



HAZEL HEIGHTS RESIDENTS ASSOCIATION



February 2024

Hazel Heights Community News

Vol 1 Issue 1

HHRA Board Members

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Saturday March 23rd, 2024

2nd Annual HHRA AGM



Erin Mills Community Centre
Starts at 10 am and includes Potluck,
Activities for Kids, Cybersecurity Session
and Updates from Peel Police

[RSVP for Event](#)

[Nomination Form](#)

*There is one open spot for an HHRA Board member.
Please complete the nomination form if you are interested in applying.*

Important Contact Information

	Mississauga	Region of Peel	
Fire	905-615-3777	Peel Region of Police	
Mississauga Transit	905-615-4636	Non – Emergency Line	905-453-3311
Parking Enforcement	905-615-4311	Peel Public Health	905-799-7700
Animal Services	905-896-5858	Region of Peel Water	905-791-7800
Service Inquiries	311	Recycling & Garbage	905-791-9499
(bylaws, taxes, snow removal, etc.)		Water/Sewer Problems	905-791-7800

Poison Control Centre 416-869-3200
Go Transit 416-813-5900

Note: Use the non-emergency line only to report non-urgent or life-threatening situations as well to make general inquiries.

Recent Changes to Residential Housing Density in Mississauga

For the past several years, all levels of government have been focusing on how to address the growing housing crisis across Canada.



In Ontario, the provincial government passed the *More Homes Built Faster Act* on November 4th, 2022. The legislation directed municipalities to make changes to their zoning bylaws by moving towards “*as of right*” zoning that permits three units on a residential lot. In October 2023, the federal government introduced a \$4 billion *Housing Accelerator Fund* for local governments across Canada. To qualify, cities were required to submit action plans that promote the building of affordable housing as well as zoning changes that allow fourplex dwellings in low density residential communities.

On December 6, 2023, the City of Mississauga approved *new zoning and official plan rules* for fourplexes on low-rise residential lots. With these changes and a commitment to build 120,000 new homes by 2028, the city announced that it will receive a \$112.9 million grant from the federal government. The city is currently reviewing other zoning changes including permitting multiplex developments such as townhomes in residential neighbourhoods.

Residents of Hazel Heights are now seeing how these changes may impact on their community. The City of Mississauga recently received a proposal to develop 8 townhouse units on the south-east side corner of Carrington. The applicant is requesting that the city amend zoning and the official plan to permit this new development. A public hearing was held on January 10th and included a presentation from the applicant representative, city staff and an opportunity for residents to ask questions and express their concerns about the proposal. Following the public meeting, city councillor Joe Horneck followed up with a survey to gather additional community feedback about the proposal.

While the association recognizes the need for more diverse and affordable housing in our communities, it also believes that transparency and community engagement is essential to addressing resident questions and concerns. HHRA representatives met in early January with city officials to gather information about the proposal to share with our members. Councillor Horneck and the HHRA Board are working together to arrange a meeting with the representative of the developer in the next few weeks. Our intent is to follow-up on resident concerns about the potential impacts on the community and to discuss possible actions that can be taken to address these concerns.

We will continue to keep our members informed on this matter and any future proposals that may impact our community. Below are a few suggested links regarding the city’s bylaw changes and housing action plan:

[Fourplexes approved by Mississauga Neighbourhoods 7/12/2023](#)

[Mississauga’s Action Plan for New Housing, 2023](#)

Update on Traffic Calming Study for Hazel Heights



At the request of HHRA, Mississauga city staff conducted a traffic study in 2023 about excessive traffic speed on three neighbourhood streets: Durie, Carolyn and Carrington Road. The city determined that there were speeding concerns on Durie and Carrington and will be forwarding the results to Peel Regional Police for enforcement considerations. In addition, the Road Safety Unit has been made aware of the speeding issues on Durie Road and Carrington Road and have added them to the list of locations to be considered for future physical traffic calming measures and passive traffic calming measures. An electronic speed indicator has recently been placed on Carrington. HHRA will continue to communicate any updates to the community.

Home Break-Ins & Auto Theft Statistics in Peel Region, 2023



Crime statistics from the [Peel Police website](#) have reported 2685 home break-ins in Peel for 2023. This represents a 16.5% increase from the same time period for 2022. About 4.5% or 122 break-ins occurred in Ward 6 of Mississauga (Hazel Heights is a part of Ward 6). For 2023, there have been 9 reported break-ins in the Hazel Heights area.

