

Jaswal, Gagandeep

From: Jaswal, Gagandeep
Sent: 2024/10/31 1:34 PM
To: Jaswal, Gagandeep
Subject: FW: [EXTERNAL]Strong Opposition to Proposed High-Density Development at 9752, 0 Mississauga Rd (City File# OZS-2024-0051)

From: Kartik Shah <[REDACTED]>
Sent: 2024/10/29 1:54 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: Brar, Navjit Kaur (Councillor) <NavjitKaur.Brar@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>
Subject: [EXTERNAL]Strong Opposition to Proposed High-Density Development at 9752, 0 Mississauga Rd (City File# OZS-2024-0051)

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To: City of Brampton Planning Department

Dear Members of the Planning Department,

My name is Kartik Shah, a resident of [REDACTED] Brampton [REDACTED]. I am writing to formally express my strong opposition to the proposed high-density mixed residential development at 9752, 0 Mississauga Rd (City File# OZS-2024-0051), scheduled for discussion on November 4, 2024.

Unfortunately, I am unable to attend the public meeting; therefore, I am submitting my concerns in writing. I give consent to include this as required by the city and if this becomes public record, kindly ask to remove or mask my direct contact details and PII.

1. Inadequate Educational Infrastructure

Our community already suffers from a lack of adequate educational facilities. Despite existing standards and norms, there is **no primary school within a reasonable distance** for our children. This has forced many families, including mine, to rely on distant schools, leading to long commute times and overburdened transportation systems.

The proposed development, introducing approximately **3,000 new homes and potentially over 4,000 new students**, will exacerbate this issue significantly. Without concrete plans for the construction of new schools or expansion of existing ones **prior to the development**, the quality of education will decline due to overcrowded classrooms and strained resources.

- **Personal Experience:** Over the past month, my daughter's school bus from Huttonville Public School has been consistently delayed due to heavy traffic and insufficient infrastructure. Communications with the school transportation provider confirmed that congestion is a primary cause of these delays. (refer recent communication with school and Stopr)

2. Strained Transportation and Traffic Congestion

Mississauga Road is already frequently gridlocked, especially during peak hours. Adding thousands of new residents will only worsen traffic congestion, leading to longer commute times, increased pollution, and higher risks of accidents.

- **Recent Incidents:** A significant accident on Steeles Avenue caused widespread congestion, affecting not just commuters but also essential services like school transportation and emergency response times.

3. Rising Crime Rates and Insufficient Police Resources

Our community has experienced a noticeable increase in crime rates. The **Peel Regional Police** are struggling to cope with the current population density due to staffing limitations. Introducing a high-density population without **prior expansion of law enforcement capabilities** will likely exacerbate safety concerns.

- **Public Safety Concern:** It's imperative that the city addresses how it plans to prevent crime by allocating additional resources to match the increased demand on public services, including police.

4. Insufficient Green Spaces and Recreational Facilities

Our area lacks adequate parks and recreational facilities to serve even the current population. The proposed development does not include proportional increases in green spaces, which is essential for maintaining a livable and vibrant community.

- **Zoning By-Law Reference:** According to **Section 10.20** of the City of Brampton's Zoning By-Law, developments must include sufficient open space and recreational facilities for residents. The proposal seems to overlook this requirement.

5. Need for Buffer Zones to Preserve Community Character

To maintain the safety and character of our community, particularly in **Cleave View Estate**, we request that a buffer zone—such as a school and a pond—be established between our neighborhood and the proposed development. This separation would:

- **Mitigate Crime Rates:** Provide a physical barrier that could help reduce the potential increase in crime associated with higher-density housing.
- **Preserve Aesthetics:** Maintain the visual and environmental quality of the area.
- **Align with Zoning Requirements:** Comply with **Section 10.12** of the Zoning By-Law, which requires appropriate buffering between different residential zones.

6. Conditional Support Based on Prior Infrastructure Development

While I acknowledge the need for development to accommodate population growth, I **strongly believe that no development or approval should proceed until the city upgrades existing infrastructure to support both the current and future population density.** This includes:

- **Road Expansions:** Enhancing road networks to alleviate current and future traffic congestion.
- **Educational Facilities:** Building new schools and expanding existing ones before the influx of new students.
- **Public Services:** Increasing the capacity of police, fire, and medical services to ensure community safety.
- **Recreational Areas:** Developing additional parks and recreational facilities in proportion to the increased population.

7. Compliance with Municipal and Provincial Guidelines

The development appears to conflict with several provisions of the City of Brampton's Official Plan and Zoning By-Laws, as well as the Provincial Policy Statement (PPS) on sustainable community planning.

- **Zoning By-Law Non-Compliance:** The proposal seems to violate **Sections 10.1, 10.12, 10.16, and 10.20**, which cover infrastructure requirements, buffering, traffic concerns, and open space provisions.
- **Provincial Guidelines:** The PPS emphasizes that infrastructure and public service facilities must be in place before development occurs to ensure sustainable growth.

8. Rising Community Concerns

The residents of our community are increasingly worried about the negative impacts this development could have on our standard of living.

- **Quality of Life:** Overcrowded schools, increased traffic, and higher crime rates will make our daily lives more challenging.
- **Property Values:** The character shift from single-family homes to high-density housing could adversely affect property values in our neighborhood.

Recommendations

- **Infrastructure Development Prior to Approval:** Ensure that all necessary infrastructure improvements are fully implemented before approving and initiating the development.
- **Enhanced Public Safety Measures:** Allocate additional resources to law enforcement and develop a comprehensive plan to address potential crime rate increases. Specific mention and resources to the new area.
- **Establishment of Buffer Zones:** Incorporate buffer zones, such as schools and ponds, between existing communities and the new development to preserve community safety and character.
- **Community Consultation:** Engage with residents to modify the development proposal in a way that aligns with the community's needs and concerns.
- **Phased Development Approach:** If the project must proceed, consider implementing it in phases **only after** the necessary infrastructure and services are in place.

Conclusion

I am not opposed to thoughtful and sustainable development that accommodates population growth responsibly. However, the current proposal raises significant concerns that must be addressed **before any development begins**. Proceeding without first ensuring that adequate infrastructure is already in place will lead to long-term negative consequences for our community.

It is the city's responsibility to ensure the safety and well-being of its residents by providing adequate infrastructure and services that match population growth **prior to expanding the community**. Approving this development without these measures would be irresponsible and detrimental to the residents of Brampton.

Thank you for your attention to this matter. I look forward to your response and am available for any further discussions.

Sincerely,

Kartik Shah



PS:All zoning by law i have quoted is from this website [REDACTED] (section 10 - residential).

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<http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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Regards
Kartik Shah

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From: Kartik Shah [REDACTED]
Sent: 2024/10/30 2:20 PM
To: Jaswal, Gagandeep Gagandeep.Jaswal@brampton.ca
Subject: Re: [EXTERNAL]Strong Opposition to Proposed High-Density Development at 9752, 0 Mississauga Rd (City File# OZS-2024-0051)

i also wanted to say that particularly **lionhead road and Mississauga road to queen street and Mississauga road** - is gridlock frequently also not every working day during peak hours. you may check how many times buses are late due to this. (in last 3 days all three days we received stopr communication of dely for pick up or/and drop due to this)