



**For Office Use Only:**  
Meeting Name:  
Meeting Date:

### Delegation Request

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:  Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact:  Telephone:   
Email:

Subject Matter to be Discussed:

Action Requested:

A formal presentation will accompany my delegation:  Yes  No  
Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  
 Picture File (.jpg)  Video File (.avi, .mpg)  Other:

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.

Oppose the Proposed OZS-  
2022-0038 - 1724 & 1730  
Queen Street West High Density  
Residential Development Project

**Dec. 12, 2022 Meeting File # OZS-2022-0038**

# High-Level Summary -1

- The existing Peel Region 2051 Vision (2022), Brampton 2040 Vision (2020), Credit Valley Secondary Plan (2021) and Springbrook Settlement Tertiary Plan (2019) do not support High Density development along Queen Street West between Creditview and Mississauga Road.
- The proposed OZS-2022-0038 - 1724 & 1730 Queen Street West High Density Residential Development Project is not consistent with the city's long standing policy direction and position.
- The existing strong, healthy and prosperous Credit Ridge community with a rural feel and historical hamlet context contributes to our quality of life as residents and benefits the City in many ways – the community should be preserved not destroyed.

# High-Level Summary -2

- For a green field development, Government can make any decision which has no impact on the existing residents interest.
- However, for a in-fill site such as the proposed OZS-2022-0038 - 1724 & 1730 Queen Street West High-density Project, which is located within a well-developed community, the Government should consider carefully how this development will have a significant impact to the existing community.

# High-Level Summary -3

- Any major government policy change that impacts an existing community should demonstrate consistency with the City's long standing local land development policies/direction/position, be compatible with the existing established community, have minimal negative impact on the existing community, and avoid damage to the value of existing homes.
- **Overall any policy change should not be at the sacrifice of the existing community.**

# High-Level Summary - 4

- Credit Ridge community residents made purchase decisions and paid heritage premiums and higher prices for the houses they bought, these decisions were made based on their understanding of numerous City policy documents, planning guidelines and other documents which provided promises that future fill in development will be low density and executive houses only.
- Credit Ridge community residents have worked hard and spent a lot of money that has benefited the City in order to create a unique, prosperous, attractive estate neighborhood within Brampton.

# High-Level Summary - 5

- There are a lot green fields nearby (North-West Mississauga and Bovaird ). Why wouldn't the City encourage developers to “build up” or intensify in those areas?
- We think it's because the developer wants to take advantage of the price per square foot in our neighborhood so that the developer can make more money on their project.
- Ultimately if the proposed OZS-2022-0038 - 1724 & 1730 Queen Street West High-density project is approved, it will have a significant negative value impact on our estate houses – so who will compensate the home owners to make up for the loss in their property values?

# Recommendations

## **1. We Recommend that the Official Plan Amendment be Revised to Change the Zoning Designation of the Subject Lands as followings:**

