



**BRAMPTON**  
Flower City

**Chief Administrative Office**  
City Clerk

### Delegation Request

For Office Use Only:  
Meeting Name: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting:  City Council  Planning and Development Committee  
 Committee of Council  Other Committee: \_\_\_\_\_

Meeting Date Requested: Dec 12 Agenda Item (if applicable): 5.1

Name of Individual(s): JACKIE CHIESA

Position/Title: \_\_\_\_\_

Organization/Person being represented: CVRA

Full Address for Contact: \_\_\_\_\_

HAYWOOD DR Telephone: \_\_\_\_\_  
BRAMPTON, ON Email: \_\_\_\_\_  
L6X 0W1

Subject Matter to be Discussed:	<u>Impact of high density on quality of life + property valuation</u>
Action Requested:	<u>LOW DENSITY ONLY AS PER CITY PLANNERS REPORT OF OCT 5/2009</u>

A formal presentation will accompany my delegation:  Yes  No

Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  Other: \_\_\_\_\_  
 Picture File (.jpg)  Video File (.avi, .mpg)

Additional printed information/materials will be distributed with my delegation:  Yes  No  Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P. 13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

# Valuation

Dec 12, 2022  
Agenda Item:5.2

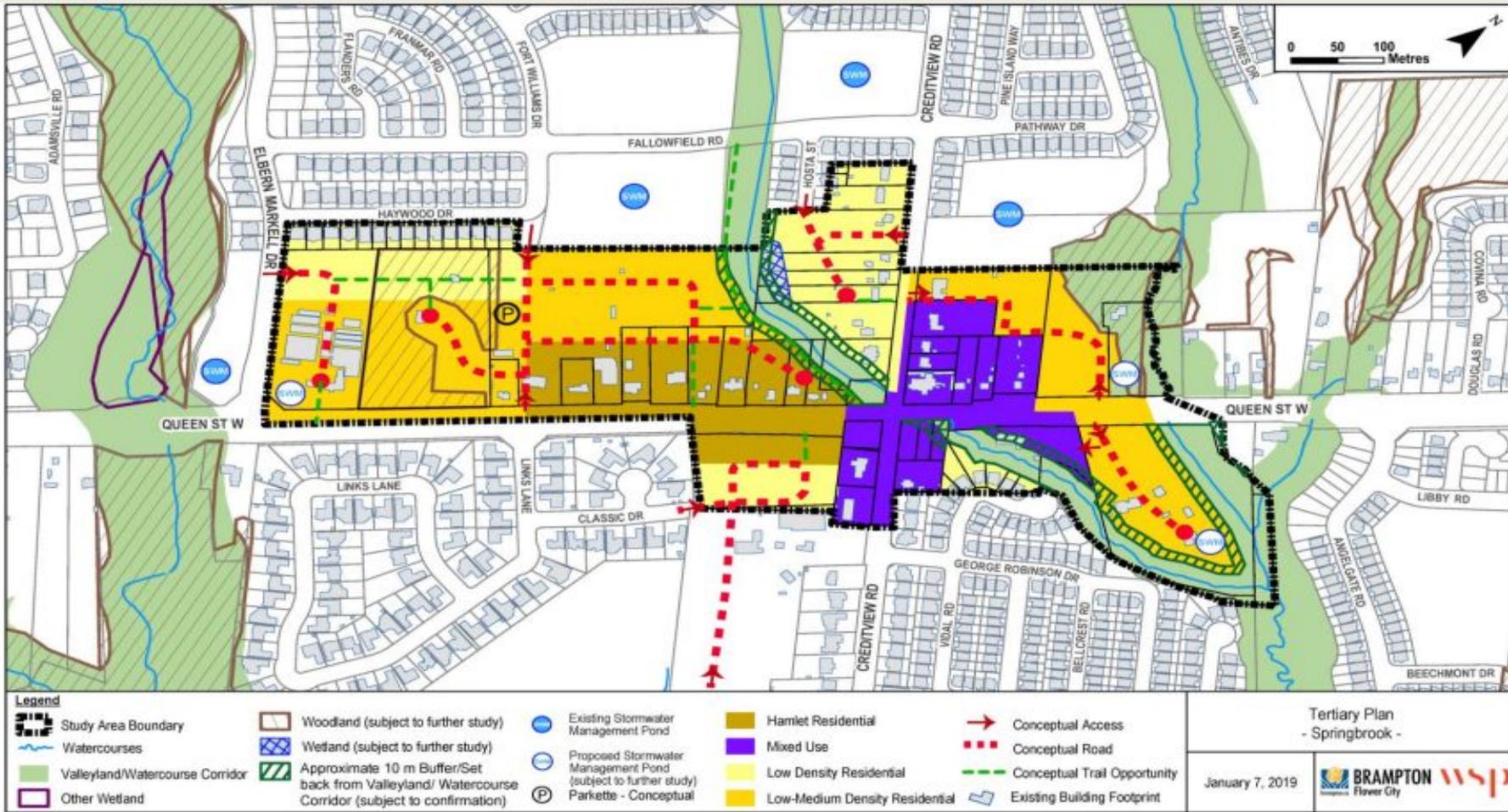




# History & Current Day

## Estates of Credit Ridge





# Proposed Tertiary Plan - OCT 2020

Report Conclusions - "proposed redevelopment within the Springbrook area is of a scale and built form compatible with low density residential and commercial uses in the hamlet.

