From:

Janet Openshaw on behalf of MB-Planning@milton.ca

Sent:

Thursday, April 26, 2018 1:56 PM

To:

Debbie Johnson

Subject:

FW: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Hello Debbie,

This one has come from councilor Best.

Not too sure if you wish to reply to him in any upcoming decisions.

Thanks Janet



# Janet Openshaw

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

From: Colin Best

Sent: Thursday, April 26, 2018 1:01 PM

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: Maria Smith <maria.smith@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>; Rick

DiLorenzo < Rick. DiLorenzo @ milton.ca>

Subject: Re: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Thank you Derek for your email and concern which Town staff will review as part of the planning process.

Please note that the initial public meeting will be held in the next few months where anyone can speak at the council meeting to the proposal with their ideas, comments and concerns which planning staff will review with comments from other departments and agencies involved in the process and bring back a technical report in about 6-12 months depending on the concerns to council with recommendations for a vote.

By registering at the initial public meeting you and everyone concerned who registered will be informed about the staff report and future meeting dates.

If you have any other concerns or questions please contact any of the above noted email addresses.



Local & Regional Councillor - Wards 2,3,4,5 150 Mary Street, Milton Ontario, L9T 6Z5 From:

Sent: Wednesday, April 25, 2018 7:42 PM

To: MB-Planning@milton.ca

Cc: Maria Smith; Colin Best; MB-ExecutiveServices@milton.ca; Rick DiLorenzo

Subject: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier so that the parking lot lights are not shining into our homes.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Derek Di Iulio

From:

Janet Openshaw on behalf of MB-Planning@milton.ca

Sent:

Wednesday, May 02, 2018 3:11 PM

To: Subject: Debbie Johnson FW: Town file Z-02/18

Hello Deb.

Here is another email regarding a demand for a 10ft fence.

Thanks | Janet

Janet Openshaw Planning Services Representative 150 Mary Street, Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

### ----Original Message----

From:

Sent: Wednesday, May 02, 2018 2:44 PM

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; executiveservice@milton.ca Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Noor fatima

From:

Sent:

Thursday, April 19, 2018 9:22 PM

To:

MB-Planning@milton.ca; Maria Smith; Colin Best; MB-ExecutiveServices@milton.ca

Subject:

Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Dusica Milosevic

Dusica.M

From:

Shashi Kottoor on behalf of MB-Planning@milton.ca

Sent:

Friday, April 20, 2018 9:09 AM

To:

Debbie Johnson

Subject:

FW: Town file Z-02/18

Good morning Debbie, Please see below. Sk



# Shashi Kottoor

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398

From:

Sent: Thursday, April 19, 2018 9:22 PM

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best

<Colin.Best@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>

Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Dusica Milosevic



Dusica.M

From:

Shashi Kottoor on behalf of MB-Planning@milton.ca

Sent:

Friday, April 20, 2018 9:08 AM

To:

Debbie Johnson

Subject:

FW: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Good morning Debbie, Please see below e-mail. Sk



### Shashi Kottoor

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

From:

Sent: Thursday, April 19, 2018 6:30 Pivi

To: MB-Planning@milton.ca < Incoming-Planning-Email@milton.ca >

Cc: Maria Smith <a href="maria.smith@milton.ca">milton.ca</a>; Colin Best <Colin.Best@milton.ca</a>; MB-ExecutiveServices@milton.ca

<ExecutiveServices@milton.ca>

Subject: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia )

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Kathy Di Iulio

From:

Shashi Kottoor on behalf of MB-Planning@milton.ca

Sent:

Monday, April 23, 2018 9:14 AM

To:

Debbie Johnson

Subject:

FW: Regional Road 25 & Britannia Road Town File: Z-02/18

Good morning Debbie, Can you please see below. SK



### Shashi Kottoor

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

From:

Sent: Sunday, April 22, 2018 11:52 PIVI

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>

Cc:

Subject: RE: Regional Road 25 & Britannia Road Town File: Z-02/18

Hello,

I am the owner of property located at 415 English Mill Court Milton ON L9E 0A6. I have received a notice in mail on April 20 regarding a zoning proposal to permit three 6-storey residential condominium apartment buildings at the intersection of Regional Road 25 & Britannia Road.

