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## External Correspondences Received

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## Chadda, Neil

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**To:** anne.benaroya@ibigroup.com  
**Cc:** christian.lepichouron@ibigroup.com; LaRota, Claudia  
**Subject:** RE: [EXTERNAL]Status of the Springbrook Tertiary Plan  
**Attachments:** 7.6 - Springbrook Tertiary Plan - Revised Appendix A - Oct. 26 - map.pdf

**From:** Anne Benaroya <[anne.benaroya@ibigroup.com](mailto:anne.benaroya@ibigroup.com)>  
**Sent:** 2023/01/04 3:32 PM  
**To:** LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Subject:** [EXTERNAL]Status of the Springbrook Tertiary Plan

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello. Ms. LaRota,

I hope had a pleasant holiday season and happy new year. I am looking for information regarding the status of the Springbrook Tertiary Plan, and found your email on the City of Brampton's website regarding the Tertiary Plan.

The most recent updated map of the plan that I have found is within [Bylaw 217-2020](#). However the current [Secondary Plan List](#) website does not include Schedule 45(b) under the Credit Valley SP Schedule. Could you please clarify what, if any, version of the Tertiary Plan is currently in force?

I am also wondering if any new staff reports regarding the tertiary plan have been brought forward since the June 6<sup>th</sup> 2022 [meeting](#).

Thanks very much,  
Anne

Anne Benaroya

Urban Planner

7th Floor - 55 St. Clair Avenue West  
Toronto ON M4V 2Y7 Canada  
tel +1 416 596 1930 ext 61407



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NOTE: Ce courriel peut contenir de l'information privilégiée et confidentielle. Si vous avez reçu ce message par erreur, veuillez le mentionner immédiatement à l'expéditeur et effacer ce courriel.





June 3, 2022

Planning, Building & Economic Development Department  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON, L6Y 4R2

Attn: Neil Chadda, Policy Planner II

**Re: Kaneff Group Comments on City-Initiated Official Plan Amendments to the Credit Valley Secondary Plan (Area 45)**

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Dear Mr. Chadda,

On behalf of Kaneff Group, I can confirm receipt of the public notice for the Statutory Public Meeting on June 6, 2022, to present proposed amendments to the Credit Valley Secondary Plan (Area 45). We have since had an opportunity to review the corresponding staff Information Report and draft Official Plan Amendment and appreciate the opportunity to provide comments on the proposed amendments.

As landowners of property within Springbrook, we support the direction of the City to implement amendments to the Credit Valley Secondary Plan that consider increased building heights and mixed-use development along the Queen Street West corridor. The City-Initiated OPA supports a sustainable city structure by allocating density along a corridor served by rapid, high-frequency transit that is connected to Urban Centres and Major Transit Station Areas. The proposed amendments to the Credit Valley Secondary Plan will support the creation of complete, 15-minute communities that will satisfy the daily needs of residents, accommodate a mix of housing, and support alternative modes of transportation.

We recognize the intent is for Springbrook to be maintained as a distinct and recognizable community with a "Commercial Mixed-Use Medium-High Density Residential" designation centered at the core intersection of Queen Street West and Creditview Road. In consideration of this vision for Springbrook, we are confident that our site can accommodate a built form that is consistent with the proposed "Commercial Mixed-Use Medium-High Density Residential" designation. Our property is located at the south-west corner of Queen Street West and Creditview Road and is the largest single site within the study area with the most significant frontage along Queen Street West. The size and location of our site provides us with a unique opportunity to accommodate a well-integrated mixed-use development that considers mid-rise apartment buildings 10 to 12 storeys in height while maintaining an appropriate separation and transition to lower density forms of housing. As such, we respectfully request that the "Commercial Mixed-Use Medium-High Density Residential" designation be applied to our property to permit building heights ranging from 10 to 12 storeys.





We appreciate the opportunity to provide comments on this City-Initiated OPA for the Credit Valley Secondary Plan and commend the City on this effort to realize the full potential of Springbrook as a complete community.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Freeman'.

**Kevin Freeman, MCIP, RPP**

*Director of Planning & Development  
Kaneff Group*

\*On behalf of the Kaneff Leadership Team



June 15, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention: Andrew McNeill**  
**Manager, Official Plan and Growth Management**

**Re: Draft Brampton Official Plan**  
**Cal Markell Developments Inc.**  
**1724-1730 Queen St. W.**  
**City of Brampton, Region of Peel**

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Mr. McNeill,

KLM Planning Partners Inc. represents Cal Markell Developments Inc. ("Client"), owner of the lands located at the northeast corner of Queen Street West and Elbern Markell Drive ("Subject Lands"), at 1724-1730 Queen Street West in Brampton. This letter provides information about our client's site-specific application work and other ongoing policy work being conducted by the City that should be considered as the final draft City of Brampton Official Plan ("Draft OP") is prepared.

This Subject Lands and a collection of others fronting Queen Street West (within the segment between Elbern Markell Drive and beyond Creditview Road to the west) are presently the subject of a City-initiated Official Plan Amendment which intends on introducing land use permissions for increased height and density along Queen Street West as directed by Council Resolution PDC123-202010. More specifically, the City's draft amendment to the Credit Valley Secondary Plan and Springbrook Tertiary Plan ("Springbrook OPA") proposes up to twelve (12) storey apartment building forms for the portion of the subject lands and other sites adjacent to Queen Street West, and three (3) to five (5) storey forms for the interior portions of those lands to account for transition to existing lower density uses beyond.

Notwithstanding the above Springbrook OPA process, our client has been working over the past year to study, design, and make submissions with respect to the subject lands suggesting that heights and densities beyond the proposal by staff can be accommodated at this location, with up to an eighteen (18) storey apartment building form at the Queen Street interface. The additional intensification would

appropriately assist the City and Region in meeting their Provincial Growth Plan targets while working with the unique topography and built context, and making efficient use of existing servicing infrastructure and regional bus rapid transit (BRT) along Queen Street West. In this respect, we have made submissions as part of the Springbrook OPA process requesting further consultation and coordination be conducted with our client prior to any staff recommendation to adopt the amendment, to ensure that optimal policy outcomes result from the City's process.

As of the writing of this letter, the April 2022 Draft OP for the City of Brampton was the most recent draft available to the public. The Draft OP identifies the segment of Queen Street West in the area subject to the Springbrook OPA as "Corridors" on Schedule 1 – City Structure, while the majority of Queen Street is identified as either "Primary Urban Boulevards" or "Secondary Urban Boulevards", it does not at this time identify the site as a Special Land Use Policy Area. Within the intensification hierarchy as laid out in the Draft OP, "Corridors" will provide for moderate intensification in up to mid-rise forms outside of Centres or MTSAs, and "Secondary Urban Boulevards" would provide for moderate intensification in up to tall building forms subject to a City-initiated Secondary Plan.

On April 28, 2022, Peel Regional Council adopted the new Region of Peel Official Plan ("New RPOP"), which will be in force upon Provincial approval. On Schedule E2–Strategic Growth Areas the New ROP identifies all of Queen Street including the segment of concern as a "Local Intensification Corridor", which is a strategic growth area intended to receive a significant portion of growth, optimizing infrastructure and transit as part of the greater intensification framework.

Given the ongoing evolution of policy affecting the Subject Lands and the greater Springbrook OPA area, we believe that prior to a staff recommendation to adopt the Draft OP, revision to Schedule 1 should be undertaken to identify the portion of Queen Street West subject to the Springbrook OPA (and potentially the broader western segment of Queen Street from McLaughlin Road to Mississauga Road) as "Secondary Urban Boulevard". We reserve our right to provide further comments as necessary.

Please also consider this our formal request to be notified of all future meetings dealing with the above noted process.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Marshall Smith, BES, PMP, MCIP, RPP  
Associate

cc: Cal-Markell Developments Inc.  
Brampton City Clerks Office

May 30, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention: Neil Chadda, MCIP, RPP**

**Re: Planning & Development Committee Meeting - June 6<sup>th</sup>, 2022  
Amendment to the Springbrook Tertiary Plan  
Denford Estates Inc.  
1420 Queen St. W.  
City of Brampton, Region of Peel**

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Mr. Chadda,

As you may be aware, KLM Planning Partners Inc. represents Denford Estates Inc. ("Client"), owner of the lands located within the northeast quadrant near the intersection of Queen Street West and Creditview Road ("Subject Lands"), at 1420 Queen St. W. in Brampton. Our client's lands are within the Credit Valley Secondary Plan and are designated as "Low-Medium Density" as part of the existing Springbrook Tertiary Plan area (the "Tertiary Plan").

While the staff initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) does not propose land use policy changes for the subject lands, it is understood the draft Official Plan Amendment proposed by staff intends on introducing land use permissions for increased height along Queen Street West as directed by Council Resolution PDC123-202010. The City's draft amendment proposes up to twelve (12) storey apartment building forms for the site at the immediate northeast corner of Queen Street West and Creditview Road, and up to eight (8) story forms on the opposite the subject lands on the south side of Queen Street West.

Given the immediate existing context, frontage on Queen Street West, and the potential future evolution of the area through implementation of the City's draft amendment, it is requested that Staff and Council consider including the Subject Lands as part of the current process. More specifically, it is suggested the draft permissions of the "Commercial Mixed-Use Low-Density Residential" designation may be appropriate for the Subject Lands given existing service infrastructure and regional bus rapid transit (BRT)

along Queen Street West. These permissions would ensure a broader range of forms could be considered for the site in the future at the time of Planning Act applications, to ensure a cohesive community develops across the various ownerships along Queen Street West.

In this regard, it is requested that further consultation and coordination be conducted with our client prior to any staff recommendation to adopt an amendment to the Credit Valley Secondary Plan or the Springbrook Tertiary Plan to ensure that optimal policy outcomes result from the City's process. We look forward to having an opportunity to work with the City of Brampton Staff and the local community.

Please also consider this our formal request to be notified of all future meetings dealing with the above noted process.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Marshall Smith, BES, PMP, MCIP, RPP  
Senior Planner

cc: Denford Estates Inc.  
Brampton City Clerks Office

July 4, 2022

**By E-Mail Only to *cityclerksoffice@brampton.ca* and *peter.fay@brampton.ca***

His Worship Mayor Patrick Brown and Members of Council  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

***Attention: Mr. Peter Fay, City Clerk***

Your Worship and Members of Council

**Re: Springbrook Tertiary Plan  
Credit Valley Secondary Plan Area  
Official Plan Amendment No. 45  
Request for Notice on Behalf of Crystal Homes (Wildflowers) Corporation**

We are counsel to Crystal Homes (Wildflowers) Corporation, the owner of 1626, 1646, 1654 Queen Street West.