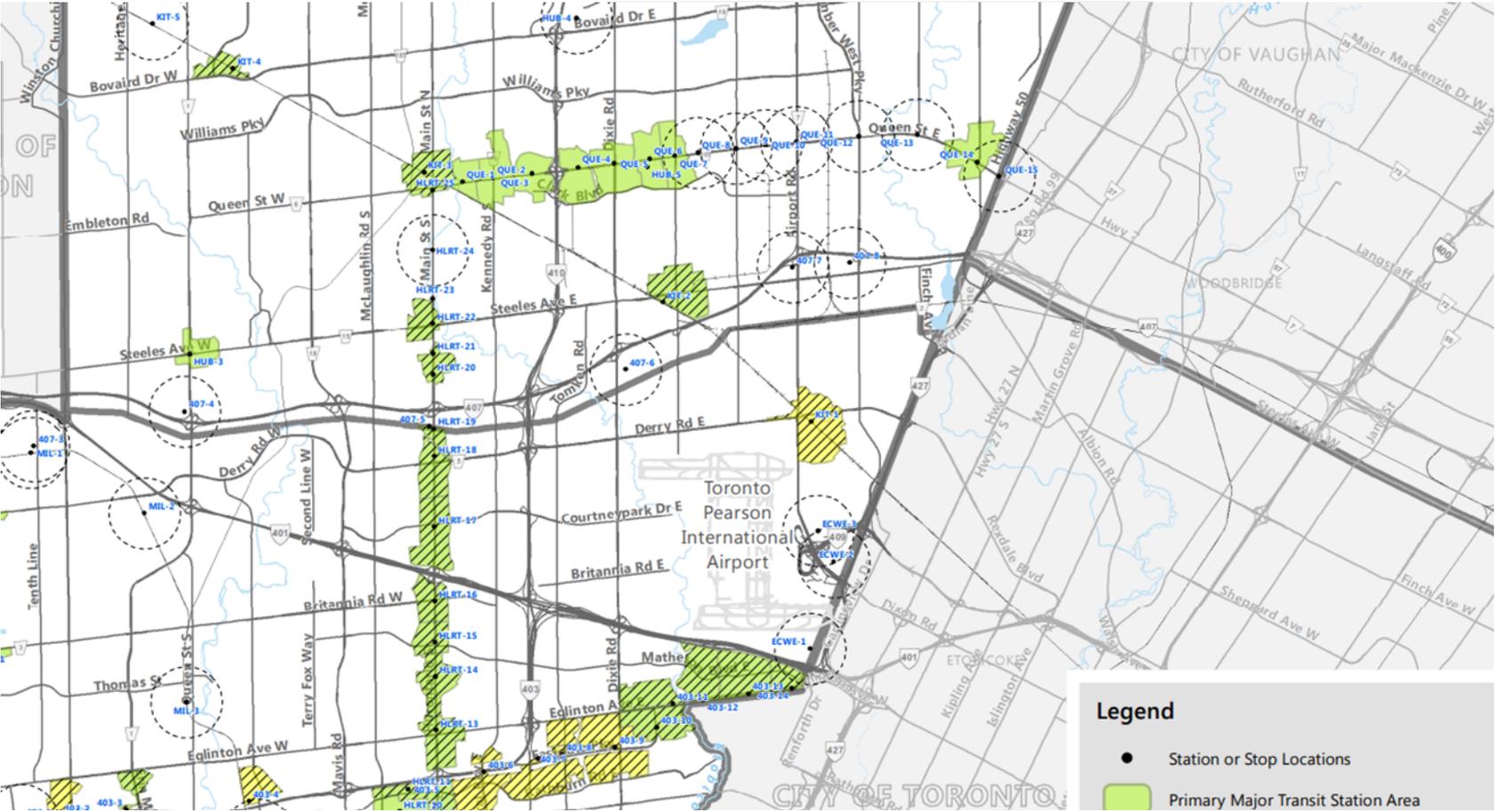
- Residential single detached; low density mixed Use Designation

OR

## **2. A comprehensive city-wide study be conducted to provide Council with adequate information for decision making. These studies should include but not limited to in-depth analysis, strategies and policies of where and when tall building should be developed, growth scenario analysis and location prioritization framework.**