I would like to express following concern regarding this proposal:

- The proposed site plan will negatively impact privacy to the houses backing to Regional Road 25.
- It will increase traffic and will make living congested in the area.
- The proposal will block views, sunlight and air ways to the existing housing backing to and at English Mill Court.
- It will negatively impact the value of our houses backing to Regional Road 25 as they were constructed on Ravine lot which owners/buyers paid premium. When these three buildings will build the houses at English Mill Court backing to Regional Road 25 will no longer be on ravine.

Was there any consideration made to above privacy and value of real estate in the area? Will there be any compensation to the existing owners at English Mill Court backing to Regional Road 25?

Also, I wish to be notified of any upcoming meetings and requesting if an attendance to those potential meeting could be granted.

# Thanks,

Noman Ehtisham and Hina Jabeen

From:

Janet Openshaw on behalf of MB-Planning@milton.ca

Sent:

Thursday, April 26, 2018 1:53 PM

To:

Debbie Johnson

Subject:

FW: new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

Hi Debbie,

Here is another email regard the same address.

Thanks Janet



# **Janet Openshaw**

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

From:

Sent: Thursday, April 26, 2018 1:41 Pivi

To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca> Subject: new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

To whom it may concern,

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Tahreen Sadiq

During this review the Applicant will be hosting a public information session to provide details of their proposed development. A separate notice will be mailed to you confirming the date, time and location.

Notice of the Statutory Public Meeting will be given in accordance with the *Planning Act* requirements. The Statutory Public Meeting will be scheduled after the public information session where members of the public will be invited to obtain information, make a verbal presentation and/or written submission, to identify issues of concern and/or express views in support of, or in opposition to, the proposed application at the Statutory Public Meeting only. Again, a separate notice will be mailed to you confirming the date, time and location.

Once the technical review is complete, a recommendation report will be presented to Council.

Please contact the Planning and Development Department in writing at 150 Mary Street, Milton, ON L9T 6Z5 or by email at planning@milton.ca if:

- You would like to forward your views on the proposed development; and/or
- You wish to be notified of any upcoming meetings.

Please note any written submissions will become part of the public record.

If you have received this notice as an owner of a property and the property contains seven (7) or more residential units, the Town of Milton requires that you post this notice in a location that is visible to all the residents.

**More Information**: The public may view a copy of the related information and background material at the Planning and Development Department between 8:30 a.m. and 4:30 p.m., Monday through Friday or on the Town's website at http://www.milton.ca/en/build/DevelopmentinMilton.asp.

Questions or written submissions relating to this application may be directed to Maria Smith, Senior Planner, at 905-878-7252, ext. 2398 or via email at maria.smith@milton.ca.

Date of Notice: April 11, 2018

Barbara Koopmans, Commissioner Planning and Development Department

Pur I to ...

APR 30 XIII8

NG DEPARTMENT

From:

Janet Openshaw on behalf of MB-Planning@milton.ca

Sent:

Friday, May 11, 2018 12:02 PM

To:

Debbie Johnson

Subject:

FW: Town file Z-02/18

Hello Debbie,

Here is another email from a concerned resident, regarding file Z-02/18. Would you mind responding, when you have a moment.

Thanks Janet



# Janet Openshaw

Planning Services Representative 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2398 www.milton.ca

From:

Sent: Friday, May 11, 2018 11:32 AM

To: mb-planning@milton.ca; MB-Planning@milton.ca < Incoming-Planning-Email@milton.ca >; Maria Smith

<maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; executiveservice@milton.ca

Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 3-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Syed Kazim

From:

Sent:

Tuesday, May 15, 2018 4:01 PM

To:

Debbie Johnson

Subject:

Re: Town File: Z-02/18

Hi Debbie,

Thanks for clarifying and providing the additional links and info. I'm really not sure how the process works, but you've provided some helpful information. I live at definitely not within 120 metres of the proposed site, but I do live in the subdivision, so please add me to the public notification list.

Thanks again, Andrew

On Tue, May 15, 2018 at 3:04 PM, <u>Deborah.Johnson@milton.ca</u> < <u>Deborah.Johnson@milton.ca</u> > wrote:

Andrew,

Attached is a copy of the consolidated version of the Boyne Survey Secondary Plan with mapping showing where schools and parks are located in your area. At around Page 45, you'll see a map of the Boyne area and will note that major nodes are shown in the vicinity of this application:

https://www.milton.ca/en/build/resources/ConsolidatedVersion\_BoyneSurveySecondaryPlan\_OPA4\_5.pdf

I can't answer you as to why the developer's sales team told you what they did. You should also refer to your purchase and sale agreement, high density development should have been noted there as well.

