

Why Multistorey high rises should not be here

1) Stormwater management and water table issues (environmental hazards including flood as evident by recent flooding near the creditview river last winter. high buildings have a significant negative impact on the storm water management and water/wastewater path as well as the environment)

2) Erosion (susceptibility is there in the area)

3) Watershed habitat surrounding that is **environmentally sensitive** and precious. Springbrook creek, Huttonville creek and Creditview river are **known habitats of Redside dace that is endangered species.**

4) Impervious cover is way more than 10%, proposed amendment would increase it more.

5) Traffic and Schools

Debunking the Reasons Given for Neighbourhood Proposals

Key Reasons given are :-

1) Housing demand /Affordable Housing

- **Planning Act Ontario** it does not only respects but also prompts ecological conservation along with development.
- **Brampton Plan 2040** : First point is sustainability
- **Affordability**: The prices would be way above average as evident by the statistics.

Debunking the Reasons Given for Neighbourhood Proposals

2) BRT on Queen Street West

- Buses go almost empty.
- Queen street narrows further towards downtown.
- We are wondering is BRT being promoted to justify rampant development in an urban green space ?

3) Studies :

- Environmental Impact , Traffic and several other studies were done in precovid era and by parties that have conflict of interest with the outcome of the studies.
- The cumulative effects of the various proposed developments has not been considered because that would affect the study outcomes very strongly.

Utter Disregard for Creditview Secondary Plan ???

- We spoke to various involved citizens of the neighbourhood that participated in the development of the Creditview Secondary Plan.
- Now we are told that after years of survey , painstaking research and exorbitant funding , there is a city initiated proposal to amend it. This is a mockery of the public and their involvement , this is unfortunate at so many levels. We strongly oppose the amendment of Creditview Secondary Plan in the entire neighbourhood.

Residents are Important stakeholders in Planning

- If development proposals are passed rampantly without considering the opinions and suggestions of the residents, it would create a lot of discontent and frustration among the residents ? Would the city leaders be ok with it ?
- This should be an authentic attempt to integrate the residents in the decision making process and not just an eyewash. We want leaders who can do it and so can keep up our trust in them and the city processes.

We want sensible Development, not Chaos

- Our neighbourhood wants sustainable development that uplifts the community lifestyle. is organised. environmentally friendly. keeps the character and aesthetics intact. Only then we can have a city to be proud of.
- Development that does not uplift the life style and robs the neighbourhood of basic amenities is not development , it is chaos. We want sensible development, not chaos.

Thank You

Sources

- Documents on Environmental Planning: Ministry of Environment, Conservation and Parks of Ontario.
- COSEWIC (Committee on status of endangered wildlife in Canada)
- Ontario ministry of Natural Resources and Forestry
- Recovery Strategy Redside dace (ESA)
- Creditview Secondary Plan
- Springbrook Tertiary Plan
- Ontario Streams.ca
- Brampton Plan 2040
- Planning Act Ontario
- Creditvalley subwatershed study
- Creditvalley Conservation watershed plan
- [Committee of the Status of Species at Risk in Ontario,](#)
- [Committee on the Status of Endangered Wildlife in Canada](#)