## Hamlet Residential Land Use

- Buildings are preferred to be 2 storeys, and in no case will buildings be taller than two storeys, to reinforce the Hamlet character. Buildings are to be oriented to face and address Queen Street West,
- A variety of setbacks and lot widths are encouraged within the designation to reinforce the hamlet character.

The scale and size of any commercial uses proposed in the Hamlet Residential area should be small-scale,

- **Where Hamlet Residential areas interface with adjacent existing residential areas, site and building design will incorporate buffering elements including setbacks, height transition, landscaping and separation to ensure there are no significant negative impacts on adjacent properties, including shadowing, privacy, lighting, noise and other impacts.**

Consideration must be made to address the **Executive Housing policies** of the Credit Valley Secondary Plan and the Official Plan. The westerly portion of the Study Area is identified within an Executive Housing Area in the Secondary Plan. Further, the policies address transitional requirements on lands adjacent to these Executive Housing areas. Within Executive Housing areas, it is intended that development incorporate high-quality housing and architecture, community gateways and integration of natural features. While the emphasis is on facilitating larger single detached residential units, high-end semi-detached and townhouses are permitted. These Guidelines provide a wide range of directions but are focused largely on single detached dwellings.

# Land Use & Executive Housing Policies

## Credit Ridge Estates

- Low Density Residential 1 Zoning - Current zoning only allows for single detached estate homes in the Estates of Credit Ridge community.
- The City of Brampton designated this community as an *Upscale Executive Housing Special Policy Area* to ensure all developers built homes that were **single detached estate** homes.
- The City of Brampton and the developers also created the *Community Design Guidelines document* to ensure all homes had a minimum specific lot size and specific exterior appearance for a cohesive and coimpatable look within the community
- Builders sold the homes to current residents on the premise that it was going to be an upscale executive community.
- Builders charged home buyers a heritage premium as a result of the community being classified as a *Upscale Executive Housing Special Policy Area*

## Existing Zoning

Credit Ridge Estates - 1724 & 1730 Queen St W



- Springbrook Tertiary Plan and Area was initiated in 2007 and makes up 31 acres of land. In 2017 WSP was retained by the city to set out a plan for future land use and development in the historic Hamlet ensuring that development is appropriate for the community and provided guidance for the natural heritage protection.
- WSP 2019 Report - "The study area abuts a number of existing low rise communities Consideration should be made to ensure new development is compatible and well integrated with adjacent neighbourhoods." Note; that the single detached executive homes on Haywood fall within the Spring Tertiary Area.
- Land Use - "other lands close to the core area and fronting on Queen St. W should be sensitively designed to face queen St. W and enhance the established Village character. This could include opportunity for townhomes and/or live-work units" Other development should take the form of low to medium density residential uses (singles, semis & townhomes) Generally, consideration should be made to ensure compatibility with adjacent low rise areas.
- Oct 5/20 - Recommendation Report by Planning titled - City Initiated Office plan Amendment to the CV secondary Plan Area 45. Conclusions - objective of report to ensure new development is compatible with existing uses in the hamlet.
- Queen st W is NOT identified as an intensification corridor therefore it is expected that redevelopment within the Springbrook settlement area by sympathetic and compatible with the existing rural uses within the hamlet.
- Hamlet Mixed Use - A maximum of 3 storey at the area on the west of the Study Area (Haas greenhouse Property)
- On October 28, 2020, City Council adopted a modified Tertiary Plan for the Springbrook Area. At the request of Planning Committee, properties located along the Queen Street West frontage have been removed from the Tertiary Plan boundaries and will be subject to a separate review to identify opportunities for higher density development.
- Why would the city carve out part the middle of the Springbrook Tertiary Plan fronting Queen St and consult with land owners to allow proposals without upholding the conclusions of every planning report since 2007. Why weren't the existing resident consulted prior to any reviews of proposals that are so far off from any recommendations by planning?

# Estates of Credit Ridge

2007 - 2020 Planning Reports

Springbrook Settlement Area Tertiary Plan



- Proposed development is not in keeping with ANY report and recommendations made by Planning for the Springbrook Tertiary Plan from 2007 to 2020.
- High Density Mixed-Use Commercial Residential Re-Zoning and removal of the Upscale Executive Housing Special Policy Area designation will have devastating and catastrophic impact to the residents of Credit Ridge Estate and surrounding residential communities both in quality of family life and financial loss to real estate investment.
- A quiet and safe family low density executive area will be plagued by the inevitable and proven studies of high density residential areas.
- **Privacy will be obliterated** - hundred of balconies will be peering into your bedroom windows and outdoor family space.
- **Natural Sunlight and site lines will be blocked** by massive high density buildings within feet of property lines in what was supposed to be maintained as a executive single detached dwelling neighbourhood.
- **The right to quiet enjoyment of our homes** will suffocated by high density intrusions such as traffic, crime, safety, pollution, noise etc
- Proposal of an 18 storey tower + 14 Storey tower + 3 Storey Townhouses represents 2080 or people on a small corner of Elbern Markell and Queen.
- The development land is situated directly behind and beside estate homes.
- **Decimate home values - Allowing for high density rezoning will have a significant impact on the valuation of the homes within the community, particularly homes built directly adjacent to the high density development with losses projected in the hundred of thousands per home owner.**

## Proposed Development High Density Negative Impacts Estates of Credit Ridge



## Summary



**SAYS YES  
TO**

**2-3 Stories  
Low Density**

**Sensible Development**



**SAYS NO  
TO**

**Multi Stories  
High Density**