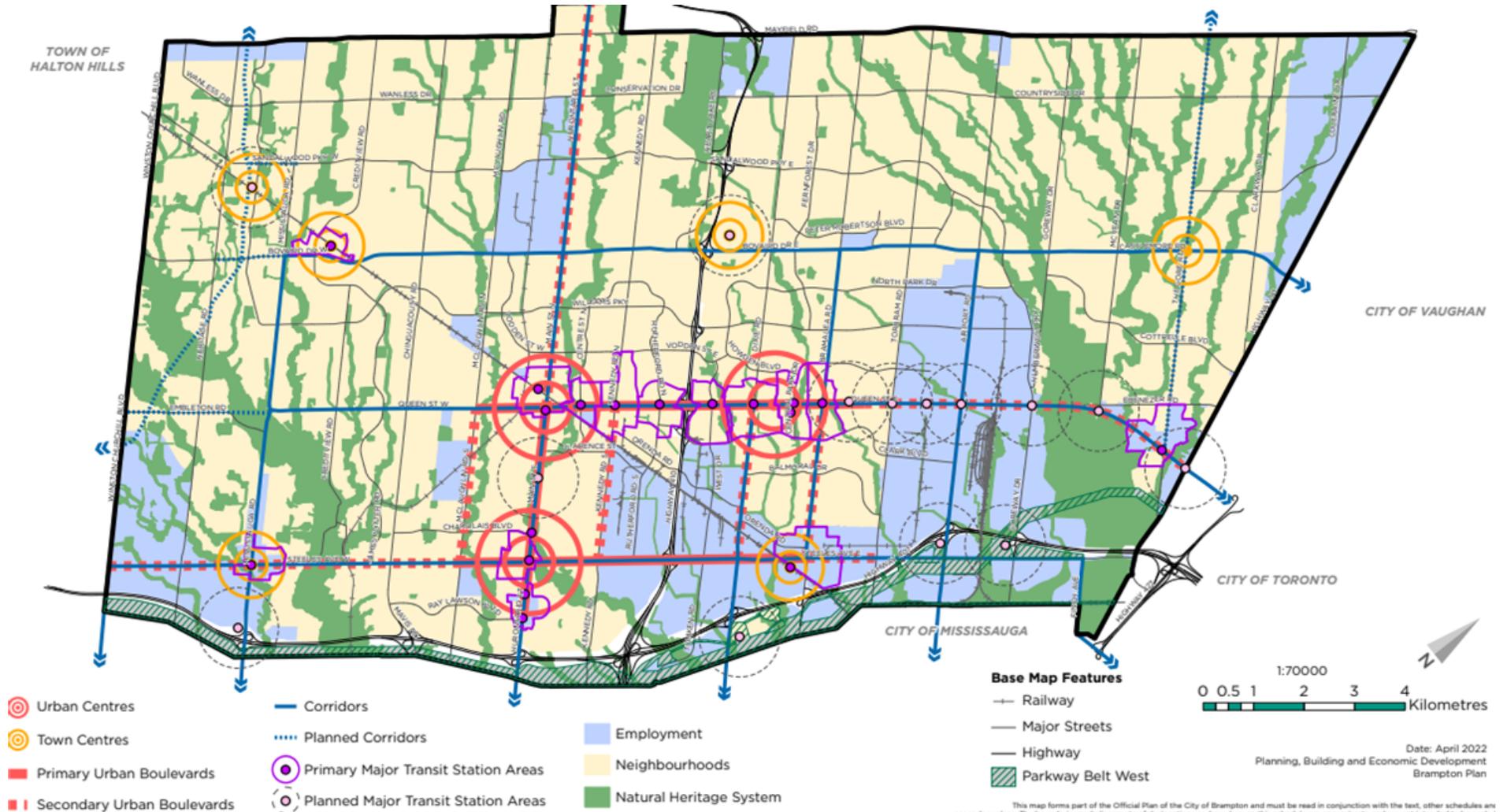
- A master plan be conducted to assess the viability and **cumulative impact** of these proposed tall-building developments for the area
- Council defer making any decision on any of the proposed multi-storey building development for the area until such time that these comprehensive studies are completed and thoroughly reviewed by Council, the impacted community, as well as residents in Brampton

