

# Objection to High Density/ High Rises

## Credit Valley Residents Association

(Neighborhoods from ward 4, 5 and 6 )

Re files: OZS - 2020-0036 and OZS - 2021 0018



- Objection to above files ( & Queen st between James Potter and Mississauga rd) based on consultation with professional planners, architects, lawyers, environmentalists, ecologists.
- Several petitions filed.

## **Summary of Concerns - Professional Opinion**

- 1. Incompatibility** with the Adjacent Neighbourhood.
- 2. No Approval** from Neighbourhood Residents.
- 3. Traffic** : Serious concerns
- 4. BRT proposal**: Serious concerns
- 5. No Proximity to Essential Services**
- 6. Stormwater Management/ infrastructure** issues.

## **Summary of Concerns - Professional Opinion**

**7. Environmentally sensitive area** : Endangered Species Habitat

**8. Schools** : No adequate space.

**9. Affordable housing claim**: No evidence.

**10. Squeezing sensitive infills with high density** : Bad planning today can affect future Brampton adversely.

**11. Specific urban design guidelines** : No reference demonstrated during assessment of proposals.

# **Sustainability Development**



In Sept 2022 meeting, The Council recommended further consultation with the Residents, Developers and City Planners . CVRA met with both developers and expressed concerns but concerns were not addressed.

**Decision rests on the Mayor and all the Councillors.**

**We urge and hope that you all make a choice keeping in mind that Sustainability and Development should go hand in hand. We cannot sacrifice one for the other.**

**Thank You.**

# Reference List

- Green Initiatives Ontario Coalition
- Natural Heritage and Environmental Strategy
- Credit Valley subwatershed study
- Credit Valley Conservation watershed plan
- COSEWIC (Committee on status of endangered wildlife in Canada)
- Ontario ministry of Natural Resources and Forestry
- Recovery Strategy Redside dace (ESA)
- Documents on Environmental Planning: Ministry of Environment, Conservation and Parks of Ontario.
- Creditview Secondary Plan
- Ontario Streams.ca
- Brampton Plan 2040
- Planning Act Ontario
- [Committee of the Status of Species at Risk in Ontario,](#)
- [Committee on the Status of Endangered Wildlife in Canada](#)