Crystal Homes is the applicant in File Nos. OZS-2020-0029, a combined Official Plan, Zoning and Subdivision Application for 2 single detached homes, 61 townhomes, a mid-rise building and parkette on its lands. Crystal Homes is also the applicant in File No. SPA-2022-0079, a Site Plan Application for the mid-rise building, which fronts onto Queen Street West.

Despite having lands and active planning applications within the Springbrook Tertiary Plan (the “**Tertiary Plan**”), our client did not receive direct notice of the potential changes proposed to that plan. Fortunately, by happenstance, our client became aware that the City is pursuing modifications to the Tertiary Plan. Our client has a direct interest in modification to the Tertiary Plan as some of its land holdings are within the area covered by same.

As a result, we hereby request that you add us to the circulation list and provide us with notice of all procedural steps, including meetings, including open house, public, Council and committee meetings.

Our client is actively engaged in assessing the Tertiary Plan and we anticipate it will deliver substantive comments in due course.

Should you have any questions, please do not hesitate to contact the undersigned directly.

Yours truly,  
**DAVIES HOWE LLP**



Aaron I. Platt  
Professional Corporation

AIP:AL

copy: Bob Bjerke, Director, City Planning & Design Planning  
Jeffrey Humble, Manager, Policy & Strategic Initiatives  
Neil Chadda, Policy Planner II



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**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/06/26 1:06 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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)
- any other future planning files pertinent to this matter.

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**Dear Mayor and Members of Council,**

I, [REDACTED] 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 neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
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 taxpayer in Brampton, I, along with many residents in my community, look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood 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,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

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**Subject:**

FW: [EXTERNAL]Objection to High Density in Creditview Valley

From: [REDACTED]

Sent: 2022/07/05 9:13 AM

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

Cc: John Brennen

Subject: [EXTERNAL]Objection to High Density in Creditview Valley

Dear Mayor and Councillors.

I strongly oppose Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley.

Respectfully



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**Subject:**

FW: [EXTERNAL]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

**From:**

Sent: 2022/06/27 2:25 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]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 ...

**Importance:** High

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, [REDACTED] 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. If City / Regional Councillors always ignore the residents' voices, and continue to push the projects that are not in the interests of the residents of their jurisdiction, **we will not vote for them in the municipal and regional elections in this October.**

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,

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Sincerely  


---

**Subject:**

FW: [EXTERNAL]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.

**From** [REDACTED]**Sent:** 2022/07/05 9:24 AM

**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)

**Subject:** [EXTERNAL]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.

**Kindly Note City Files #:**

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
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- OZS-2020-0029, and
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1. Incompatibility with the existing established neighborhood

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7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
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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.

Yours truly,





**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

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

**From:** [REDACTED]

**Sent:** 2022/06/26 8:09 AM

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

**Cc:** creditvalleyresidents

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, - 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)
- any other future planning files pertinent to this matter.

---

**Dear Mayor and Members of Council,**

I, [REDACTED] living 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,

< [REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

--

Thanks  
[REDACTED]

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/03 11:50 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]STRONG OBJECTION 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, [REDACTED] 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
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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 updated (including public meeting information and notices) related to the above files.

**Note: Please add this letter to public record for all pertinent planning files**

Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

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**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 9:34 AM

**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,**

We [REDACTED], 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:

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8. Environmental Constraints and Flooding Risks
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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,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/06/02 9:23 PM  
**To:** Chadda, Neil  
**Cc:** Santos, Rowena - Councillor; Vicente, Paul - Councillor  
**Subject:** [EXTERNAL]Proposed 10-storey apartment

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Neil,

I'm writing to lodge my displeasure with the City's proposal to build a 414 unit building plus 61 townhouses in our community.

It will increase the traffic and decrease security in the neighborhood which was sold to us as an "estate" community, with these additional units we will lose that sense of security and quality of living we've paid a premium price for. With more cars in the area on a heritage road that cannot be expanded I can only foresee havoc and increased accidents.

Please reconsider.

Best,

[REDACTED]

Credit Ridge Resident



## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/05/17 10:22 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Opposition to Credit Valley Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

To Neil Chadda,

I am writing to express my opposition to the Amendment to the Credit Valley Secondary Plan (area 45.)

The Springbrook Settlement Area is home to unique cultural, environmental and wildlife settlement. It also houses the one-lane bridge on Creditview rd., and the historic settlement of Eldorado Park. (The City also commissioned a study on the significance of Eldorado Park and nearby Camp Naivelt, the Jewish post World War II settlement).

As a resident who lives within 1 km of the Creditview and Queen st intersection, I am opposed to this 12 storey development.

I caution the City to avoid overcrowding this area.

We currently have 1 grocery store nearby, and that is the Walmart.

Our schools are already at capacity.

There is no space for 12 storeys worth of cars, for people to park.

Simply put, there is no space for all of these new people to live.

As a resident, I often see wild turkey, deer, coyotes, fox and rabbits in the area. Surely we do not want to disturb their habitat by dramatically adding to the human population density.

In addition, residents have already had to endure years of construction on this stretch of Queen Street.

Must we endure another decade of construction, this time for high density apartments?

At what point do we, as home buyers, actually begin to enjoy the neighborhood?

With the high cost of living, and high property taxes - I pay roughly \$10,000 a year- it would not seem rational to ruin this area with 12 storey buildings.

We should be endeavoring to protect the wildlife, protect the 1 lane bridge from collapse due to extra cars, and endeavour to retain the peace for all residents.

Regards,

[REDACTED]  
[REDACTED]

---

**Subject:**

FW: [EXTERNAL]RE: City File #: OZS-2021-0018 & City File  
OZS-2020-0036

**From:** CreditValleyResidents Association

**Sent:** 2022/07/04 8:35 AM

**Subject:** [EXTERNAL]RE: City File #: OZS-2021-0018 & City File OZS-2020-0036

**WITHOUT PREJUDICE**

To : Council & Mayor  
City of Brampton,  
2 Wellington Street  
Brampton, L6Y 4R2

**RE: City File #: OZS-2021-0018 & City File OZS-2020-0036**

Dear Sir/Madam

This letter is intended to provide notice that the members of the Credit Valley Residents Association (CVRA) believe that any decisions made on behalf of Council at this time related to the following files will be considered invalid, unconstitutional, unenforceable and can be challenged legally: City File #: OZS-2021-0018 & City File OZS-2020-0036

The reasons are the following:

- 1) We have strong reasons to believe there is a conflict of interest between certain members of Council and consultants associated with one or more of the above projects which was not disclosed to Council and the public.
- 2) There was an improperly consolidated Planning Committee on June 20th.
- 3) Currently there is an improper composition of Council and thus all bylaws passed during this time are invalid.

As there has been a failure to observe the procedural formalities prescribed in the applicable legislation (Municipal Act (section P(1) and (2))) to fill a Council position, this invalidates any by-laws passed under such circumstances and would call into question the validity of all decisions made by such a Council at this time.

**Thus, the CVRA requests the Honorable Mayor and current elected Council defer the July 6th Council Meeting and any decisions regarding the subject applications until Council rectifies their composition in a manner that is in line with the Municipal Act.**

In the event Council postpones the review of the subject applications to another Council meeting, the CVRA also requests we are provided with advanced email notice by City Clerks regarding the date of the new Council meeting in which the above files will be included as agenda items - our members should have the opportunity to delegate if they so choose and voice their concerns regarding the subject applications since many were unaware of their right to do so as the public consultation meetings were held during peak Covid times.

Our community's objections need to be included and officially documented on these files as we believe there are poor planning decisions being made for numerous reasons.

We look forward to hearing from you regarding next steps. Your cooperation in this matter is highly appreciated.

Thank you.

The Credit Valley Residents Association

## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/07/17 9:38 PM  
**To:** Chadda, Neil; Fay, Peter; angelo.ambrio@brampton.ca; City Clerks Office  
**Subject:** [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

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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,

[REDACTED]

**Chadda, Neil**

---

**From:** [REDACTED]  
**Sent:** 2022/05/31 2:39 PM  
**To:** City Clerks Office  
**Cc:** Chadda, Neil  
**Subject:** [EXTERNAL]To attend the Meeting on June 6th 2022

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello,

We would like to attend in person , for the meeting going to be held on June 6<sup>th</sup> 2022 for Amendment to the Credit Valley Secondary plan ( Area 45) WARD 5 .Please advise how can we participate.

Or if we would like to attend this meeting by video conference -- can you please send us the invite.

Thank you,

[REDACTED]

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/17 10:22 AM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Ward 5 - City Initiated Official Plan Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello Mr. Chadda

I received a mailer from the City in regards to an Official Plan Amendment. I had some questions I hope you could provide clarity on.

1. What are the Springbrook Settlement Area policies (or alternatively where can I find the document online that captures these policies)?
2. What are the current height permissions along Queen St West (the mailer refers to a proposal to increase height permissions to 8-10 stories)?
3. Is the 10-12 storey's at the NE intersection of Elbern Markell Drive referring to a mid-rise building?
4. Where would the city approve an entrance for any development that would occur at the NE intersection of Elbern Markell Drive? Would it be off of Queen St or Elbern Markell Drive?
5. Where would the city approve an entrance for residential development that would occur at the intersection of Queen St & Creditview? Would it be off of Queen St or Creditview?
6. What primary and secondary public schools would students be sent to if residential development occurs in the areas outlined in the mailer?
7. Will another park be created in any of the areas outlined in the mailer?
8. Where can I find out which Councillors from Brampton City Council approved this official plan amendment?

Mr. Chadda, as you can understand, our community in Credit Ridge Estates is quite concerned with this official plan amendment for multiple reasons: traffic congestion, impact on personal & public safety, negative environmental impact, constraint on community resources and overall

Some specifics that come to mind include:

- Elbern Markell Drive & Creditview Rd are single lane roads (that can't be widened), certain types of development can create an overwhelming amount of traffic on these roads which is a safety issue for the residents.
- Our local public school in this area (ex: Ingelborough P.S) already has portables to accommodate the # of students attending. Bringing in townhouses/ mid-rise buildings will further put a strain on the school leading to more young children being put in portables.
- Our local park (Maxwell & Lois Rice Park on the corner of Ingelborough & Crocus St) is the only park in this area and is full on most days - more residents due to townhouses/semis/mid-rise buildings will create a situation where there is not enough park resources to meet the needs of the children in the community.

