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To:

**Mayor Brown and Members of Council, City of Brampton**  
**2 Wellington Street West,**  
**Brampton, Ontario, L6Y 4R2**

Re: **STRONG OBJECTION to the Proposed zoning application - OZS-2022-0038 - 1724 & 1730 Queen Street West**

I, Seema Passi living at Fallowfield in Ward 5, as a resident within the Credit Valley area (which is being impacted by the above file), STRONGLY OBJECT to the proposed plan and/or re-zoning amendments that propose to develop multi-level buildings within this designated low-density area!

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on existing neighborhoods and the surrounding 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.

**My general concerns related to multi-storey buildings being developed in this area include:**

1. Incompatibility with the existing established neighborhood.
2. Lack of comprehensive studies and analysis that include all of the new developments along the Queen St West corridor.
3. Overcrowding of Schools (Physical Space and Resources) without plans being in place for the construction of new schools to accommodate the high volume of new students that would be brought into the neighborhood.
4. Traffic Congestion issues are currently an issue within the area and would be further exacerbated with the influx of high density developments within this area.
5. Road Safety Concerns for Children and Seniors due to the increased volume of vehicles that would be associated with the influx of high density developments within this area.
6. General Pedestrian Safety Concerns would be an issue.

7. Environmental Constraints and Flooding Risks due to the surrounding area being deemed environmentally sensitive.
8. Safety Concerns for Residents related to crime.
9. Negative impact on the valuation of existing executive detached homes in our neighborhood.

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 regard to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

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

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 file.

**Note: @'cityclerksoffice@brampton.ca', Please add me to the list of delegates for the upcoming public meeting on December 12th, and please add this letter to the public records for all pertinent planning files.**

Regards,  
Seema Passi

**A member of Credit Valley Residents Association**