With respect to challenging the development, you are more than welcome to provide your comments and appeal any decision Council makes on this application as long as you either provide written comments and/or appear at the statutory public meeting. An appeal can only happen once Council makes a final decision. This application is in the early stages of the planning process.

An informal public information centre has been scheduled for May 29, 2018 at the Milton Leisure Centre. The statutory public meeting will be scheduled later this year (probably late summer).

Once I receive your mailing address I will add you to the public notification list if you are not already within the 120 metres statutorily required to be notified.

I await your reply and thank you for your interest in the Town of Milton.

Debbie Johnson

Planning Administrator



### **Debbie Johnson**

Planning Administrator, Planning 150 Mary Street, Milton Ontario, L9T 6Z5 905-878-7252 x2215 www.milton.ca

Confidentiality notice: This message and any attachments are intended only for the recipient named above. This message may contain confidential or personal information that may be subject to the Municipal Freedom of Information Act and must not be distributed or disclosed to unauthorized persons. If you received this message in error, please notify the sender immediately. Thank you for your assistance.

From:

Sent: Tuesday, May 15, 2018 2:51 PM

To: Debbie Johnson < Deborah. Johnson@milton.ca >

Subject: Re: Town File: Z-02/18

Hi Debbie,

Thanks for the reply. My main concern is that prior to purchasing this property, we were informed by Mattamy representatives that there would be both a school and park nearby. To date, I do not see any plans in this subdivision for either a school or a park. This residential area has a large percentage of young children, including my daughter, and there are no options other than the street or sidewalks to play.

Is it possible to challenge the proposed development on these grounds?

Any help would be appreciated.
Thank-you,
Andrew
On Fri, May 11, 2018 at 9:28 AM, <u>Deborah.Johnson@milton.ca</u> < <u>Deborah.Johnson@milton.ca</u> > wrote:
Dear Andrew Zacharia
I have received your email from <u>planning@milton.ca</u> .
You can forward your comments directly to me and I will ensure they become part of the public record and provided to the appropriate staff. When you send, please include you complete mailing address so I can add you to our interested parties list.
Thank you for your interest in the Town of Milton.
Debbie Johnson
Planning Administrator

From: Sent:

To:

Monday, October 16, 2023 12:56 PM MB-townclerk@milton.ca; Natalie Stopar

Subject:

Response to Community Notice for Town File: Z-02/18

Dear Mayor Krantz and Councillors of Town of Milton,

Hope you had a beautiful summer and now cherishing colours of fall. I am reaching out about Town File: Z-02/18 for which I have received a community notice from Town of Milton.

It is very disturbing to see that developer is proposing to change original plan for this development at Britannia/Regional Road 25 which will impact neighborhood and community for worse.

For residents and house owners, it is a matter of trust in management (Mayor and Councillors) of Town of Milton. We were sold a house only several years back by showing a plan of this neighborhood, approved by Town of Milton, and just in a matter of years those plans are proposed to be modified resulting is deterioration of quality of life for people in this neighborhood.

I believe it is responsibility of management of Town of Milton (Mayor and Councillors) to be just and fair in protecting interest of residents and counter any efforts by developers to modify plans from its original version that were propagated at time of sale of houses to us.

As I understand, the following key changes are proposed in new application by the developer:

- From 6 floor mid-rise buildings to up to 15 floor high-rise buildings
- From 5 residential buildings to 8 mix-use buildings having significant commercial area (earlier there was a separate 2 floor commercial low-rise only)
- From 833 residential units to 1,768 units, the increase in commercial units is in addition to it, meaning an increase of almost 1,000 units over original plan

As you may notice that plot size has not changed while construction size has more than doubled. This will mean very serious implications for the neighborhood/community and specially for houses close to these high-rise building. I am sharing some, not all, of the foreseen implications of this revised development proposal as below:

- The people in houses next to construction site will be in painful air and noise pollution for 2-3 years during construction of these high-rise buildings (likely double than construction duration of original plan)
- There will be no privacy for families in houses that are behind these tall high-rises. In fact, even for original mid-rise plan, developer should have courtesy planting tall trees to provide privacy to houses next to buildings
- The nearby schools will be highly crowded as there will be at least 1500 families (assume 2,500 3,000 children) living in 1,768 units
- It will be a traffic nightmare at Ethridge and Britannia from at least 2,500 more cars in this neighborhood. Additionally, many more buses will have to be run to elementary school for children living in development further adding to traffic woes

- Street parking on Ethridge and Britannia will always be congested and crowded by visitors of this big mix-use development
- There is already no nearby park in walking distance of neighborhood, and surprising enough, the revised proposal has even removed the park proposed in original plan
- This means no healthy activities/facilities for children and families living in this proposed big development of 4,000 5,000 individuals (family size of 3 persons\*1500 families)

These are not only my worries but I have come across many neighbors who are very agitated that how can Town of Milton (Mayor and Councillors) can even consider such a proposal that will significantly degrade quality of life for residents in this neighborhood and is detrimental for overall community.

Based on above, I request to Mayor and Councillors, who are elected to represent public, to please have an objective and just review of this revised proposal by developer and please reject it with full majority. However, in case of an unfair and unfortunate decision for our neighborhood, I reserve the right to appeal decision in Ontario Land Tribunal as per allowed procedure.

Your sincere effort to keep developer accountable for their original plans, that were approved by Town of Milton, and shown to us by developer at time of selling homes, will help build a trust-based relationship between residents of this neighborhood and management of Town of Milton (Mayor and Councillors).

Looking forward to your consideration and support.



From: Janet Openshaw on behalf of MB-Planning@milton.ca

Sent: Monday, October 16, 2023 12:16 PM

To: Natalie Stopar

**Subject:** FW: Town File: Z-02/18

Hello Natalie,

Just for your information.



# **Janet Openshaw**

Planning Services Representative 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2398

www.milton.ca

From: Sameera Ali <Sameera.Ali@milton.ca> Sent: Monday, October 16, 2023 11:22 AM

; MB-townclerk@milton.ca <Townclerk@milton.ca>; MB-Planning@milton.ca

<Incoming-Planning-Email@milton.ca>

Cc:

Subject: Re: Town File: Z-02/18

Thank you for your email!



# Sameera Ali

Regional Councillor Ward 4 (South-West) 150 Mary Street, Milton ON, L9T 6Z5 365-822-3454

www.milton.ca

From:

**Date:** October 15, 2023 at 5:54:36 PM EDT

 $\textbf{\textbf{To:}} \ MB-townclerk@milton.ca < Townclerk@milton.ca>, MB-Planning@milton.ca < Incoming-Planning$ 

Email@milton.ca>

Cc: Sarah Marshall < Sarah. Marshall @milton.ca>, Sameera Ali < Sameera. Ali @milton.ca>,

**Subject:** Town File: Z-02/18

Hello,

My name is Gokhan Haskan and I reside at communication is to advise the Town of Milton that I will be delivering remarks at the upcoming statutory public meeting regarding the Zoning By-Law Amendment Application for lands located at northwest corner of Britannia Road and Regional Road 25 and legally described as Part Lot 6, Concession 2, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton (Town File: Z-02/18), scheduled for 7pm, Monday, October 23, 2023.

I oppose this proposed amendment. Should Milton Council take the unfortunate decision to approve this proposed amendment, I will most definitely file an appeal with the Ontario Land Tribunal of said decision by Milton Council .

Regards,

Gokhan Haskan

From: Janet Openshaw on behalf of MB-Planning@milton.ca

Sent: Thursday, October 19, 2023 3:32 PM

To: Natalie Stopar

Cc:MB-Planning@milton.caSubject:FW: decision notification

Hello Natalie,

Please see below for your information.

Thanks, Janet



# **Janet Openshaw**

Planning Services Representative 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2398 www.milton.ca

From: Brett Stein <Brett.Stein@milton.ca> Sent: Thursday, October 19, 2023 3:16 PM

To:

Cc: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>

Subject: FW: decision notification

### Hisham

Thank you for your email. I will forward this email our Planning staff to ensure that your contact information is included for circulation of any decisions on this application.