Many of the residents in the area are the original owners who bought their homes for a premium because the builders at the time committed that this was intended to be a quiet, estate community consisting of single detached homes of a certain lot size. Till this day, for the most part it tends to be a quiet, owner occupied

community, where homes are maintained to a certain standard. We hope the City can stay committed to only allowing the development of single- detached residential homes of a certain lot size so that there is consistency in the way these homes look with the rest of our community and so that the above mentioned issues do not arise.

I look forward to hearing from you. Thank you in advance.

[REDACTED]



Planning and Development Services Department  
2 Wellington Street West, 3rd Floor  
Brampton Ontario L6Y 4R2  
Attention: Neil Chadda

**RE: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)**

Dear Sir:

The residents of the Estates of Credit Ridge **Strongly Oppose** the proposed Official Plan Amendment.

The amendment requires an increase in density which proposes to build approximately 20-80 units per net hectare where the current allowable low density limit is only 12 units per hectare.

The existing neighborhood and amenities were designed with a classification of low density; the significant increase in density will be detrimental to the established neighborhood of the Estates of Credit Ridge.

**Based on the research information captured within this document, we believe that our objection to the proposed amendment should be supported by Council and City Staff.**

Below are the topics that will be addressed in this document:

- 1) Advice from the Springbrook Tertiary Plan: Background, Analysis and Recommendation Report prepared by WSP Canada Group Ltd. (Jan 2019)
- 2) The City of Brampton Staff Recommendation Report
- 3) Expert Opinions Expressed in the LPAT Ruling
- 4) The City's Official Plan Policies (Vision 2040)
- 5) Planning Guidelines Observed in Other Municipalities
- 6) Feedback from the Community
  - a. Overcrowding of Schools (Physical Space)
  - b. Overcrowding of Schools (Resources)
  - c. Traffic Congestion
  - d. Road Safety Concerns for Children
  - e. General Pedestrian Safety Concerns
  - f. Environmental Constraints and Flooding Risks
  - g. Unreliable Planning Policies and Breach of Trust in City Council
  - h. Incompatibility With The Existing & Established Neighborhood

We would also hope that City Staff & Council can provide clarification on some questions we have included at the end of this document.

Thank you for your consideration.

*The Residents of The Estates of Credit Ridge*

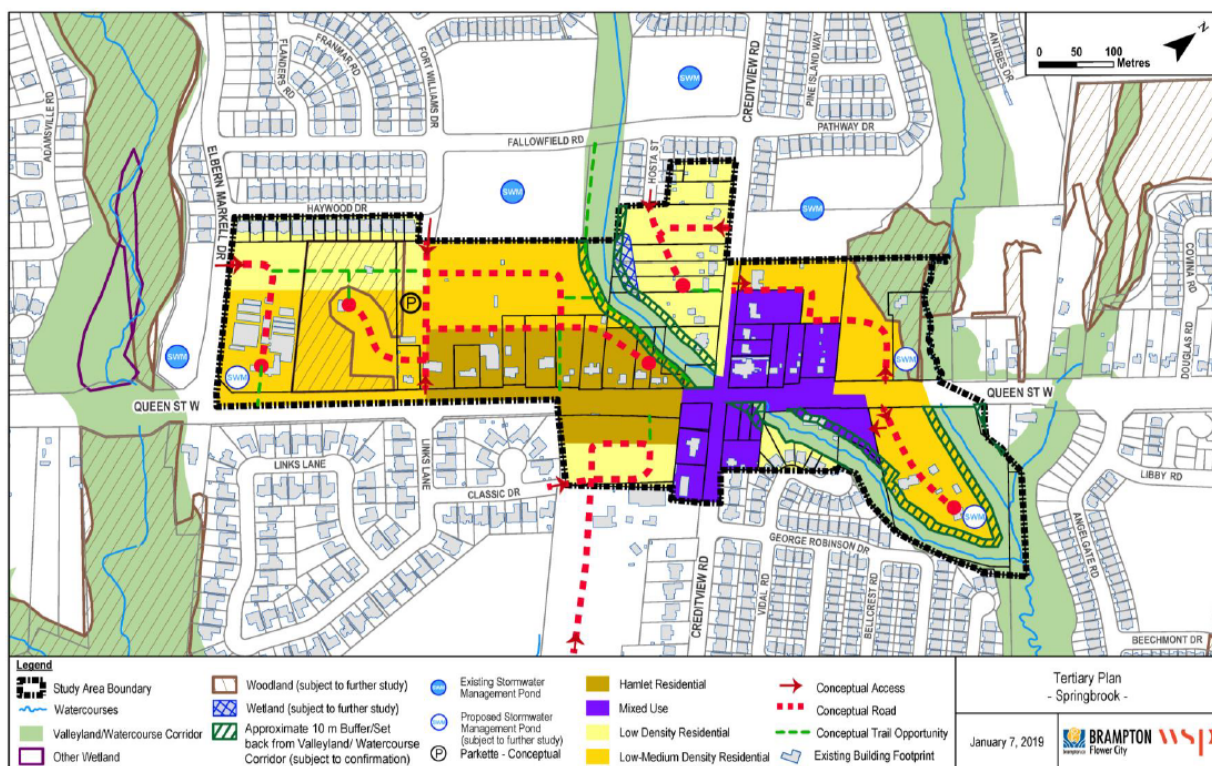
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- ensure the protection and conservation of existing natural heritage features in the area and support a robust natural heritage system by providing opportunities for pedestrian access and connectivity to natural heritage features.

The homes in the Estates of Credit Ridge are upscale executive residential detached dwellings. The proposed amendment refers to the development of three story townhouses and mid to high rise buildings which are very different from Low Density 1 Residential. The influx of vehicles that would come with medium to high density development that is being proposed would also not be inline with protecting the natural heritage system in the area and would create safety issues for pedestrians enjoying the natural heritage features of this neighborhood.

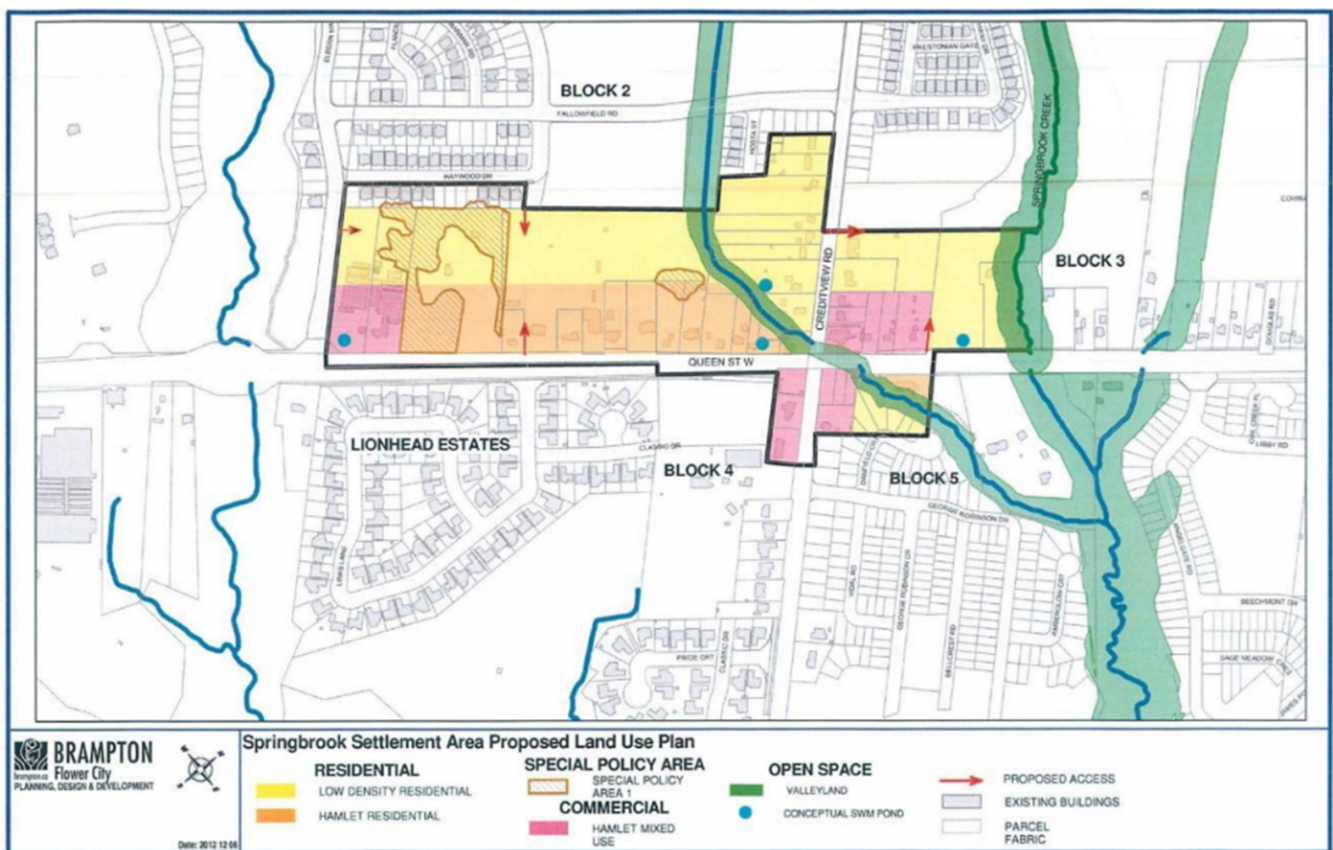
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- Hamlet Residential
- At-grade commercial that frame the streetscape
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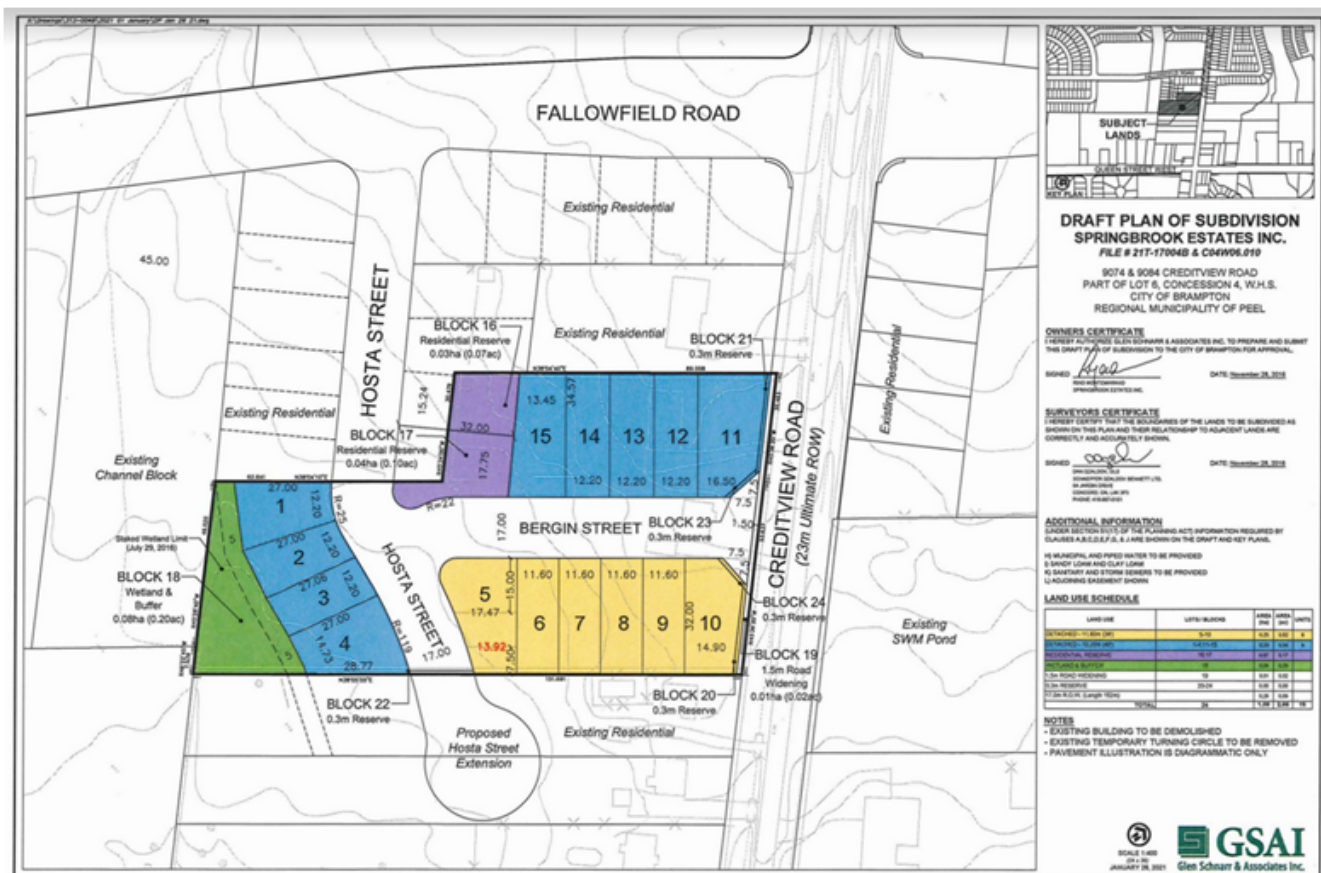


