

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

**From:** Jayesh Bhavsar

**Sent:** 2022/07/04 7:57 PM

**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; Brown, Patrick - Mayor <[Patrick.Brown@brampton.ca](mailto:Patrick.Brown@brampton.ca)>; Santos, Rowena - Councillor <[Rowena.Santos@brampton.ca](mailto:Rowena.Santos@brampton.ca)>; Vicente, Paul - Councillor <[Paul.Vicente@brampton.ca](mailto:Paul.Vicente@brampton.ca)>; Whillans, Doug - Councillor <[Doug.Whillans@brampton.ca](mailto:Doug.Whillans@brampton.ca)>; Palleschi, Michael - Councillor <[Michael.Palleschi@brampton.ca](mailto:Michael.Palleschi@brampton.ca)>; Bowman, Jeff - Councillor <[Jeff.Bowman@brampton.ca](mailto:Jeff.Bowman@brampton.ca)>; Medeiros, Martin - Councillor <[Martin.Medeiros@brampton.ca](mailto:Martin.Medeiros@brampton.ca)>; Fortini, Pat - Councillor <[Pat.Fortini@brampton.ca](mailto:Pat.Fortini@brampton.ca)>; Singh, Harkirat - Councillor <[Harkirat.Singh@brampton.ca](mailto:Harkirat.Singh@brampton.ca)>; Dhillon, Gurpreet - Councillor <[Gurpreet.Dhillon@brampton.ca](mailto:Gurpreet.Dhillon@brampton.ca)>; Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>; Schmidt-Shoukri, Jason <[Jason.SchmidtShoukri@brampton.ca](mailto:Jason.SchmidtShoukri@brampton.ca)>; Collins, Gary <[Gary.Collins@brampton.ca](mailto:Gary.Collins@brampton.ca)>; [minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

**Cc:** creditvalleyresidents

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

---

Dear Mayor and Members of Council,

I, Jayesh Bhavsar, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

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

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas

that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Jayesh Bhavsar

A member of Credit Valley Residents Association