### **Thanks**

bs



# **Brett Stein**

Legislative Coordinator 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2109

www.milton.ca

From:

Sent: Thursday, October 19, 2023 11:52 AM

**To:** MB-townclerk@milton.ca < Townclerk@milton.ca >

**Subject:** decision notification

Please notify me about the decision of Milton Council on the proposed zoning by-law amendment

Britania Road and Regional Road 25 Town file Z -02/18

Meeting is on Monday 23.2023 @ 7 pm

Regards Hisham

From: Tammy Howe

**Sent:** Friday, October 20, 2023 1:09 PM

**To:** 'rrhussein@yahoo.com'

Cc:Natalie StoparSubject:Town File: Z-02/18

### Dear Resident,

Thank you for your interested in the above-noted application. In order to provide you with notice of any reports pertaining to this application, we will require your complete mailing address including postal code. Your comments have been added to the public record and will be provided to Council when making their decision.

For further information on this project, all documents are now available for reviewing on our website at <a href="https://www.milton.ca/en/business-and-development/ward-4-development-applications.aspx">https://www.milton.ca/en/business-and-development/ward-4-development-applications.aspx</a>

Thank you,



# Tammy Howe, Dipl. M.A.

Coordinator, Development Administration 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2215

www.milton.ca

From:

Sent: Friday, October 20, 2023 11:34 AM

To: MB-townclerk@milton.ca <Townclerk@milton.ca>; Sarah Marshall <Sarah.Marshall@milton.ca>; Sameera Ali

<Sameera.Ali@milton.ca>

Cc: MB-Planning@milton.ca < Incoming-Planning-Email@milton.ca >

Subject: Town File: Z-02/18

Hi All,

I would like to raise my concerns about town file Z-02/18

The amendment includes an increase in the number of floors from 6 to 15 floors, increase of around 900 units and mix of residential and commercial buildings, this change would add more traffic to the area and street parking, crowd the schools in already limited parks and would affect the privacy of houses behind these tall buildings.

CC planning@milton.ca to please send me all the related documents

Regards,

Raafat Hussein

From: Jill Hogan

**Sent:** Monday, October 23, 2023 10:43 AM **To:** Christian Lupis; Natalie Stopar

**Subject:** FW: Serious Reservations on Town File Z-02/18

Fyi



# Jill Hogan

Commissioner, Development Services 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2304

www.milton.ca

From: MB-townclerk@milton.ca <Townclerk@milton.ca>

**Date:** October 23, 2023 at 10:30:41 AM EDT **To:** Jill Hogan <a href="mailto:Jill.Hogan@milton.ca">Jill.Hogan@milton.ca</a>

Cc: Meaghen Reid < Meaghen.Reid@milton.ca>, Nina Lecic < Nina.Lecic@milton.ca>, Greta Susa

<Greta.Susa@milton.ca>, Brett Stein <Brett.Stein@milton.ca>
Subject: FW: Serious Reservations on Town File Z-02/18

Good morning:

Please see the following comment below with respect to Town file Z-02/18.

Thanks,



### **Carmen Bower**

Corporate Customer Service Representative 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2300

www.milton.ca

From:

Sent: Saturday, October 21, 2023 6:12 PM

**To:** MB-townclerk@milton.ca < Townclerk@milton.ca > **Subject:** Serious Reservations on Town File Z-02/18

Dear Management of Town of Milton,

I am writing to you about the Community Notice received about Town File: Z-02/18. I have serious reservations about application from developer to change original plan for our neighbourhood based on which homes were sold to us a few years back.

The proposed new development, within the same allocated plot size as in original plan, will have 4,000-5,000 people living in it. This will have massive implications on infrastructure i.e. schools, parks, roads, traffic and street parking. In fact, there are no parks in walking distance of our neighbourhood and the developer is proposing to remove the park in original proposal which is unbelievable.

For families living next to these high rises will have massive violation of privacy for their daily living along with deteriorated quality of life, with air and noise pollution, during 2-3 years construction of this massive project with high rises.

As our representatives, please help ensure that our neighbourhood/community is not changed for worse and plan shown to us by developer at time of selling homes, which was duly approved by Town of Milton as well, is honoured as in original plan.