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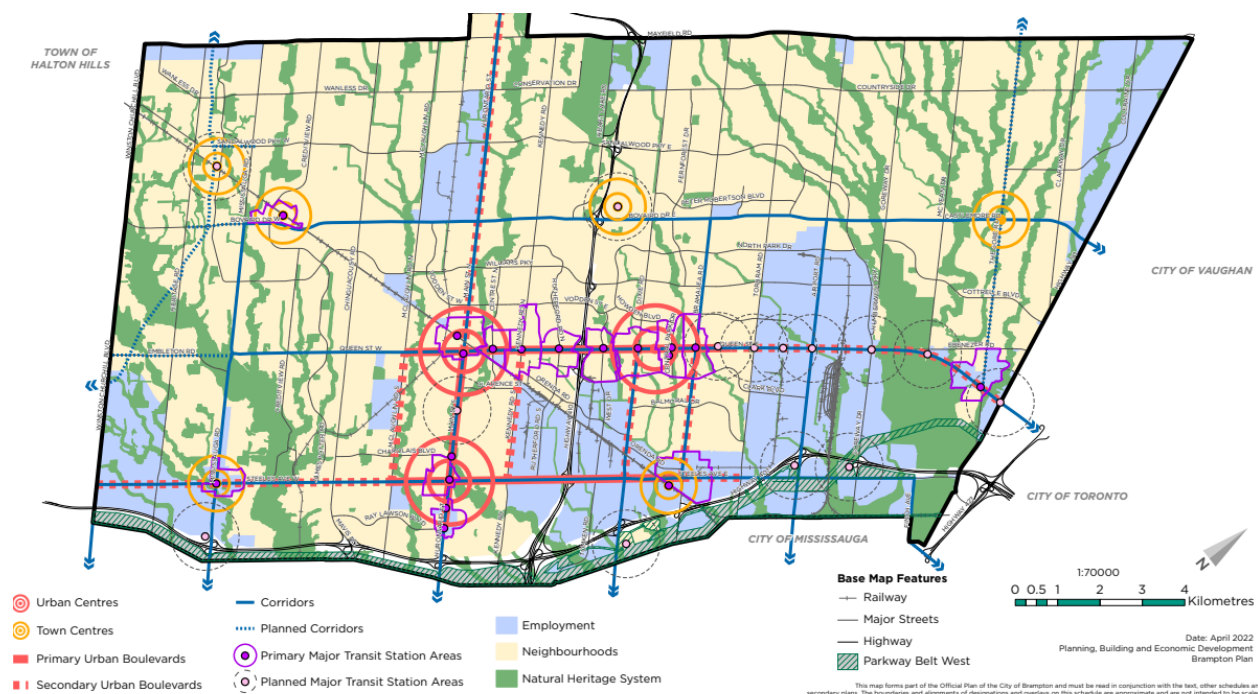
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#### 4) The City's Official Plan Policies (Vision 2040)

According to the City's Official Plan Policies and the Brampton 2040 Vision, intensification is only planned for the identified areas in the image below. The areas identified do not include the subject land area or the areas in near proximity to the Estates of Credit Ridge.



## SCHEDULE 2 | CITY-WIDE GROWTH MANAGEMENT



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Other surrounding Municipalities have the following guidelines when selecting sites for high-rise development as well as guidelines regarding their design:

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- A neighborhoods' physical characteristics is respected and development is compatible with the surrounding residential areas.
- Urbanization is carefully planned and in conformity with a Municipality's Comprehensive Official Plan and Municipal Service Review (MCR) to ensure efficient use of land and infrastructure.

Similarly, it is our interpretation that the City of Brampton's Official Plan policy guidelines do not support high-rise buildings being built with no regard to the established surrounding area.

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In the last few years, Brampton has already experienced a record number of vehicle and pedestrian related accidents due to over-crowded neighborhoods.

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Both Elbern Markell Drive & Creditview Road are single lane roads that cannot be widened.

- There is already traffic congestion leading to speeding and parking issues along these routes, the proposed development will further exacerbate the issue.
- The increase in vehicular traffic will pose a safety risk to residents of the neighborhood who often walk in the area.

## **6f) Environmental Constraints and Flooding Risks**

The Estates of Credit Ridge area is identified as an Environmentally Sensitive Area that is not suitable for the height and density increase that is being proposed. It's noted in the Tertiary Report that the valley lands have been identified as having inherent environmental hazards including flood and erosion susceptibility.

According to the Ministry of Natural Resources and Forestry, Springbrook Creek and Huttonville Creek are a regulated habitat for Redside Dace (a species at risk).

The subject lands in the proposed amendment are small parcels at the corners, they are not suitable for mid-high rise buildings from an environmental perspective: high buildings can have a significant negative impact on the storm water management and water/wastewater path as well as the environment.

The existing stormwater management system in the area was designed for low-density residential development, it does not have additional capacity for increased density. Infact, asset deterioration and water flow blockage has been observed in the drainage channel and some ponds, asset management measures are desperately needed for them in order to mitigate potential flooding.

The Ministry of Environment & Climate Change guidance emphasizes that to maintain the pre-development water balance in the area, implementation of additional proper stormwater management is required; also any redevelopment plan is required to incorporate more green space.

## **6g) Unreliable Planning Policies and Breach of Trust in City Council**

The proposed amendment is very contrary to established development policies and guidelines that were approved previously. This Community was established by the City with specific policies and guidelines regarding it's design and with very strict principles of preserving its character.

We understand the need for development and use of land to maximize potential. Yet it can be done in harmony with existing policies. Developers that respect the established policies to preserve the character and nature of our community shall be welcome. We would be happy to have a development that respects the existing Official Plan to build detached dwellings as per the established guidelines.

As residents and tax payers of the Municipality, we should be able to rely on those who make policy decisions on behalf of us to make decisions that are in the best interest of our community and not only in the best interest of developers that are trying to maximize their profit without considering the negative impact to the established surrounding neighborhood.



## 6h) Feedback from the Community - Incompatibility With The Existing & Established Neighborhood

The proposed amendment is not compatible with the established neighborhood which was designated as an upscale executive low-density residential area.

The Springbrook Community Area was approved to be developed as “*a residential community containing an upscale executive housing area. The development is comprised of an area of approximately 250 hectares (620 acres) within the Credit Valley Secondary Plan Area 45.*”

The development guidelines specifies “*a selection of upscale traditional architectural styles derived from the classical periods of architecture (Georgian, Tudor, Victorian, French Eclectic, etc.) will be promoted to generate visually appealing streetscapes.*”

It further provides that “*the design of each building should have distinguishing elements characteristic of a single identifiable architectural style....and that...incompatible styles in close proximity to each other shall be avoided*” achieving a consistent level of design quality.

The Proposed Development would significantly deviate from the original approved plan for the area. Mid- high rise buildings, semis and townhouses would appear to be designed to achieve maximum financial gain rather than upholding the character of the community which was developed primarily in keeping with Creditview as a natural heritage corridor. Review of design Guidelines for secondary plan reveals the importance placed on developing the community in keeping with preservation of character, natural elements and open spaces.

The Proposed Development does not appear to carry any one of the mandated guidelines and would create an unsightly crammed subdivision within the area instead of the harmonious massing visualized by the established policies.

The visual impact of Proposed Development vis-a-vis the existing community and Creditview Road Heritage Streetscape shall be an unbridgeable deviation.

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### Potential Costs to Tax Payers

- As we know, a developer must at their own expense conduct a variety of studies before being able to build on a parcel of land. Ex: Environmental impact studies, Woodland management plan, Species at Risk Study, Traffic impact studies, Functional servicing studies, Contextual studies, Geotechnical and Hydrogeological studies, etc.
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In the absence of the studies and reports mentioned above, there is a high degree of uncertainty on whether mid to high rise development would be possible on the properties identified in the proposed amendment. These studies take time to complete, thus the City loses the opportunity to have the land developed sooner. The surrounding area can more easily be developed so that it remains compatible with the established neighborhood as an upscale executive low-density residential area.

