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**Sent:** 2022/05/17 3:44 PM

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**Cc:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>

**Subject:** [EXTERNAL]Comments for Proposed Amendments to the Credit Valley Secondary Plan (Area 45)

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Goodday.

1. The subject lands should remain as executive residential as existing dwellings and residence have settled in this area for the vision of this area being a heritage and pristine area that would relish the uniqueness and desire for those who seek this lifestyle. So far, it seems that the city is not living up to its promise for this desirable heritage neighbourhood..
2. Much of my time and others have already invested great time and effort for the Springbrook Settlement Area with the City of Brampton and its consultants to develop a vision for this neighbourhood.
3. Creditview Road needs a traffic reduction strategy due to increased traffic volume. The design of other neighbourhoods and road infrastructure does not appear to be effective in moving traffic freely from other neighbourhoods as Creditview is used as an alternative to bypass congested areas.
4. Transit corridors should remain on Queen Street, James Potter, Mississauga Road, Steeles Avenue. Creditview Road is a desirable heritage road and should be utilized as a transit corridor.
5. Walkways, pathways, trails for pedestrian and bike traffic should be designed so that it would be easy to gain access to the transit corridors mentioned above from the Springbrook Settlement area, thus alleviating the need for additional traffic within this neighbourhood.
6. The city should have accessible and desirable parks/playgrounds and a recreation centre for residences on the south west side of Creditview Road and Queen Street.
7. Queen Street transit corridor is not effective as the downtown Brampton area is reduced to one lane and does not allow through traffic. Additionally, there are no free flowing alternative road networks that can get you through to the other side of Brampton from the Springbrook area.
8. My understanding is that what is desirable is affordable housing and closer proximity to where people employ and serve. The Springbrook Settlement area does not have employment designated lands so this should not be a desire for this area.
9. Refer to my comments provided for City File: OZS-2022-0014.
10. Not clear on the City of Brampton's vision. What purpose does it serve to Increase the height of buildings, permit townhouses, allow mixed user designations if the infrastructure, utilities, road networks, neighbours and communities cannot be supported. We increase traffic, cause congestion, drivers and residents get frustrated, accidents happen, stress levels are elevated. Is this the type of city you want to build for this community?

Mahesh

Creditview Road, Brampton