

# Re: City-Initiated Official Plan Amendment – Proposed Amendment to the Credit Valley Secondary Plan (Area 45)

Members of the Planning and Development Committee,

I am a resident in the Credit Ridge which is the area adjacent to the subject land. Based on the study on Brampton's Official Plan Policies for the Area, I couldn't find any study and recommendation from professional Agency to support the proposed amendment. I strongly oppose the proposed official plan amendment to the Credit Valley Secondary Plan (Area 45).

My reasons and rationales can be outlined as follows:

1. The proposed amendment is not in conformity with the City of Brampton's Official Plan Policies for Springbrook Settlement Area.
  - a. The Brampton's Official Plan Policies for this area was consistent from 2003 to 2021 that the recommended development for the area is executive house and low and medium density residential. For Halmlet residential building along the Queen West, , the recommended the highest is two stories only based on Credit Valley Secondary Plan and Springbrook Settlement Area Tertiary Plan.
  - b. The Bampton 2040 Vision Plan did not designate the Area 45 as future town center and will not have impact the Credit Valley Secondary Plan and the Official Plan.
  - c. Follow the Brampton Official Plan Policies, the Credit Ridge Community Development was started from 2010's and it is a most valuable matured community within Brampton now. The residential in this community paid premium and effort for their house based on their trust on the consistent of Brampton Official Plan Policies for Credit Valley Secondary Plan , especially for the Springbrook Tertiary Plan.
  - d. The proposed amendment to Credit Valley Secondary Plan to add higher (8-10 stories) building in this area will result significant impact Credit Ridge community, both financial and living standard.
2. The proposed amendment fails to follow reasonable and sensible tall building site selection guidelines observed in the City of Brampton policies and other GTA cities' policy guidelines
3. The proposed amendment would cause scarce public funding being wasted and not being used efficiently. To accommodate the proposed increased density, the

proposed amendment would call for significant incremental infrastructure investments which mean extra burden on Brampton tax payers.

4. The proposed amendment would bring additional challenges related to road safety, noise concern, disaster and flood management constraints, environmental sensitive area, damage to watershed and valley ecosystem.
5. The proposed amendment is out of character of the existing neighborhood as well as of the community in the broader areas in western Brampton

It was mentioned that the initial thought around consideration of the proposed amendment might have been a good intent to look for a solution to address housing challenges. Housing crisis in Ontario is an extremely complicated issue, building a high-rise in an area designated as an executive low density area and in an environmental sensitive area around a natural heritage system certainly is not a viable solution. On the contrary, the proposed amendment may set a precedent that can have adverse impact on Brampton in the long run. If we are allowing high-rise being built anywhere in Brampton, I cannot imagine what our future generations would think when they see the skyline.

Members of the Planning and Development Committee, I appreciated the decision you made a decade ago which designated this area and some adjacent areas as low-density while also implemented policies to preserve the heritage and rural feeling of the area to its best ability. As a City, there are truly positive and long lasting value to maintain the unique character and feel of these types of neighborhoods.

I believe you have an opportunity today to utilize public funding efficiently by saying no to this proposed amendment, and to encourage developers to invest tall buildings in areas that can truly benefit from intensification and can help revitalization and transformation of areas such as certain urban centers, town centers; those intensification areas are identified in the City's Official Plan policies.

Thank you all!

Zhong Zhao