Street West corridor through the Hamlet of Springbrook and from James Potter Road, ending at Mississauga Road in Huttonville.



This result is contrary to professional recommendation studies, contradicts City of Brampton Planning Vision for the community and ignores all historic approved Official Plan guidelines dating back over twenty years.



**The following Graphic illustrates the
Proposed High-Density Over Development
Within the Historic Hamlet of Springbrook**



Site Plans OZS-2020-0036 and OZS-2021-0018



Site Plans OZS-2020-0036 and OZS-2021-0018



Reject the Rezoning Applications:

By approving the rezoning applications, the City Council will be ignoring the abuse of process that got us here today.

The proposal represents poor planning.

The sheer density of the proposals will negatively impact the credit river Environment (local ANSI) and contribute to known climate change catalysts.

It will create even more unsafe traffic conditions along an already stressed Queen Street West.

It has the potential to devalue the immediately adjacent properties and ultimately, the reputation of Brampton's most recognised executive home community.





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