



June 20, 2022

The Corporation of City of Brampton,  
2 Wellington Street,  
City of Brampton, Ontario  
L6Y 4R2

Attention: **Mayor and Members of Council**  
**Peter Fay**, City Clerk  
**Jason Schmidt Shoukri**, Commissioner, Planning, Building & Economic  
Development

Subject: Formal objection from the residents of Credit Valley towards **multi level**  
residential development  
File No: **OZS-2020-0029, OZS-2021-0018, OZS-2020-0036**

By the form of this letter, we would like to put a **formal objection** forward in response to the multiple **multi-level** residential developments that are being proposed within the Credit Valley area by developers as well as a **formal objection** to all City initiated amendments that would change the low density residential zoning within the Upscale Executive Housing Special Policy areas of the Springbrook Settlement Area and the Springbrook-Huttonville neighbourhoods to medium-to- high density residential (thus allowing for multi-level residential developments).

The Credit Valley Residents Association is a group of **over 500** residents that live in the neighbourhoods where these developments for multi-level residential projects are being proposed.

Please note that earlier in June, we had made a formal objection in response to the City Initiated Proposed Amendment to the Credit Valley Secondary Plan and submitted it to the City Planners & the Clerks Department, we requested that our feedback be on record and be addressed within the recommendation report.

The Upscale Executive Housing Special Policy areas within the Springbrook Settlement Area and the Springbrook-Huttonville neighbourhoods consist of single-family, detached, executive residential homes. We believe that the undeveloped properties where medium-to-high density projects are being proposed are very close in proximity to our existing homes and therefore these subject properties should be developed in accordance to the current Official Plan and adhere to the Design Guidelines that previous developers and the City had created 10-12 years ago when developing our neighbourhoods. Official Plan amendments and re-zoning applications that would allow for multi-level residential buildings will not be compatible with the established neighborhood and would have detrimental effects on the area.

**Our main concerns are the following:**

1. Incompatibility with the existing established neighborhood
2. Negative impact on valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks

The above concerns are supported by policy documents, official plans, regional environmental reports, local school statistics, Peel Police Crime Mapping, MPAC and TREB data, traffic impact reports, public transit ridership utilization and geo-demographic statistics from Environics Analytics. During each recent Planning and Development Council meeting that has been related to proposed multi-level development within our neighbourhoods, specific information from the above sources has been referenced by delegates and we will continue to reference information from the above sources at all future meetings because **we strongly believe that the data supports our position - designated low density residential 1 neighbourhoods within an executive community, are not appropriate sites for medium-to-high density development where multi-level buildings would be permitted.**

In addition, it has come to our knowledge that GWD (OZS-2021-0018) is planning to propose that the height of the multi-level stories be increased even further, which as you can understand will be strongly protested by residents of Credit Valley.

Attached is a letter to residents from Kaneff Properties Ltd. Townhouse developments were proposed within the executive Lionhead community, residents opposed the development and voiced valid concerns to the developer. Kaneff Properties Ltd. understood the residents concerns and re-considered their development plans so that they adhered to their original promise of developing homes within the Lionhead community that were compatible with the existing, executive low density neighbourhood they had developed years earlier.

At this time, we request: Council and City Planners to refer back to their original vision for this community - an executive low density residential neighbourhood that preserved the Hamlet character of the area; consider the valid concerns raised by many residents; consider the limitations of the infrastructure originally designed for a low density residential area and the negative impact medium-to-high density development would have on the existing infrastructure; scrutinize and be extra critical of study reports developers submit because development would be taking place in an environmentally sensitive area of Brampton; and truly question whether these types of proposed projects would actually benefit an existing community or ultimately destroy it.

We have faith that our elected officials will consider the concerns expressed by the community and vote against any amendments that will allow multi-level residential buildings to be developed within our executive low density residential community. Community members will support Brampton Council if any appeals are brought forward to the Tribunal by a developer.

Should Council vote in favour of any multi-level residential development within this community, residents are prepared to retain legal counsel to oppose such decisions and initiate the appropriate appeals process.

We would welcome any further discussions that are needed.

Kind Regards

*The Credit Valley Residents Association.*

**CC to :**

Amarjot Sandhu, MPP Brampton West,  
PrabmeetSarkaria, MPP Brampton South  
Gary Collins, Director of communication, Office of theMayor, Gary.collins@brampton.ca  
David Piccini, Minister of the Environment, Conservation and Parks  
Chief Editor: Brampton Guardian