# PEEL 2051 VISION - Queen Street East is not a planned Major Transit Station area



# City of Brampton Official Plan Policies (Vision 2040)

- Credit Valley is not a Growth area but an established community



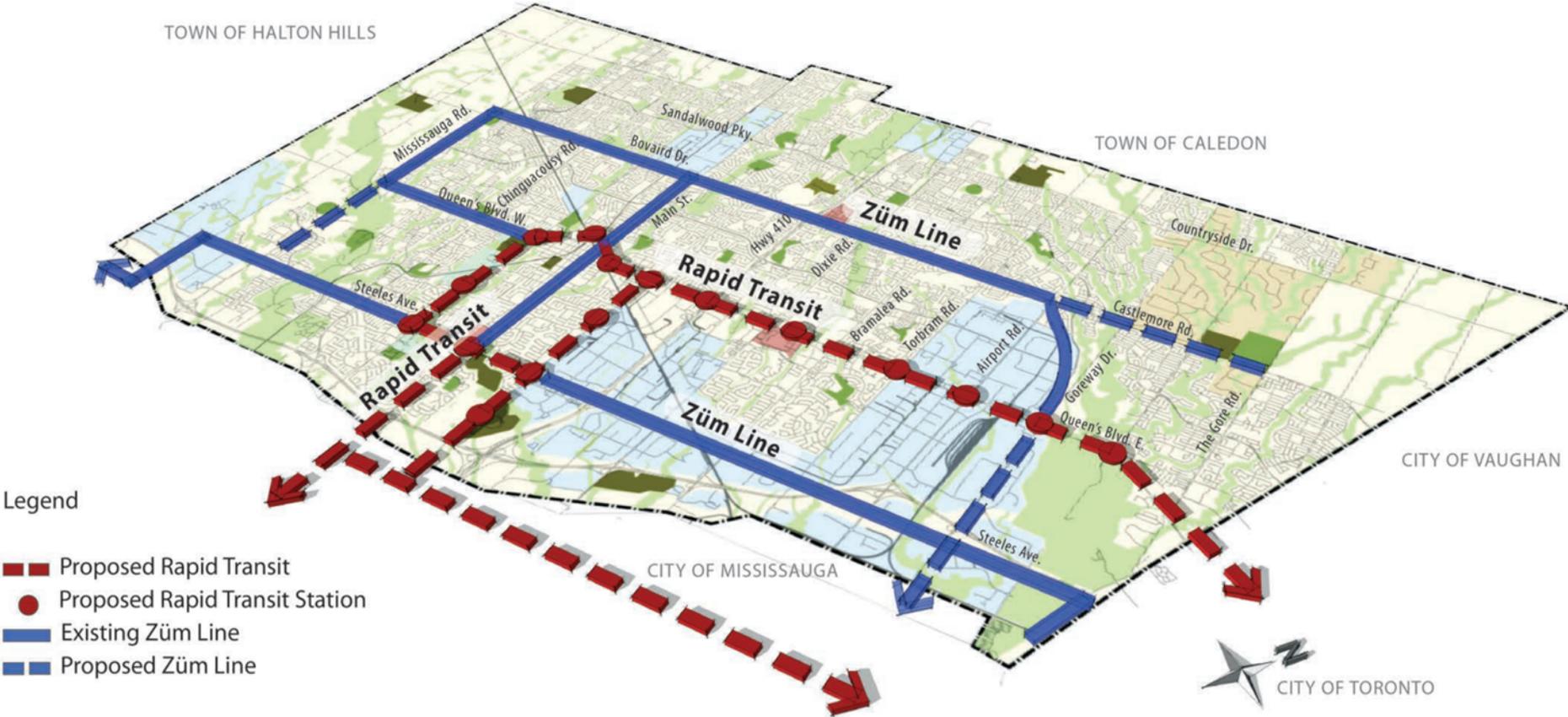
# Population Framework- Credit Valley is not a population growth center

## Population Framework



# Brampton 2040 Vision – Transit

## Queen Street West is not planned as part of Rapid Transit



# City's 2040 Vision Do Not Support the High Density Development

- In City's 2040 Vision. The high-density residential areas are
- 1. Downtown Brampton
- 2. Uptown Brampton
- 3. and other 5 town centers

It is important to note that Queen Street West is a City Local Corridor similar to other arterial roads across the City. There is distinction between the designation between Queen West vs. Queen East in Brampton.

It is neither a job center nor a commercial center

It is neither a population increase center nor a major transit station.

