

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

Dear Mr. Mayor, Members of the City Council, and the land Policy Planers:

I am a property owner in the Credit Ridge which is the area adjacent to the subject land. I strongly oppose the proposed official plan amendment to the Credit Valley Secondary Plan (Area 45).

My reasonings and rationales can be outlined as follows:

1. The proposed amendment is not in conformity with the City of Brampton's Official Plan Policies: North of Queen Street was planned as Upscale Single House community, so it cannot be changed now.

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

e.g., Our understanding is that what is desirable is affordable housing and closer to where people employ and serve. Area 45 does not have this function.

3. The proposed amendment would cause scarce public funding being wasted and not being used efficiently: in order to accommodate the proposed increased density, the proposed amendment would call for significant incremental infrastructure investments which mean extra burden on Brampton taxpayers.

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.

e.g., Credit View Road is a heritage road, needs a traffic reduction strategy due to increased traffic volume. The design of other neighborhoods and road infrastructure does bit appear to be effective in moving traffic freely from other neighborhoods as Credit View Road is used as an alternative to bypass congested areas.

5. The proposed amendment is out of Character, Density and Amenities of the existing neighborhood as well as of the community in the broader areas in western Brampton

e.g., All schools in this community are full and many students need to be placed in portables.

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.

Mr. Mayor and Councilors, and City staff, I applaud 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.

Thanks for your time.

Amy Chen