

Question and Answers from the Orchard Heights Homeowners' Association Annual General Meeting that took place on June 24th, 2021 from 18:45 to 20:30 hrs over Zoom

Q: What is the population of Orchard Heights and number of dwellings?

A: There are 468 homes within the borders of Orchard Heights. I couldn't find anything that provided the population for just our neighbourhood. Results from the 2016 census determined an average of 3.1 persons per household in Mississauga.

You can view other neighbourhood statistics [here](#).

Q: What were the results of the Plan Dixie Survey? What stage is the proposal from Slate at?

A: The preliminary results were presented during the meeting. The OHHA board is working with other rate payer associations to draft a comprehensive report of the survey findings. As of June 23, Slate has not filed anything with the city.

Q: How does the membership of 142 compare to pre-pandemic years, i.e. 2018 or 2019

A: Membership for 2018 – 101; for 2019 – 110; as of July 8 - 149 members

Q: What happened to the bridge survey results?

A: The Orchard Heights Park bridge preliminary survey results were presented during the meeting. A final report will be made available on the OHHA website soon.

Q: Have speed bumps on Rometown ever been proposed? How about speeding on Park Royale? No stop sign at crossing of Live Oak / Park Royale. What happened to the speed camera that used to be at the corner of Rometown and Kenneth? Liveoak, Park Royale and Rometown are all impacted by speeding. In the past, the late Jim Tovey promised to have a stop sign placed on Rometown at Clearwater

A: by Councillor Dasko. See AGM video at 1:17:00

Q: This new craze of fire pits is creating a serious nuisance to adjoining properties and as a result bad neighbour relations. People don't know how to place them correctly so that smoke doesn't inundate adjoining homes. All people know is that they are legal and they don't understand the nuisance clause. Will Mississauga follow in Toronto's footsteps and ban these things? They have made my life miserable and it is only getting worse. There have been times where I feel I need to evacuate my house

A: by Councillor Dasko. See AGM video at 1:21:42

Q: Regarding the upcoming closure of QEW for almost a year have traffic plans been submitted for review? Will notice signs be placed on n-s streets between Dixie and Cawthra?

A: MTO and their contractor have taken steps and placed signage. Note that local traffic (i.e. us) can bypass the barricades on the South Service Road so that we can still enter the neighbourhood via Park Royale.

A: by Councillor Dasko and MPP Cuzzetto. See AGM video at 1:23:03

The website detailing the work is <https://www.qewdixiedetaildesign.ca/>

Q: Is tearing down a lot allowed in our neighbourhood? Some contractors buying properties in our neighbourhood may have an intention/plan to build 2 houses on a lot of an existing house(s) being sold. If so happens, it would have a negative impact on our neighbourhood's architectural view/character. Please comment on this? Thank you

A: It's one of the reasons why we vocally opposed the Elm project as they need to change the zoning to allow 35' lot widths to enable their proposed density.

[The active development applications in Ward 1 can be found [here](#).]

A: by Councillor Dasko. See AGM video at 1:24:27

Q: Sven Spengemann - While we are seeing 20,000 person concerts in New York and full attendee hockey games in Nevada, and states like Michigan with a repressive governor opening up entirely, we are still enduring a closed border and ongoing restrictions. How did the Liberal government get this so badly wrong?

A: by MP Spengemann. See AGM video at 1:26:47

Q: Sven Spengemann - Since you have politicized this community meeting, how do you feel about cancelling Canada Day Celebrations?

A: by MP Spengemann. See AGM video at 1:29:13

Q: Rudy Cuzzetto - Which Trillium hospital is going to be rebuilt?

A: by MPP Cuzzetto. See AGM video at 1:30:36

Q: Tennis: Can you please confirm that Monday round-robins will resume as soon as COVID-19 restrictions allow?

A: Please email Leanne Miller, interim President for OHTA for details around group play at ohtavp@gmail.com

Q: Rudy Cuzzetto - Peel has been one of the most impacted by the pandemic, due in part to congested living and the nature of industry. And yet this PC government has enacted more aggressive intensification rules. If, as science tells us, pandemics are likely to be more frequent in future, does it make sense to force more and more people and industry into our borders. Now is the time to pause development and re-assess future needs, as opposed to rampant and uncontrolled building.

Ontario has been one of the most locked-down jurisdictions in North America. How do you possibly defend the record of the Ford government in this regard?

A: by MPP Cuzzetto. See AGM video at 1:31:17

Q: How does the city, region, province and federal government work together to manage densification? With all the development going on, a small city of new residents will enter the Etobicoke Creek, Lake Ontario, Cawthra, QEW boundary, without much increase in any infrastructure (road/transit/etc)? It appears to be a congestion disaster in the making.

A: All three political representatives answered this question.

See AGM video at 1:34:00

Q: A pedestrian bridge from (S. Service Road / Boxwood) to (Evans and West Mall) gives us access to the hospital, doctors, Sherway Gardens and TTC transit.

A: We have noted this idea and will bring it up with Councillor Dasko.

Q: Was the survey done for the bridge after people were informed of the Dixie development as well

A: The OHHA survey was done after the Dixie plan was presented and after the Plan Dixie Survey was completed.

Q: People have overwhelmingly voted against the Dixie mall development. Does this mean it will not go forward?

A: The Plan Dixie development will very likely move forward although the proposal has not been formally submitted to the City yet. The surrounding communities must remain engaged and share their ideas regarding the proposal. An actively vocal community will improve our chances to influence design, number of units and character of the development.

Q: While expedient and efficient, the bridge survey was conducted in an anonymous fashion. This is unfortunately an invalid form of polling as it can have the same person/group vote multiple times without a proper system of validation. Is there anything planned to address this?

A: While this is a potential issue with anonymous surveys, it does not render the survey findings invalid. We employed all strategies that the Survey Monkey platform allowed for to address this concern, such as tracking IP addresses and preventing the ability to complete the survey more than once on the same device.

To address the potential concern of respondents completing more than one survey we examined the metadata for duplicate IP addresses. While there were occasions of duplicate IP addresses - they were distributed across those in favour of the bridge, those against the bridge, and those who are not sure - thus rendering the end result virtually unchanged. With the duplicate IP addresses deleted from the data set, the results for Q.4 (Do you want a bridge) are as follows: Yes (40%); No (49%) and Not Sure (11%).

Q: With respect, all strategies were employed using Survey Monkey. I've personally used it many times and you can very easily implement a non-anonymous poll (via email address). This could easily address the issue raised above. So NO... all strategies were NOT employed.

A: All survey research approaches have limitations and a choice must be made regarding which methodology is best for each project. We opted to develop an anonymous survey for the following reasons:

- (1) Increased response rate
- (2) Respondents are more likely to offer unbiased responses
- (3) We did not require any follow-up with respondents
- (4) We do not have email addresses for everyone in the neighbourhood

Given these reasons, we felt that it was more important to expand our reach and have a greater number of respondents in order to fully understand how the community feels. And we did examine the metadata for duplicate IP addresses to address this concern.

A similar strategy was deployed for the recent City survey on Orchard Heights Park and Ron Searle Park which included a question about the bridge.

Q: Can the survey be done again with now about 100 attendees being informed of the current information of the new 2 condos at the bottom of Dixie 8 stories of 800+ X2 high plus the Dixie plan of over 8000

A: The information regarding various development proposals surrounding OH has been shared with the OH community over the past year - including an extensive survey on the Plan Dixie development. As such, the OHP Bridge survey will not be done again.

The decision to proceed on Plan Dixie is subject to a vote of the entire City Council of which Councillor Dasko represents one vote.