No High Density Planned along for Queen Street West Corridor

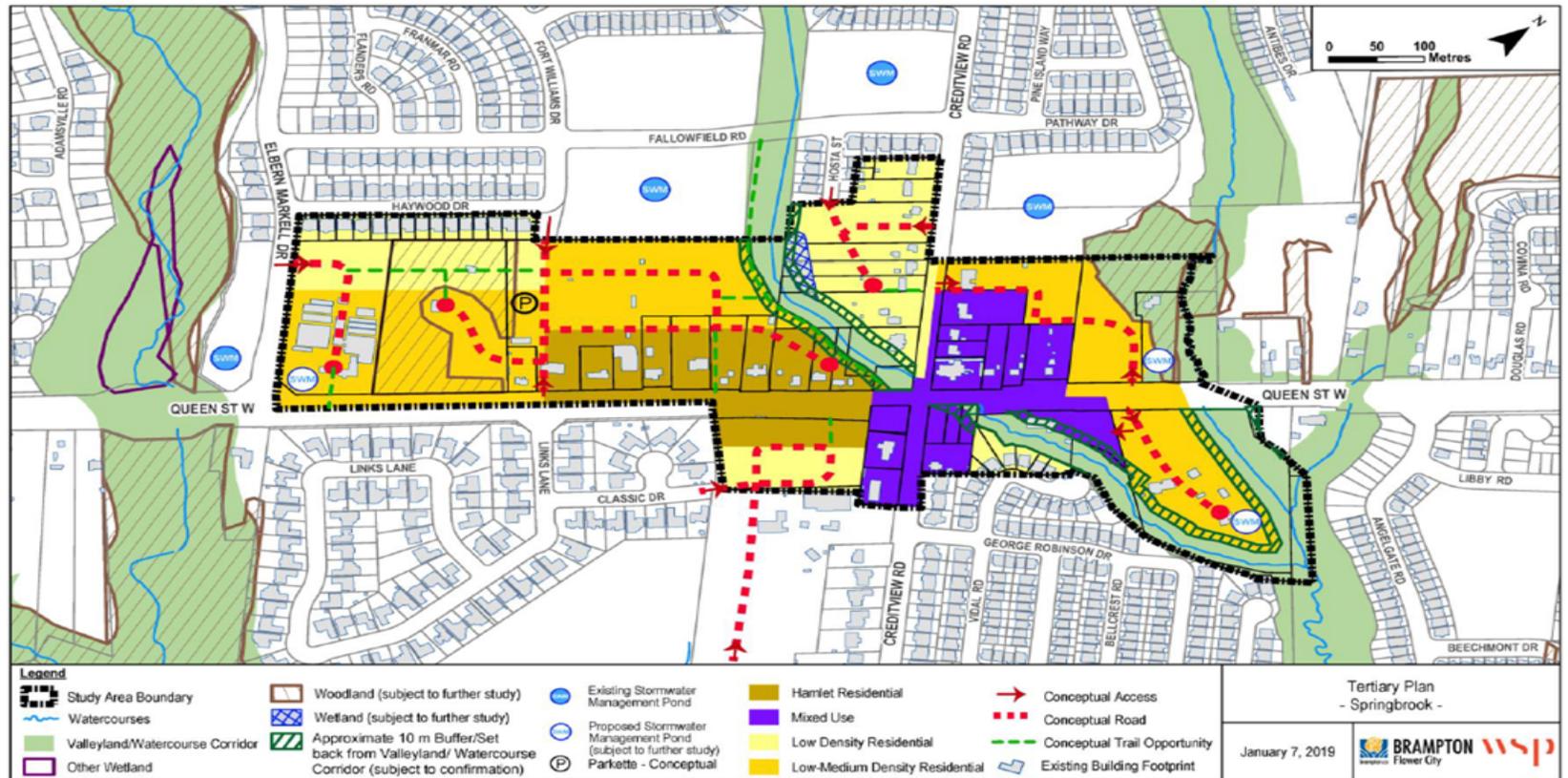
# Credit Valley Secondary Plan (Feb. 2021)

- 5.2.7 Springbrook Settlement Area
- 5.2.7.1 The Springbrook Settlement Area is a historical crossroad hamlet associated with the agricultural settlement of the area. The infilling of Springbrook shall be limited to the lands fronting onto the existing open road allowances within the defined limits of the settlement as shown on Schedule SP45(a). In accordance with Section 4.1.3 of the Official Plan, limited service commercial, village crafts and home workshops shall be permitted but in the form of a low intensity and low-density development that is in keeping with the scale and character of the historic hamlet.

# Springbrook Tertiary Plan (Jan 2019)

- Integrate the community within the current upscale executive housing policy context
- Maintain Springbrook's rural cultural heritage
- Support the intended land use structure and design intent

Figure 15 – Proposed Tertiary Plan



Tertiary Plan  
- Springbrook -

January 7, 2019

# Springbrook Settlement Tertiary (Jan 2019)

- Land Use, the Springbrook Settlement Area would consist of four land use designations:
- • Hamlet Mixed-Use: The Hamlet Mixed-Use area represents the core of the community, near the BRT stop and generally the geographic centre of the community.
- • Hamlet Residential: The Hamlet Residential areas consist of lands fronting onto Queen Street West just outside of the Hamlet Mixed Use area described above.
- Low Density Residential:
- • Low-Medium Density Residential: Low-medium density residential uses would provide a flexible range of unit types, including single detached units, semi-detached units and low-rise townhouses. These uses would be limited to about 3 storeys.