## Conclusion & Recommendations

Government policy decisions should respect taxpayer money and avoid inconsistent planning policies. Residents made decisions to purchase their homes, paid a heritage premium and higher prices for the houses they bought from the builders who developed this community. Buying decisions by these purchasers were based on their understanding of numerous City policy documents, planning guidelines and other documents which provided promises that our neighborhood would remain an upscale executive low-density residential area.

The local community of tax payers living in the Estates of Credit Ridge will be negatively impacted by the proposed amendment to the Credit Valley Secondary Plan (Area 45); the negative impacts to our community have been outlined within this document. Thus we **Strongly Oppose** the Proposed Official Plan Amendment.

We have an opportunity today to utilize public funding efficiently and to plan for a better Brampton by saying no to this proposed amendment. Developers should be encouraged to invest in medium to high density development in areas of Brampton that would benefit from revitalization and intensification, such as certain urban centers or town centers. These intensification areas are identified in the City's Official Plan Policies. However, the Springbrook Settlement Area was NOT included as an area for intensification in the City's Official Plan Policies.

Planning and Development Services Department  
2 Wellington Street West, 3rd Floor  
Brampton Ontario L6Y 4R2  
Attention: Neil Chadda

**RE: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)**

Dear Sir:

The residents of the Estates of Credit Ridge **Strongly Oppose** the proposed Official Plan Amendment.

The amendment requires an increase in density which proposes to build approximately 20-80 units per net hectare where the current allowable low density limit is only 12 units per hectare.

The existing neighborhood and amenities were designed with a classification of low density; the significant increase in density will be detrimental to the established neighborhood of the Estates of Credit Ridge.

**Based on the research information captured within this document, we believe that our objection to the proposed amendment should be supported by Council and City Staff.**

Below are the topics that will be addressed in this document:

- 1) Advice from the Springbrook Tertiary Plan: Background, Analysis and Recommendation Report prepared by WSP Canada Group Ltd. (Jan 2019)
- 2) The City of Brampton Staff Recommendation Report
- 3) Expert Opinions Expressed in the LPAT Ruling
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- 5) Planning Guidelines Observed in Other Municipalities
- 6) Feedback from the Community
  - a. Overcrowding of Schools (Physical Space)
  - b. Overcrowding of Schools (Resources)
  - c. Traffic Congestion
  - d. Road Safety Concerns for Children
  - e. General Pedestrian Safety Concerns
  - f. Environmental Constraints and Flooding Risks
  - g. Unreliable Planning Policies and Breach of Trust in City Council
  - h. Incompatibility With The Existing & Established Neighborhood

We would also hope that City Staff & Council can provide clarification on some questions we have included at the end of this document.

Thank you for your consideration.

*The Residents of The Estates of Credit Ridge*

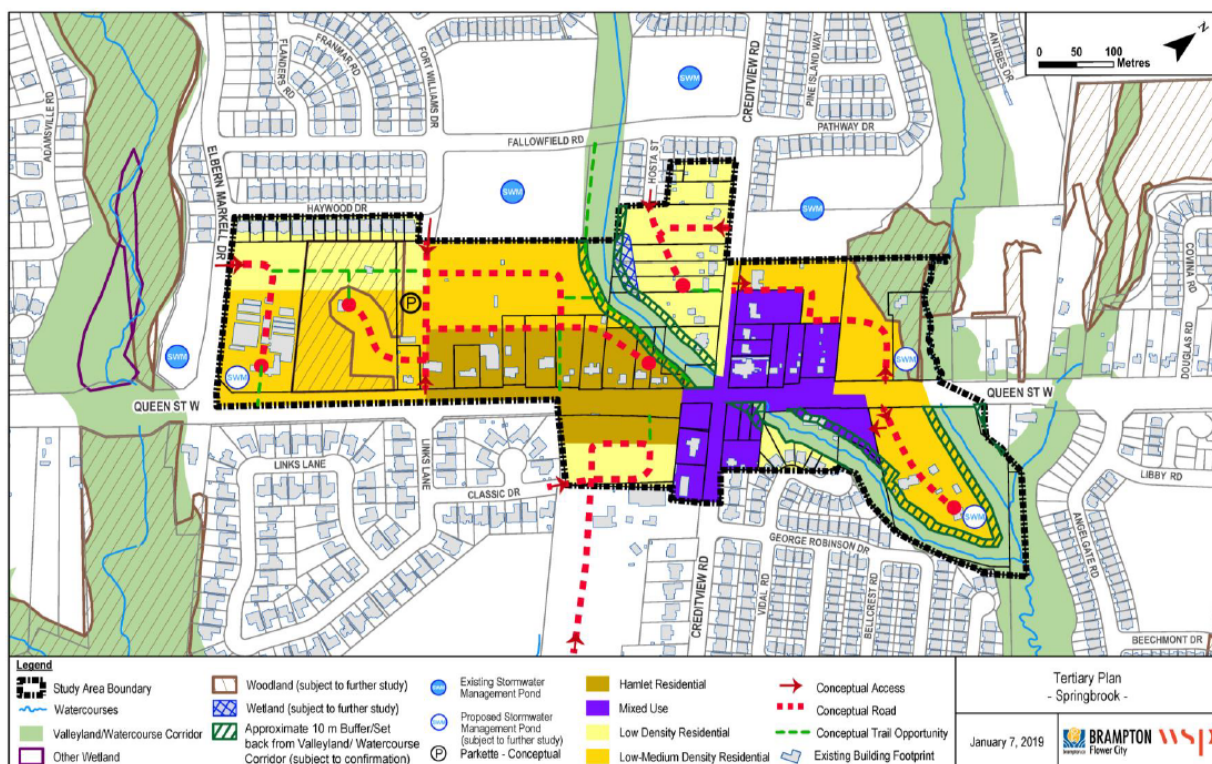
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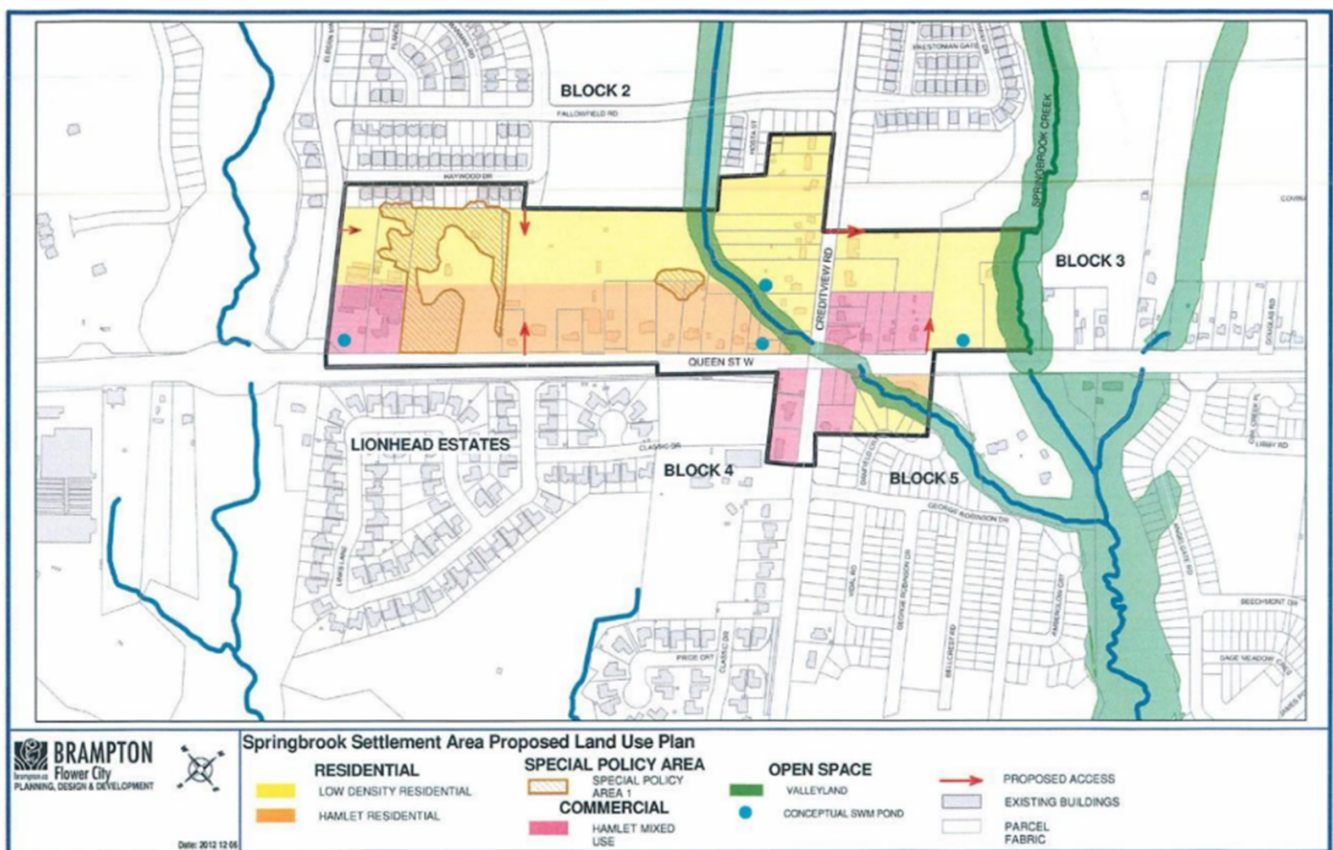
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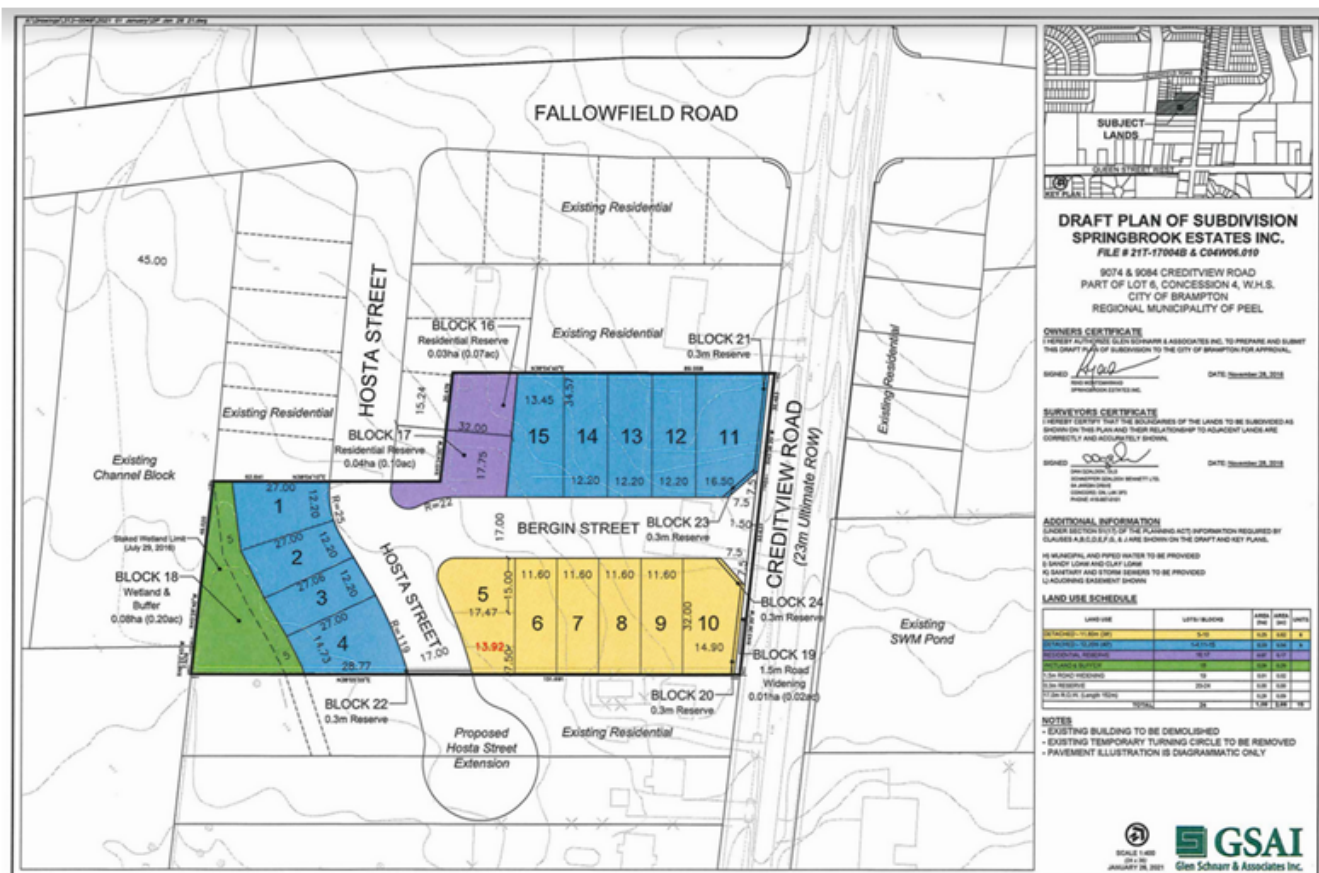


