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Sent: 2022/05/23 5:05 PM
To: Chadda, Neil <Neil.Chadda@brampton.ca>
Cc: dezi yang
Subject: [EXTERNAL]proposed amendment for Springbrook Settlement Area polices

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Dear Neil Chadda,
Policy Planner

May 23, 2022

How are you? I am Dezi Yang, a resident living at Haywood Dr. Brampton.

We received the notice about the Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5 [Proposal Highlights The Official Plan Amendment is proposing the following: • To remove the Springbrook Settlement Area policies; • To increase height permissions that range between 8 to 10 storeys along Queen Street West; • 10 to 12 storeys at the northeast intersection of Creditview and Queen St. W and at the northeast intersection of Elbern Markell Drive. • To permit townhouse dwellings up to a maximum height of 3 storeys along the interior parcels. • To add a mixed use designation at the intersection of Queen St. and Creditview Rd.],

I have the following concerns to oppose the Proposed Amendment or removing current Springbrook Settlement Area policies:

1. Based on City's Credit Valley Secondary Plan and y Springbrook Tertiary Plan, Professional Agency and City, initially and till now indicated that the Springbrook Settlement Area policies are for low density and these policies were proved by professional Agencies and supported by local residents. The Credit Ridge community was developed based on the current policies and residents paid the premium price for this policy too. Today, the Credit Ridge is one of the valuable and matured communities within Brampton.
2. In Brampton 2040 Vision. The Springbrook Settlement Area and the Credit Ridge Community is not defined as a new Town center. This 2040 Vision should not have impact on current zoning policy.
3. However, now somebody wants to change the policies to increase density and to increase height permissions, this is very unfair to people who have bought the house and moved in this area because they had been told by City Brampton that this area should be for low density. The Planning and Development Committee and City Council should keep their promises, also the policies should be consistent in order to not lose trust from people as well as not let people feel being cheated by the Planning and Development Committee of City.
4. Are there any professional agency hired by City did a thoughtful study for this amendment? If yes, where I can find a copy of the study report?
5. The area mentioned in the Proposed Amendment is small area at the corners; it is not suitable for high buildings such as 8-10 storeys, because high buildings may have significant impact on the stormwater management and water/wastewater path, environment or the historical heritage and a valuable matured community.
6. The high density or high buildings will not match the character of the area as of current low density in this area as well as it will have negative impact for the heritage of Springbrook area.

7. Once there are big and high buildings, more people will live in this area, the schools may not have room to receive more children because all schools in this area have been designed for low density.
8. Once there are big and high buildings, more people and cars will move in this area, the traffic at this area will be much worse, especially at the intersection of Creditview and Queen St. W, at the northeast intersection of Elbern Markell Drive and Queen St. W, also at the intersection of Queen St. W and Mississauga Road.

Above concerns not only from myself but also from my family and neighbors. we strongly oppose the Proposed Amendment or not want to change current Springbrook Settlement Area policies. We strongly request The Planning and Development Committee and City Council keep the previous promises and policies you have published to all people living in Springbrook area.

Thank you very much for your attention and looking forwards to hearing from you

Yours sincerely

Dezi Yang