
What does the Developer propose to build?

To be built in 4 Phases over 12-15 years:

- Phase 1 – one 18-storey high-rise apartment building and nine-teen 3-storey townhouse units
 - Phase 2 – one 18-storey high-rise apartment building and nine-teen 3-storey townhouse units
 - Phase 3 – one 18-storey and one 25-storey high-rise apartment building
 - Phase 4 – one 25-storey and one 32-storey high-rise apartment building, nine 3-storey townhouse units and a one-storey amenity facility
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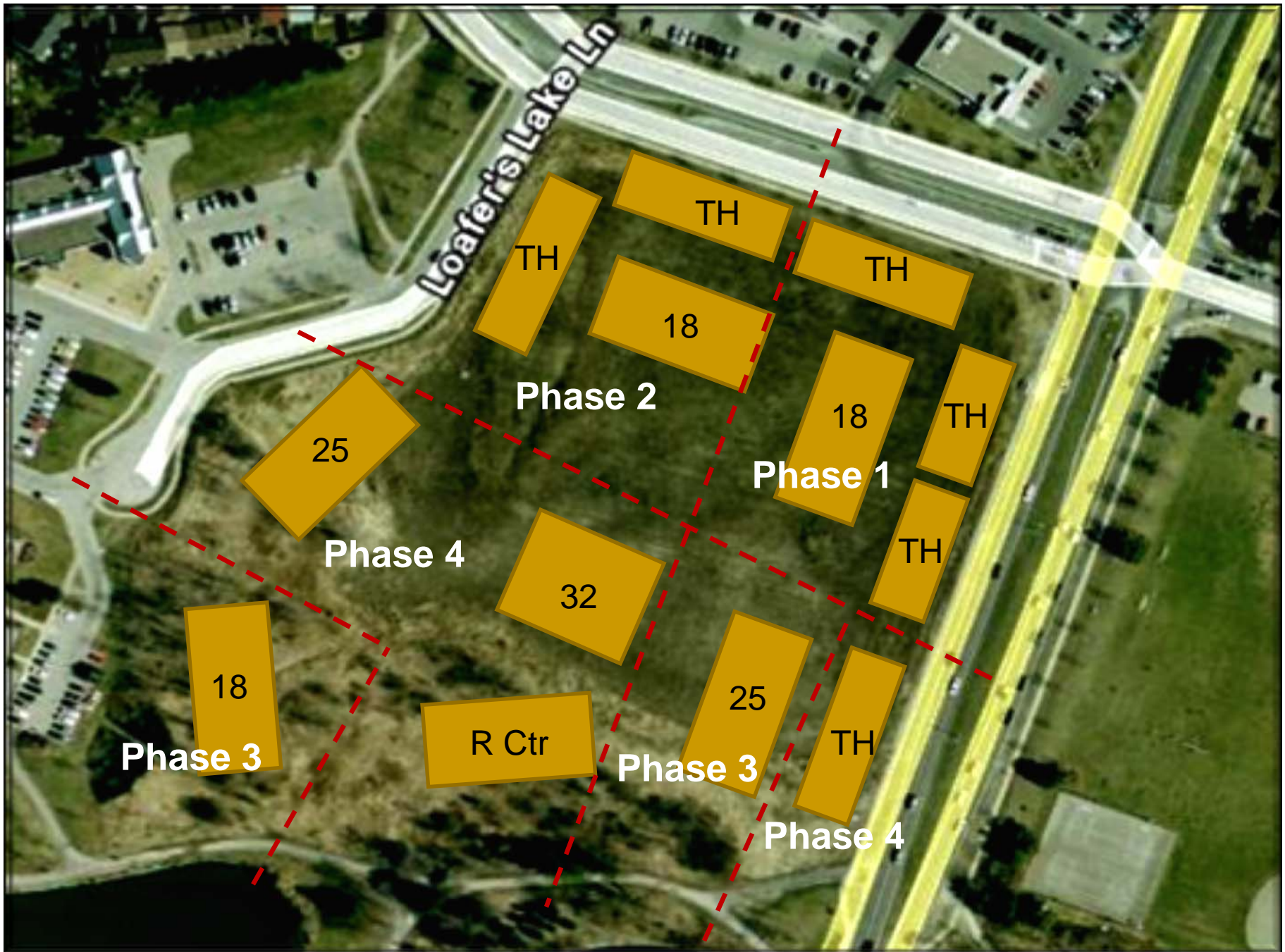
What does the Developer propose to build?