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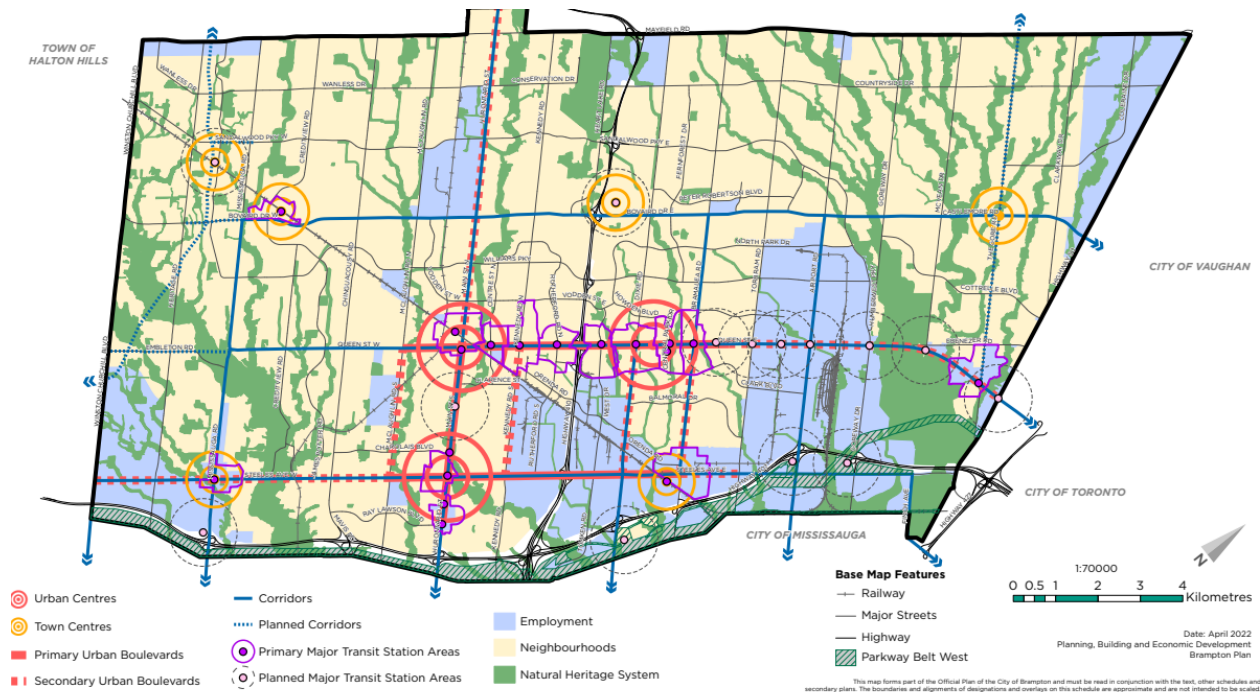
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## SCHEDULE 2 | CITY-WIDE GROWTH MANAGEMENT



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## Conclusion & Recommendations

Government policy decisions should respect taxpayer money and avoid inconsistent planning policies. Residents made decisions to purchase their homes, paid a heritage premium and higher prices for the houses they bought from the builders who developed this community. Buying decisions by these purchasers were based on their understanding of numerous City policy documents, planning guidelines and other documents which provided promises that our neighborhood would remain an upscale executive low-density residential area.

The local community of tax payers living in the Estates of Credit Ridge will be negatively impacted by the proposed amendment to the Credit Valley Secondary Plan (Area 45); the negative impacts to our community have been outlined within this document. Thus we **Strongly Oppose** the Proposed Official Plan Amendment.

We have an opportunity today to utilize public funding efficiently and to plan for a better Brampton by saying no to this proposed amendment. Developers should be encouraged to invest in medium to high density development in areas of Brampton that would benefit from revitalization and intensification, such as certain urban centers or town centers. These intensification areas are identified in the City's Official Plan Policies. However, the Springbrook Settlement Area was NOT included as an area for intensification in the City's Official Plan Policies.

## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/05/23 5:05 PM  
**To:** Chadda, Neil  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL]proposed amendment for Springbrook Settlement Area polices

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Neil Chadda,  
Policy Planner

May 23, 2022

How are you? I am [REDACTED] a resident living at [REDACTED]

We received the notice about the Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5 [Proposal Highlights The Official Plan Amendment is proposing the following: • To remove the Springbrook Settlement Area polices; • To increase height permissions that range between 8 to 10 storeys along Queen Street West; • 10 to 12 storeys at the northeast intersection of Creditview and Queen St. W and at the northeast intersection of Elbern Markell Drive. • To permit townhouse dwellings up to a maximum height of 3 storeys along the interior parcels. • To add a mixed use designation at the intersection of Queen St. and Creditview Rd.],

I have the following concerns to oppose the Proposed Amendment or removing current Springbrook Settlement Area polices:

1. Based on City's Credit Valley Secondary Plan and y Springbrook Tertaiy Plan, Professional Agency and City , initially and till now indicated that the Springbrook Settlement Area polices are for low density and these polices were proved by professional Agencies and supported by local residents. The Credit Ridge community was developed based on the current polices and residents paid the premium price for this policy too. Today, the Credit Ridge is one of the valuable and matured communities within Brampton.
2. In Brampton 2040 Vision. The Springbrook Settlement Area and the Credit Ridge Community is not defined as a new Town center. This 2040 Vision should not have impact on current zoning policy.
3. However, now somebody wants to change the policies to increase density and to increase height permissions, this is very unfair to people who have bought the house and moved in this area because they had been told by City Brampton that this area should be for low density. The Planning and Development Committee and City Council should keep their promises, also the policies should be consistent in order to not lose trust from people as well as not let people feel being cheated by the Planning and Development Committee of City.
4. Are there any professional agency hired by City did a thoughtful study for this amendment? If yes, where I can find a copy of the study report?
5. The area mentioned in the Proposed Amendment is small area at the corners; it is not suitable for high buildings such as 8-10 storeys, because high buildings may have significant impact on the stormwater management and water/wastewater path, environment or the historical heritage and a valuable matured community.
6. The high density or high buildings will not match the character of the area as of current low density in this area as well as it will have negative impact for the heritage of Springbrook area.
7. Once there are big and high buildings, more people will live in this area, the schools may not have room to receive more children because all schools in this area have been designed for low density.
8. Once there are big and high buildings, more people and cars will move in this area, the traffic at this area will be much worse, especially at the intersection of Creditview and Queen St. W, at the northeast intersection of Elbern Markell Drive and Queen St. W, also at the intersection of Queen St. W and Mississauga Road.

Above concerns not only from myself but also from my family and neighbors. we strongly oppose the Proposed Amendment or not want to change current Springbrook Settlement Area policies. We strongly request The Planning and Development Committee and City Council keep the previous promises and policies you have published to all people living in Springbrook area.