As key decision makers, I am requesting you to please reject this new proposal and bylaw amendment request from the developer so we can continue count on you. Best regards,



From:

Sent:

Sunday, March 3, 2024 4:23 PM

Natalie Stopar; Sameera Ali; Sarah Marshall

To: Cc:

Britannia Road and Regional Road 25 Town File: Z-02/18

Dear Ms Natalie, Reg. Councillor Ali and Councillor Marshall,

It was a pleasure meeting you during meeting for above subject on Feb 20, 2024. I had a discussion with several residents who attended the meeting and were very disappointed by the cosmetic changes that Mattamy has proposed in updated proposal (and trying to project them as big % change when those are not). The proposal did not show meaningful change to address majority of points raised by hundreds of residents in last public consultation meeting in Oct 2023.

Also, the residents feel that issues of infrastructure capacity, insufficient schooling, traffic crowdedness, privacy of houses next to development and environmental impact (pollution due to construction, noise, air etc) during construction over a long period of 5-6 years is responsibility of town to keenly evaluate as Mattamy will always be biased about it.

As you know, having classification as a high density node does not resolve an issue if other measures of integrated infrastructure planning, highlighted above, are not addressed in parallel to it, it will only worsen the situation in that area.

Can you please let us know when is the technical review due date and council meeting for decision on the subject. This will allow us to at least highlight our point of view on revised submission by Mattamy and timely bring it to your attention.

Thanking you,

Dr. Faiz Ansari

From:

Friday, March 8, 2024 9:03 AM Sent:

To:

Natalie Stopar

Cc: Sarah Marshall; Sameera Ali;

insidehalton@metroland.com; contact@miltonreporter.ca

RE: Britannia Road and Regional Road 25 Town File: Z-02/18 Subject:

**Attachments:** Exhibit 1.JPG; Exhibit 2.JPG; Exhibit 3.JPG; Exhibit 4.JPG; Exhibit 5.JPG; Exhibit 6.JPG;

Exhibit 7.JPG; Exhibit 8.JPG; Exhibit 11.JPG; Exhibit 13.jpg; Exhibit 14.jpg

Natalie and all in copy,

Please see attachments to this message.

- 1. During the October 23, 2023 Milton Town Council meeting, it was I who stood before Council and provided statistics published by Statistics Canada which refuted the Traffic Impact Study provided to Council by the BA Group as commissioned by Mattamy (Milton West) Limited. The statistics provided by Mattamy submit to Council that the development resultant from this proposed zoning amendment would add 435 to 515 (Exhibit: https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/25.-Transportation-Impact-Study--Parking-Justification-Report.pdf) single vehicle trips during "Peak Hours" (rush hour). The updated Traffic Impact Study submitted to Council in January 2024 unbelievably **LOWERED** these projections to 375 to 450 (Exhibit: https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/Mattamy-Milton-West/12.-Transportation-Impact-Study.pdf)! This is a slap in the face to the residents of Milton. The statistics published by the Government of Canada, Statistics Canada Census 2021 absolutely refute this claim by Mattamy (Exhibit: https://www12.statcan.gc.ca/census-recensement/2021/dppd/prof/details/page.cfm?Lang=E&SearchText=I9e%200b4&DGUIDlist=2021A00053524009& GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0), and I will remind Council exactly how so by showing you the math. So here is the math:
  - Percentage of households in Milton with 2 or more adults = 96%
  - 60% of adults in Milton are employed
  - 62% of our workforce commute to work
  - only 9% of this workforce use public transportation to commute to work
  - average number of people per household in Milton is 3.3
  - this proposed development will add ~1,900 new households (according to the Traffic Impact Study provided by BA Group)
  - 1,900 new homes x 3.3 people =  $\sim$ 6,250 more Milton residents at the intersection of Etheridge and RR25
  - 96% of households have 2+ adults = 1,900 x 0.96 x 2 =  $\sim$ 3,650 more adults at the intersection of Etheridge and RR25
  - -60% of 3,650 are employed = 2,190
  - 62% commuting workers of 2,190 adults less 9% that commute with Public Transportation = 1,235 more vehicles twice per day = 2,470 more private vehicle trips at the intersection of Etheridge and RR25
  - 65% of all vehicular traffic occurs during "Peak Hours"
  - 2,470 total trips divided by 2 "Peak Hours" periods = 1,235 more vehicles during each of the 2

