

## **Opposing application OZS-2020-0011 – Amend official plan and Zoning by Law.**

### **1. Current Home Buyers of Community Feels Cheated by Builder if amendment to zoning by law is permitted**

In this community's original site plan (site map attached), which was shared with the home buyers while buying the houses 5 years ago and continues to be shared with current buyers, there was not any mention of a request with the city to amend an official plan and zoning by law. Based on the meeting with the builder on Nov 19<sup>th</sup>, where city councillors were in attendance, we understood that the builder had planned to create changes a long time ago but are not informing these details to potential buyers.

When deciding to buy a house in this area, we chose this place over many others because of the lack of apartments. The home buyers of this Community paid high prices based on the land divided for executive homes compared to other developed areas to live because it was close to nature (credit valley conservation) and to live a healthy lifestyle. That means we paid a premium amount to accommodate single dwellings, green spaces and parks. However, by introducing zone changes to the existing plan, all current home owners in the community feel cheated. Building a high density home will bring more people into the area and cause us to share resources which were not promised during the purchase of these homes. During the November 19<sup>th</sup> meeting, the builders argued that there is not a high demand for single detached homes or semi detached homes. However, this is far from the case as GG builders are selling the houses for 50 - 100% above the purchase price compared to the earlier home buyers in 2016-17. Also, long lineups are seen whenever builders release new lots. If the builders have a concern regarding selling the homes, the community requests them to rethink their pricing strategy and help people to buy houses at reasonable prices as the cost of land and construction has not gone up in the past few years.

There are studies done which shows how the builders increase the demand of the apartments by building them in prosperous neighbourhoods and hike the prices. There are many more legitimate issues the Community will face if the implementation of zoning changes to build more houses and a high rise take place. Below are some of the critical issues which will impact the residents of the neighbourhood if re-zoning is permitted and builder is allowed to build more houses and apartments.

- a) A major problem that would arise would be congestion on roads, sidewalks, parking lots, and fewer open-spaces. Busy roads will result in traffic congestion. Residents can be stuck for a prolonged amount of time, affecting their schedules and commuting times. Furthermore, a larger number of cars will increase the chance of accidents and the roads will no longer be as safe or secure which will contribute to already the highest auto insurance in Ontario. Open-spaces will be jam-packed and crowded, which will make it easier for transmitting infectious diseases. All in all, overcrowding is unsafe and inconvenient for citizens and the community as a whole. There will also be an increase in noise pollution, resulting in disturbances at random hours.

- b) There will be a shortage of green spaces creating a reduction of outdoor spaces and other amenities. Lack of green spaces leads to higher air temperatures and lower oxygen levels due to fewer trees and plants to clean the air and provide oxygen. However, if green spaces were available, people would be encouraged to exercise and socialize, air pollution would decrease, and citizens' immune functions would improve.
- c) Crime Rate-With an increase in the general population, it is bound to boost the criminal rates in the area. Cases of vandalism, robbery, and others will grow exponentially. North of Finch, there were 17.02 crimes for every 1000 people (17,020 per 100,000 people). Across Canada, there were only a mere 5,488 incidents per 100,000 populations. That is about a 12% increase in just one singular crime. Not to say that this analogy would hold true with a new high-density building, but one thing for certain is that the area will have higher crime rates. As well as cases of vandalism and other minor crimes will increase.
- d) Brampton city already faces shortage of Hospitals, Highways, Go Transit frequency, Open play areas for soccer / football / baseball and indoor play areas for badminton, tennis etc. so wondering why city doesn't have same priority to address those issues and keep building more and more houses.

If the Amendment were to take place, these drawbacks of above would definitely impact the entire community as well as nearby neighbourhoods.

## **2- Expedite construction of Community Center (Mississauga / Embelton Community Park)**

Brampton citizens pay one of the highest property tax rates in the GTA or Ontario, but still there is a lack of basic amenities such as no community centre in Bram West which has 1000's of houses with a population of over 75K plus in the surrounding communities. It's been almost three years since citizens have requested the community centre to be built, but still no progress has been made. We have even created a petition voicing our concern with close to 200 people signing it in 2018 and a new petition in 2020 with almost 400 people signing it. The nearest community centre - South Fletchers Sportsplex - is close to 10 km away, which is a major problem. Many parents are hardworking and have very tight schedules preventing them from dropping off and picking up their children. Amenities like basketball nets, community centers, soccer fields, playgrounds, and more which are needed are not being built. Most of us feel by the time community center will be build their kids will be grown up and will not benefitted same way if build today.

We had already conveyed our concerns to the Mayor of Brampton and regional councillors of Ward 2 and 6 by sending a pdf document which was signed by 200 people from the neighbourhood and there is a petition on change.org which is signed by 369 people at the time of drafting this email. With a community center, youth can participate in extracurricular activities and society can benefit

with their volunteer activities. Traveling to the community center can be done by walking, biking, or other methods of transportation. Nearly one-third of the world's population is obese or overweight, especially in developed nations and studies have shown that there is an increase in mental health issues due to inactivity and loneliness. Having a community center will help solve many issues for the people in Wards 5, 6 and 4.

If the plan for these high-density residential homes were to continue, the community will definitely lose its potential. Stretches of nature will be replaced even though they can improve physical as well as mental health, and will cause air quality to exacerbate. Overall, rezoning the area to add potential 2500 more people to this area will not be beneficial or convenient for the residents, community and neighbouring areas. There are many more legitimate issues Community will face if implementation of zoning changes to build more houses and apartment is not stopped. This will have a negative impact on the neighbourhood, so we would like to raise this matter in December 7<sup>th</sup> meeting.

Thanking you

Brampton West Neighbourhood