Thank you very much for your attention and looking forwards to hearing from you

Yours sincerely

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows

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**Subject:**

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

**From:**

[REDACTED]

**Sent:** 2022/06/28 2:58 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.

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**Dear Mayor and Members of Council,**

I, \_\_\_\_\_, 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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic  
Development

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/07/14 7:20 PM  
**To:** City Clerks Office; Fay, Peter; Ambrico, Angelo; Chadda, Neil  
**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED] living on [REDACTED] 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,

[REDACTED]

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/27 7:40 AM  
**To:** Chadda, Neil  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL]Re: About oppose "Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5 "

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Neil Chadda,

May 27, 2022

How are you? This is [REDACTED] a resident living at [REDACTED]. For the Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5, I have the following concerns to oppose the Proposed Amendment or removing current Springbrook Settlement Area policies:

1. Initially and till current date the Springbrook Settlement Area policies are for low density, now somebody wants to change the policies to increase density and to increase height permissions, this is very unfair to people who have bought the house and moved in this area because they had been told by City Brampton that this area should be for low density. The Planning and Development Committee and City Council should keep their promises, also the policies should be consistent in order to not lose trust from people as well as not let people feel being cheated by the Planning and Development Committee of City.
2. The area mentioned in the Proposed Amendment is small area at the corners, it is not suitable for high buildings such as 8-10 storeys, because high buildings may damage the environment or the historical area.
3. The high density or high buildings will not match the style of current low density in this area as well as it will have negative impact for the heritage of Springbrook area.
4. Once there are big and high buildings, more people will live in this area, the schools may not have room to receive more children because all schools in this area have been designed for low density.
5. Once there are big and high buildings, more people and cars will move in this area, the traffic at this area will be much worse, especially at the intersection of Creditview and Queen St. W, at the northeast intersection of Elbern Markell Drive and Queen St. W, also at the intersection of Queen St. W and Mississauga Road.

Above concerns not only from myself but also from my family, we oppose the Proposed Amendment or not want to change current Springbrook Settlement Area policies. We strongly request The Planning and Development Committee and City Council keep the previous promises and policies you have published to all people living in Springbrook area.

It will be very appreciated if you can pass my information to the City Councillor.

Thank you very much for your attention and consideration. I am looking forward to hearing from you.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

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

**From:** [REDACTED]

**Sent:** 2022/06/28 7:48 AM

**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) <[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 Importance: High

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.

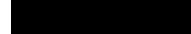
Dear Mayor and Members of Council,

I [REDACTED] 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 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 look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. If City / Regional Councillors always ignore the residents' voices and continue to push the projects that are not in the interests of the residents of their jurisdiction, we will not vote for them in the municipal and regional elections in this October. 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, , A member of Credit Valley Residents Association CC: Peter Fay, City Clerk Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development.

Regards,



---

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

**From:** [REDACTED]

**Sent:** 2022/06/28 7:48 AM

**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) <[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 Importance: High

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 [REDACTED] 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 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 look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. If City / Regional Councillors always ignore the residents' voices and continue to push the projects that are not in the interests of the residents of their jurisdiction, we will not vote for them in the municipal and regional elections in this October. 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, , A member of Credit Valley Residents Association CC: Peter Fay, City Clerk Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development.

Regards,

[REDACTED]

**Brenton, Terri**

---

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

**From:** [REDACTED]

**Sent:** 2022/06/29 1:04 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]Re: 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, [REDACTED] 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,



A member of Credit Valley Residents Association

CC:  
Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic  
Development

## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/07/14 10:19 PM  
**To:** City Clerks Office; Fay, Peter; Ambrico, Angelo; Chadda, Neil  
**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

>> 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, [REDACTED] living on [REDACTED] 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!

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

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- >> 1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
- >> 2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
- >> 3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
- >> 4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
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- >> 8. Traffic Congestion
- >> 9. Road Safety Concerns for Children and Seniors
- >> 10. General Pedestrian Safety Concerns
- >> 11. Environmental Constraints and Flooding Risks
- >> 12. Lack of comprehensive studies and analysis

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>> 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.

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>> 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.

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>> 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.

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>> 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 .

>>

>>

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

>>

>>

>>

>> Regards,

>>

>> 

---

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

**From** [REDACTED]

**Sent:** 2022/06/27 4:29 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 Importance: High

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 [REDACTED] living in, as a resident within the Credit Valley area, which is being negatively 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
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8. Environmental Constraints and Flooding Risks
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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,

[REDACTED]

A member of Credit Valley Residents Association



CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Regards,



**Chadda, Neil**

---

**From:** [REDACTED]  
**Sent:** 2022/05/30 10:09 PM  
**To:** Chadda, Neil  
**Cc:** Ambrico, Angelo; City Clerks Office  
**Subject:** [EXTERNAL]Public Meeting - June 6th - Proposed Amendment to the Credit Valley Secondary Plan (Area 45)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Attn: Neil Chadda Policy Planner / Angelo Ambrico Development Planner

We are in receipt of your notice in regards to a city initiated official plan amendment and public meeting on June 6th at 7pm

We are very concerned as to the impact of this development directly adjacent to our residence/property for a number of obvious reasons. For several years now the proposal was to maintain the Springbrook Settlement Area as a heritage district with single family dwellings and executive townhomes. High density 10 storey buildings are not in keeping with **previous proposals and pose significant harm to homeowners adjacent to these properties.**

- 1) Prestige Home values/investments will be immediately and adversely affected.
- 2) Obstruction of light and view seriously altered with 10 storey structure.
- 3) Enjoyment of privacy and personal space destroyed.
- 4) Increase in noise in what was previously a quiet single dwelling neighbourhood.
- 5) Increase in vehicle traffic to side streets posing safety concerns to families.
- 6) Construction duration and its disruption would be increased to accommodate high density.
- 7) Negative impact to wildlife and the ecosystem on the lands proposed for development.

Please provide the link for all proposed drawings for the development between Elbern Merckell and Creditview

Council's decision to remove lands from the Springbrook Tertiary plan

Consultation and studies to support official plan amendment.

The process for preserving our appeal rights.

This email is written as notice to attend the public meeting on June 6th at 7pm.

[REDACTED]

---

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

**From:** [REDACTED]

**Sent:** 2022/06/27 3:11 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]Strong Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley Brampton

**Importance:** High

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, [REDACTED] 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
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4. Safety Concerns for Residents related to crime
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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.

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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,

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Regards  


## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/30 3:05 PM  
**To:** Chadda, Neil  
**Cc:** City Clerks Office  
**Subject:** [EXTERNAL]Planning Amendments to the Credit Valley Secondary Plan (Area 45)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Comments for Proposed Amendments to the Credit Valley Secondary Plan (Area 45) 1. The subject lands should remain as executive residential as existing dwellings and residence have settled in this area for the vision of this area being a heritage area.

2. All the current infrastructure cannot support the Springbrook Settlement Area with the City of Brampton and its consultants to develop a vision for this neighbourhood is not possible.

3. Creditview Road needs a traffic reduction strategy due to increased traffic volume. The design of other neighbourhoods and road infrastructure does not appear to be effective in moving traffic freely.

4. Transit corridors should remain on Queen Street, James Potter, Mississauga Road, Steeles Avenue. Creditview Road is a desirable heritage road and should not be utilized as a transit corridor.

5. The city should have accessible and desirable parks/playgrounds and a recreation centre for residences on the south west side of Creditview Road and Queen Street.

6. Queen Street transit corridor is not effective as the downtown Brampton area is reduced to one lane and does not allow through traffic. Additionally, there are no free flowing alternative road networks that can get you through to the other side of Brampton from the Springbrook area.

7!. The Springbrook Settlement area does not have employment designated lands.

8. Refer to my comments provided for City File: OZS-2022-0014.

9. What purpose does it serve to Increase the height of buildings, permit townhouses, allow mixed user designations if the infrastructure, utilities, road networks, neighbours and communities cannot be supported. We increase traffic, cause congestion, drivers and residents get frustrated, accidents happen, stress levels are elevated.

10. What about school. Ingleborough PS has 200 extra students in 8 portables. Lorentville PS has 250 extra students with 10 portables. Safety is such a big issue here.

Regards

[REDACTED]

---

**Subject:**

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

**From:** [REDACTED]**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.

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Dear Mayor and Members of Council,

I, [REDACTED], 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!

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

Regards,



A member of Credit Valley Residents Association



## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/07/14 8:16 PM  
**To:** City Clerks Office; Fay, Peter; Ambrico, Angelo; Chadda, Neil  
**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 #:

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- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

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4. New multi-story development plan in this area Incompatibility with the existing established neighborhood

5. Negative impact on the valuation of existing detached homes in our neighborhood
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Note: Please add this letter to the public records for all pertinent planning files

Regards,

[REDACTED]

[REDACTED]

---

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

**From:** [REDACTED]

**Sent:** 2022/07/05 9:19 AM

**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)

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

**Importance:** High

**To: Mayor Brown 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.

I, [REDACTED] in Ward 4, 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.

Yours truly,

[REDACTED]

**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Dear Neil Chadda,

May 25, 2022

How are you? My name is [REDACTED] a resident of [REDACTED]

We received a notice about the Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5 [ Proposal Highlights The Official Plan Amendment is proposing the following: • To remove the Springbrook Settlement Area policies; • To increase height permissions that range between 8 to 10 stores along Queen Street West; • 10 to 12 storeys at the northeast intersection of Creditview and Queen St. W and at the northeast intersection of Elbern Markell Drive. • To permit townhouse dwellings up to a maximum height of 3 storeys along the interior parcels. • To add a mixed use designation at the intersection of Queen St. and Creditview Rd.]

I oppose the Proposed Amendment or removing current Springbrook Settlement Area policies:

1. Based on City's Credit Valley Secondary Plan and Springbrook Tertiary Plan, it indicated that the Springbrook Settlement Area policies are for low density. Prior to our purchase for the Haywood house, we made inquiry to the city and confirmed executive houses behind our street if there are future development. We made informed purchases at premium prices for the low density area based on the city's report/promise. Now the city proposed to change or break promise. It will have significant impact to our and other residents's house value. It is unfair to the residents, especially near Queen St who made purchase decisions based on the city's policy /promise. The inconsistent policy will let people lose trust to any city's policy/ or promise and feel being cheated by the city's policy.
2. The high rise buildings do not match the style or character of the area where all houses are luxury single houses. Especially one proposed building at Elburn Markel /Queen is right beside Credit Ridge community's gateway and beside conservation greenbelt. It impacts the charm or beauty of the community, as well as historical heritage features.
3. The area mentioned in the Proposed Amendment is small area at the corners; it is not suitable for high buildings such as 8-12 stores, because high buildings may have significant impact on the storm water management and water/wastewater path, environment.
4. Schools may not be able to accommodate the medium or high density because all schools in this area have been designed for low density.
5. There are 30-40 years old mature pine trees along the fence of Haywood drive house south side backyard. The mature standing pine trees are our heritage. Please keep them as they are not only heritage but also a buffer line to any future development between Queen st and Haywood Drive.

I strongly oppose the Proposed Amendment to change current Springbrook Settlement Area policy.

Thank you very much for your attention and looking forwards to hearing from you

Yours sincerely

A solid black rectangular box used to redact a signature.