- "Peak Hours" x 65% for rush hour =  $\sim$ 800 additional vehicles added at the intersection of Etheridge and RR25 during each rush hour
- Mattamy predicts 375 to 450 more vehicles during rush hour, while Statistics Canada predicts 800 more vehicles during rush hour at the intersection of Etheridge and RR25

Once again I will ask my Ward 4 Councilors, **who's wrong?** Statistics Canada, or Mattamy? During the Council Meeting noted above, I provided council with these same statistics. Not a single Councilor asked me about the statistics that I presented, despite being provided the opportunity. The same goes for Mattamy homes. So I ask my two Councilors, who would benefit from being wrong about these statistics, Mattamy Homes or Statistics Canada?

2. In the previously submitted to Council Zoning Amendment Proposal by Mattamy Homes published April 20, 2018 (Exhibit: <a href="https://docplayer.net/134493179-Framgard-north-block.html">https://docplayer.net/134493179-Framgard-north-block.html</a>) there was significant emphasis placed on a pleasing aesthetic of the development for the residents within the surrounding nearby area (Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4) and how important "human-scaled" development and "a maximum height of 30m" were to the Town of Milton (Exhibit 3) in keeping with the low-rise historical character of Milton. There were several mentions of the "Mid-Rise Guidelines" for the Town of Milton (Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4). This previous proposal was never adopted by Council, even though all of the residents of the surrounding neighbourhood, as well as several Town Councilors, including Colin Best had no idea that this was the case (Exhibit: <a href="https://www.youtube.com/watch?v=zM4Y2RgeKYU&pp=ygUTbWlsdG9uIHRvd24gY291bmNpbA%3D%3D">https://www.youtube.com/watch?v=zM4Y2RgeKYU&pp=ygUTbWlsdG9uIHRvd24gY291bmNpbA%3D%3D</a>).

Why is this? Is it because Mattamy furnished misinformation to potential purchasers of the homes within the adjacent subdivisions that this plan had already been in place and that the aesthetic of the future development would be very pleasing to the would-be residents of the area (Exhibit 6)? Certainly, there was no need for a "Shadow Study" (Exhibit: <a href="https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/Mattamy-Milton-West/16.-Shadow-Study.pdf">https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/Mattamy-Milton-West/16.-Shadow-Study.pdf</a>) with the previously submitted proposal

The new proposal, submitted to Council in July of 2023 (Exhibit: <a href="https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/31.-Urban-Design-Brief.pdf">https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/31.-Urban-Design-Brief.pdf</a>) has completely discarded the importance to their proposed development the idea of appealing sightlines. In fact, in this newest proposal, it seems the impact of this monstrosity of a site plan to existing residents is of little to no consequence to Mattamy's intentions for the area (Exhibit 5), but only to be compliant with some minimum requirements of green spaces, parking spots, right-turns, etc etc etc. The new proposal makes not a single mention of the term "human-scaled". There is not a single mention of the "Mid-rise Guidelines". Not even once! Why is that? Why has the human impact of this development lost all importance for Town Council (see Exhibit 7)?

- 3. I would like the following two questions answered:
  - a) Why has construction commenced at the site while it is still presently Zoned "Future Development"? (Exhibit 11, Exhibit 13, Exhibit 14)
  - b) Who is the Town of Milton employee responsible for authorizing construction to commence at the site BEFORE Town Council has had the opportunity to complete the Technical Review Process, much less <u>vote</u> on the proposed By-Law Zoning Amendment? Future Development does not equal current construction.

Thank you and I look forward to your responses.

Gokhan Haskan

From: Jill Hogan

Sent: Monday, September 18, 2023 2:41 PM

To: Sameera Ali

**Cc:** Christian Lupis; Natalie Stopar

**Subject:** RE: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Thank you for passing this on Councillor Ali - copying Chris and Natalie so they can address in the technical report.

Jill



# Jill Hogan

Commissioner, Development Services 150 Mary Street, Milton ON, L9T 6Z5 905-878-7252 ext. 2304

www.milton.ca

From: Sameera Ali <Sameera.Ali@milton.ca>

**Sent:** September 18, 2023 1:19 PM **To:** Jill Hogan <a href="mailto:Jill.Hogan@milton.ca">Jill.Hogan@milton.ca</a>

Subject: Fwd: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Good afternoon Jill

Can this email please be included in the resident concerns appendix of the upcoming technical report on the project?