TOTALS:

- Six (6) blocks of townhouses, forty-seven (47) townhouse units
- Six (6) high-rise apartment buildings, thirteen-hundred & ninety-six (1,396) units
 - three (3) 18-storey
 - two (2) 25-storey
 - one (1) 32-storey
- One (1) 17,000 sq ft amenity facility
- A 4-storey underground parking garage (2,498 parking spaces) and 44 surface spaces

This equals 2,189 residents and 353 visitors

What would it look like then when completed ?



What is the reasoning for this kind of development here?

- The Heart Lake Community is in a mature state with 98% of the area developed (only 4.45 hectares or 11 acres available for residential development) * *City of Brampton March 2005 Density Tracking Report*
 - No residential lands located immediately abutting the site
 - Proposed development is an infill project (one that has the ability to avail itself of existing services and facilities which are currently available in the area).
 - Brampton Official Plan specifies Brampton as an Urban Place. Section 4.1.1 allows for Density & Mix and Intensification of land use. This site is located in the “High Density” Residential Density Category under Section 4.1.1.2.
 - Seems to comply with the criteria outlined in Section 4.1.1.6 of Official Plan
 - Builder wants to maximize Return On Investment (ROI)
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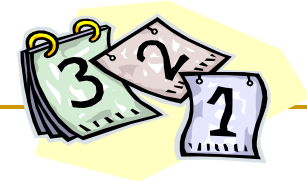
What is the current status?

Developer has already filed revised site plan with City and is asking for current Zoning By-Law to be amended (adjustments on standards and land use permissions)

In addition to a completing a comprehensive Preliminary Planning Justification Report and Design Plans, they have also prepared assessments and studies that are required. Some of these include an Environmental Impact Study (EIS), Traffic, Shadow, and School Studies.

All studies were completed and Application submitted (City File: C01E14.024) in August. Official Public Notice appeared in August 10th Brampton Guardian. Application is currently under review by City and plan will either be approved, subjected to changes or rejected (Fall 2007)

If City rejects Application, the Developer will have right to “appeal” to Ontario Municipal Board (3-12 month wait) or present another proposal



What's the Task Force Been doing?

For the past few months, this group of volunteers has been busy with the following:

- Attending regularly scheduled meetings (over 15 hours)
- Researching and collecting information about the site and area
- Understanding the development and OMB process
- Exploring areas of Concern, such as Environmental and Traffic
- Consulting with City Staff, local Politicians and the Sierra Club
- Met with Michael Gagnon, the Urban Planner (representing the Developer) and have been given information about the Application
- Media and Public communications
- Formulating an alternative strategy
- Launched Website



Alternative Strategies

The Task Force is working on behalf of the Community to introduce an alternative strategy to the Developer.

With input to date, we view the current Proposal as questionable for the following reasons:

- Number and height of buildings; too dense for this area and too high, tallest building in Brampton, nothing like this in HL Area
 - The City wants intensification around the Queen Street Corridor
 - Will severely negatively impact the already existing traffic flow and safety problems around the area
 - That there is some Environmental impact on Loafers Lake and Green Space
 - Concerns related to high-population density
 - Pressure on existing Services and Infrastructure
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Alternative Strategies

Initial Recommendations for this Site:

Option 1 – Do Nothing/Extend Park

- We realize that all would love this idea, however, based on the Growth Projections and Strategies from the Province and City, unfortunately this may not be a realistic view. What about the “land swap” idea? Can the City “buy back” this site (other property sites, incentives, etc.) and merge with Loafers Lake Park/use to expand Recreation Center and Library?

Option 2 – All Condominium Townhouses

We like the “urban” design of the Townhouses. Why not fill the entire site with these? While still providing underground parking (though probably not as deep as 4-storey) and maintaining green space ratio of 51%, could build approximately 150 – 200 of these Units, with or without the private Amenity Facility.

What's Next?

- Gather Feedback from Residents
 - Meet with Developer to express our views/concerns
 - Continue to “monitor” Application Process and findings by City Staff
 - Further exploration and understanding of important areas of concern
 - Environment
 - Safety
 - Traffic
 - Provide updates when applicable (thru these meetings and media)
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Public Feedback

We need to hear from you! What's your opinions and why? Keep it realistic and civil. Please provide us with your thoughts, comments and feedback.

Emails: Leo: friendsofheartlake@rogers.com

Ken: kenneth.bokor@rogers.com

We plan on participating in the Developer's Open House and the Developer wants to have further meetings to discuss our views.

Check out our website for updates.

Our Website at: www.friendsofheartlake.com