Research and crime experts indicate that the following characteristics increase the chances of home break-ins:

- Corner lots and homes that back onto lots to open isolated spaces such as a ravine or park
- Poorly lit homes & properties that are not being maintained or “lived-in”
- Homes that leave their garage door open and unlocked



Peel police have also reported 8279 auto thefts for 2023, a 27% increase from 2022. About 3% or 241 of the thefts occurred in Ward 6 with 4 thefts being reported in Hazel Heights. A CBC investigation reported that many of these stolen cars are being exported abroad by organized crime with [specific vehicles](#) targeted by car thieves. Below are a variety of methods being used

today to steal cars including sophisticated technology that enable them to access cars in less than 10-15 seconds:

- Force entry such as breaking windows
- Looking for unlocked cars parked on laneways and public spaces like malls
- Using devices to detect FOB signals from and/or cloning garage door opener signals

Home & Auto Security

Crime experts suggest that effective home and auto security today requires layers of protection to deter, detect and slow criminals. The more you can delay an intruder, the more likely they will give up or lose the opportunity for a clean getaway.



Examples of **layers of home security** include the use of security cameras and sensors, home alarm systems, outdoor lighting, secure doors and windows, warning signs and Neighbourhood Watch.

Examples of **layers of auto theft prevention** include keeping cars locked and in the garage when not in use, placing a sensor in the car for tracking purposes and ensuring FOBS and automatic door entry devices are kept inside the home away from the front door or in a [Faraday bag or box](#).

In some recent home break-ins, burglars have entered residences through the back entrance by breaking glass patio doors. Some methods to secure glass doors and windows include **glass break detectors, window security bars and security films** that hold broken glass in place and make it more difficult and time-consuming to access the house (It is recommended to use the thickest film (i.e. 8 or 14 mil). These security materials can be purchased at hardware stores, security companies and film installers such as Auto Serum and Window Film Solutions.

Auto Serum is offering a 7-15% group discount to HHRA members depending on the square footage of film installed. If you are interested in receiving a quote please contact:

Medd Qado - PPF Certified Specialist /XPELdf

647-524-6311 info@autoserum.ca

Quote discount code: HHRA

Please note, we do not endorse any one company and suggest you contact other companies for quotes as well.

For a more detailed list of home and auto security suggestions be sure to visit these online sites;

[HHRA website – Home & Auto Security](#)

[Peel Police - Protecting Yourself & Your Property](#)

Community Engagement

Your Sponsorship Can Make A Difference!



HHRA welcomes local businesses and residents to sponsor our efforts for building a safe, vibrant and friendly environment for our residents. Your donations and/or contributions will help support various community building events, training sessions and educational resources that we are planning for 2024. For more information, contact us at HazelHeights.ra@gmail.com

HHRA Sponsored Technology Sessions



HHRA sponsored four free technology training sessions for adult members in our community. The sessions were held at the [MindShare Workspace](#) located in the Erin Mills Town Center and focused on how to use your cell phone more effectively for organizing information, photos, cybersecurity and setting up online meetings. The sessions were presented by several high school students who are members of a highly talented local robotics team called *First Robotics Competition (FRC) 1325. FIRST* is an acronym for 'For Inspiration and Recognition of Science and Technology.' The team has achieved considerable success in Canadian and International robotic competitions during the past several years.

Feedback from our members was very positive. They found the sessions to be engaging, informative and left them feeling much more confident in using their cellular devices. The participants also enjoyed interacting with the student presenters and were impressed with their knowledge and support in responding to their questions.

We would like to express our sincere gratitude to the team mentors, Kavita and Joel, and the high school students who gave their time to make this a valuable experience for the residents who attended the sessions.

Have Your Say!

The City of Mississauga has provided an [online survey](#) to collect your feedback on work completed to date for the **proposed Streetsville Heritage Conservation District (HCD)**. Please provide your feedback by **Sunday, March 3**.



Volunteer with HHRA

The HHRA is always looking for volunteers to help out with organizing community activities and HHRA membership drives. We offer student volunteer hours for students in grades 9–12 to help out with our events. Please send us an email if you are interested in volunteering.



City of Mississauga Bylaw Updates

We have updated our HHRA website to include links to some recent city bylaws for housing density, noise regulations, fireworks, etc. [Click here](#) to go to this page directly on our website.

Upcoming Events

Join us on **June 8th** for our community event: Hazel Heights Celebrates All Things Mississauga, a celebration of Mississauga's 50th and an honouring of Hazel McCallion. Details to come.

*If you would like to become an HHRA member, scan this QR Code
or visit our website at <https://www.hazelheights.ca/>*



A Strong Voice for our Community