Kindest Regards, S.A



### Sameera Ali

Regional Councillor Ward 4 (South-West) 150 Mary Street, Milton ON, L9T 6Z5 365-822-3454

www.milton.ca

**From:** <u>noreply@esolutionsgroup.ca</u> <<u>noreply@esolutionsgroup.ca</u>>

Date: September 13, 2023 at 7:13:04 PM EDT

To: Sameera Ali <<u>Sameera.Ali@milton.ca</u>>

Subject: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Hello Councillor Sameera Ali,

An inquiry has been submitted to you by Angela Guzzo at Wednesday September 13th 2023 7:09 PM with reference number 2023-09-13-095.

- Councillor Sameera Ali
- First Name: Angela
- Last Name
   Guzzo
- Email Address:
- Phone number:
- Street Address:
- Town
- •
- Comments
   Hi Sameera,

I am writing in regards to the proposed condo units for the Boyne area (Britannia and Hwy 25/Ethridge area). I reside in one of the houses directly behind one of the proposed buildings and I am absolutely shocked that this is even a consideration for that area. These units will tower above everything else in the neighbourhood and take away from the beautiful, natural esthetic that so many in the community have grown to love. Where will people park? Above ground parking only?!?! For close to 1,800 units?!?!? This is a recipe for so much frustration!! What is the infrastructure plan to support this massive new development?? Cars, people, children on the move getting to and from work and school? The limited parks we have will become overcrowded. This is a shame to think that such a wonderful place like Milton is considering such a ludacris proposal. I am confident there is a use for the space that will accommodate housing but on a smaller scale and a better thought out and considerate plan. Please pass this communication

along to others like you that will help share the voices and concerns of the community and it's constituents. Thank you for your time and consideration.

[This is an automated email notification -- please do not respond]



esolutionsNoReply -External Contact

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www.milton.ca

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18. This petition is in support of:

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Stephanie Orlho				16/14/25
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AMBERLY J. HASKAN				14/20/23
ALARA G. HASKAN			210	14/10/13
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Morganta Vachenkova				19/10/23
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Name	Zavan Hussein	Lactat Hussein	Aliad Ecsowing	Salma Hussein	Zooks Tosses	Mestin har	Dulvía Le.	MHMED 1980ELJALZ	1+elor AL 1+abourb	

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.

This petition is in support of:

1) The Size and Use to remain the same, which is 4.49 ha lot and +/- 833 Residential Units and +/- 2,787 sqm Retail/Commercial and a total of five buildings.

2) Not changing the current plans in the future for the site use including the amount of residential units and commercial ground floor uses that have

already been approved.

3) To have 1.5 parking spaces per unit and 1 visitor parking space per unit for a total of 2.5 parking spaces per unit.

4) Parking to be underground and not built above ground into the buildings themselves.

5) Mattamy (Milton West) Limited erect large coniferous trees for privacy along the west side of the property lines that back onto the creek side to help prevent noise and light pollution.

OC+ 19 surge to road out Date Se se se 6) Mattamy (Milton West) Limited to provide a park for residents/community members to use that is suitable for the density surrounding it. Signature Phone Address ily Sousa-Benado Dog Benardu Hunter Bernarde JASIN SCHINVETTO ZARA FAIZ Name

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Annie Cang		Kato	Oct. 19º
David Robles		Rohn	Oct. 19th
Sava Darwish			04.19th

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C24.17.33 Date Signature Phone Address da Hashan Munazci ahsan Jehrene O'S mad Almed AL Aben Ahas Rabia K. Hamid 15 ar

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	Name		Phone	Signature	Date
	Hariam Alusan				24.17,23

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Name	Address	Phone	Signature	Date
Bindya. A Keswani			100 K	04/17,23
Kiran Thomas				0417,23
Fasil Khan			Mulcin	04.17.27
Milan Ilic			Wi IL DW	04/723
Gorana llic			g.Alie	Oct. 17,23
AZÍ			10	0d:1723
Bah Alsana			DAL	0 d.17,20
Muhammed Hashani				0d.1723
Alina Hamid				0d.17,20
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