June 15, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention: Andrew McNeill**  
**Manager, Official Plan and Growth Management**

**Re: Draft Brampton Official Plan**  
**Cal Markell Developments Inc.**  
**1724-1730 Queen St. W.**  
**City of Brampton, Region of Peel**

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Mr. McNeill,

KLM Planning Partners Inc. represents Cal Markell Developments Inc. ("Client"), owner of the lands located at the northeast corner of Queen Street West and Elbern Markell Drive ("Subject Lands"), at 1724-1730 Queen Street West in Brampton. This letter provides information about our client's site-specific application work and other ongoing policy work being conducted by the City that should be considered as the final draft City of Brampton Official Plan ("Draft OP") is prepared.

This Subject Lands and a collection of others fronting Queen Street West (within the segment between Elbern Markell Drive and beyond Creditview Road to the west) are presently the subject of a City-initiated Official Plan Amendment which intends on introducing land use permissions for increased height and density along Queen Street West as directed by Council Resolution PDC123-202010. More specifically, the City's draft amendment to the Credit Valley Secondary Plan and Springbrook Tertiary Plan ("Springbrook OPA") proposes up to twelve (12) storey apartment building forms for the portion of the subject lands and other sites adjacent to Queen Street West, and three (3) to five (5) storey forms for the interior portions of those lands to account for transition to existing lower density uses beyond.

Notwithstanding the above Springbrook OPA process, our client has been working over the past year to study, design, and make submissions with respect to the subject lands suggesting that heights and densities beyond the proposal by staff can be accommodated at this location, with up to an eighteen (18) storey apartment building form at the Queen Street interface. The additional intensification would



appropriately assist the City and Region in meeting their Provincial Growth Plan targets while working with the unique topography and built context, and making efficient use of existing servicing infrastructure and regional bus rapid transit (BRT) along Queen Street West. In this respect, we have made submissions as part of the Springbrook OPA process requesting further consultation and coordination be conducted with our client prior to any staff recommendation to adopt the amendment, to ensure that optimal policy outcomes result from the City's process.

As of the writing of this letter, the April 2022 Draft OP for the City of Brampton was the most recent draft available to the public. The Draft OP identifies the segment of Queen Street West in the area subject to the Springbrook OPA as "Corridors" on Schedule 1 – City Structure, while the majority of Queen Street is identified as either "Primary Urban Boulevards" or "Secondary Urban Boulevards", it does not at this time identify the site as a Special Land Use Policy Area. Within the intensification hierarchy as laid out in the Draft OP, "Corridors" will provide for moderate intensification in up to mid-rise forms outside of Centres or MTSAs, and "Secondary Urban Boulevards" would provide for moderate intensification in up to tall building forms subject to a City-initiated Secondary Plan.

On April 28, 2022, Peel Regional Council adopted the new Region of Peel Official Plan ("New RPOP"), which will be in force upon Provincial approval. On Schedule E2–Strategic Growth Areas the New ROP identifies all of Queen Street including the segment of concern as a "Local Intensification Corridor", which is a strategic growth area intended to receive a significant portion of growth, optimizing infrastructure and transit as part of the greater intensification framework.

Given the ongoing evolution of policy affecting the Subject Lands and the greater Springbrook OPA area, we believe that prior to a staff recommendation to adopt the Draft OP, revision to Schedule 1 should be undertaken to identify the portion of Queen Street West subject to the Springbrook OPA (and potentially the broader western segment of Queen Street from McLaughlin Road to Mississauga Road) as "Secondary Urban Boulevard". We reserve our right to provide further comments as necessary.

Please also consider this our formal request to be notified of all future meetings dealing with the above noted process.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Marshall Smith, BES, PMP, MCIP, RPP  
Associate

cc: Cal-Markell Developments Inc.  
Brampton City Clerks Office

May 30, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention: Neil Chadda, MCIP, RPP**

**Re: Planning & Development Committee Meeting - June 6<sup>th</sup>, 2022  
Amendment to the Springbrook Tertiary Plan  
Denford Estates Inc.  
1420 Queen St. W.  
City of Brampton, Region of Peel**

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Mr. Chadda,

As you may be aware, KLM Planning Partners Inc. represents Denford Estates Inc. ("Client"), owner of the lands located within the northeast quadrant near the intersection of Queen Street West and Creditview Road ("Subject Lands"), at 1420 Queen St. W. in Brampton. Our client's lands are within the Credit Valley Secondary Plan and are designated as "Low-Medium Density" as part of the existing Springbrook Tertiary Plan area (the "Tertiary Plan").

While the staff initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) does not propose land use policy changes for the subject lands, it is understood the draft Official Plan Amendment proposed by staff intends on introducing land use permissions for increased height along Queen Street West as directed by Council Resolution PDC123-202010. The City's draft amendment proposes up to twelve (12) storey apartment building forms for the site at the immediate northeast corner of Queen Street West and Creditview Road, and up to eight (8) story forms on the opposite the subject lands on the south side of Queen Street West.

Given the immediate existing context, frontage on Queen Street West, and the potential future evolution of the area through implementation of the City's draft amendment, it is requested that Staff and Council consider including the Subject Lands as part of the current process. More specifically, it is suggested the draft permissions of the "Commercial Mixed-Use Low-Density Residential" designation may be appropriate for the Subject Lands given existing service infrastructure and regional bus rapid transit (BRT)

along Queen Street West. These permissions would ensure a broader range of forms could be considered for the site in the future at the time of Planning Act applications, to ensure a cohesive community develops across the various ownerships along Queen Street West.

In this regard, it is requested that further consultation and coordination be conducted with our client prior to any staff recommendation to adopt an amendment to the Credit Valley Secondary Plan or the Springbrook Tertiary Plan to ensure that optimal policy outcomes result from the City's process. We look forward to having an opportunity to work with the City of Brampton Staff and the local community.

Please also consider this our formal request to be notified of all future meetings dealing with the above noted process.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Marshall Smith, BES, PMP, MCIP, RPP  
Senior Planner

cc: Denford Estates Inc.  
Brampton City Clerks Office

## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/05/19 2:55 PM  
**To:** City Clerks Office  
**Cc:** Chadda, Neil  
**Subject:** [EXTERNAL]Re: Comments for Proposed Amendments to the Credit Valley Secondary Plan (Area 45)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Goodday City Clerks Office .

I would like to have my email letter attached as part of the public record and to be informed of any decision for the upcoming Public Meeting on June 6, 2022.

Mahesh

On Tue, May 17, 2022 at 3:44 PM [REDACTED] wrote:  
Goodday.

1. The subject lands should remain as executive residential as existing dwellings and residence have settled in this area for the vision of this area being a heritage and pristine area that would relish the uniqueness and desire for those who seek this lifestyle. So far, it seems that the city is not living up to its promise for this desirable heritage neighbourhood..
2. Much of my time and others have already invested great time and effort for the Springbrook Settlement Area with the City of Brampton and its consultants to develop a vision for this neighbourhood.
3. Creditview Road needs a traffic reduction strategy due to increased traffic volume. The design of other neighbourhoods and road infrastructure does not appear to be effective in moving traffic freely from other neighbourhoods as Creditview is used as an alternative to bypass congested areas.
4. Transit corridors should remain on Queen Street, James Potter, Mississauga Road, Steeles Avenue. Creditview Road is a desirable heritage road and should be utilized as a transit corridor.
5. Walkways, pathways, trails for pedestrian and bike traffic should be designed so that it would be easy to gain access to the transit corridors mentioned above from the Springbrook Settlement area, thus alleviating the need for additional traffic within this neighbourhood.
6. The city should have accessible and desirable parks/playgrounds and a recreation centre for residences on the south west side of Creditview Road and Queen Street.
7. Queen Street transit corridor is not effective as the downtown Brampton area is reduced to one lane and does not allow through traffic. Additionally, there are no free flowing alternative road networks that can get you through to the other side of Brampton from the Springbrook area.

8. My understanding is that what is desirable is affordable housing and closer proximity to where people employ and serve. The Springbrook Settlement area does not have employment designated lands so this should not be a desire for this area.

9. Refer to my comments provided for City File: OZS-2022-0014.

10. Not clear on the City of Brampton's vision. What purpose does it serve to Increase the height of buildings, permit townhouses, allow mixed user designations if the infrastructure, utilities, road networks, neighbours and communities cannot be supported. We increase traffic, cause congestion, drivers and residents get frustrated, accidents happen, stress levels are elevated. Is this the type of city you want to build for this community?

[REDACTED]

## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/07/14 10:55 PM  
**To:** City Clerks Office; Fay, Peter; Ambrico, Angelo; Chadda, Neil  
**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,



## Chadda, Neil

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**From:** [REDACTED]  
**Sent:** 2022/06/01 3:50 AM  
**To:** Chadda, Neil  
**Subject:** Re: [EXTERNAL]Credit Valley Secondary Plan - Area 45 - Ward 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Neil,

Thank you for the confirmation. I have turned my notes into a few bullet points. Please let me know if this is acceptable:

- I am against all changes proposed in this amendment
- Springbrook area is very unique and a beautiful part of Brampton. It is very sought after, and has an established reputation for looking the way that it looks. There are a lot of amazing homes in this area, and the proposed changes would not blend well at all to the area
- Myself and many others in this area value the traditional Springbrook area policies which have made it what it is, and would not like to see changes as significant as the ones proposed in this amendment
- This change would tarnish the look and feel of Springbrook that was seen by all who moved to the area and so the. Change deteriorate the uniqueness of this pocket of Brampton
- To summarize: I would vote to reject all proposed changes to protect the look and feel of the Springbrook area

Regards,

[REDACTED]  
[REDACTED]

On Tue., May 31, 2022, 9:43 p.m. Chadda, Neil, <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)> wrote:

Hello [REDACTED]

Thank you for your email and listing your concerns regarding the Information Report for the Springbrook Official Plan Amendment. City Staff have been directed to undertake this City-Initiated Official Plan Amendment. A staff Recommendation Report will not be scheduled until at least the Fall of 2022.

I have received your email and voice message. If you would like me to use your comments as part of a future Recommendation Report, could you kindly send me an email with your concerns in print.

If you have any questions or concerns, please do not hesitate to contact me.



Regards,

Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/31 11:00 AM  
**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>  
**Subject:** [EXTERNAL]Credit Valley Secondary Plan - Area 45 - Ward 5

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi,

Unfortunately I will be unable to attend the hearing for Credit Valley Secondary Plan - Area 45 - Ward 5 scheduled for June 6 2022 @ 7:00pm. As mentioned in the letter I received I have attached a voice memo with my input which I would like to have played at the meeting. Please let me know if you have any concerns or questions.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

**From:** [REDACTED]  
**Sent:** 2022/06/13 9:57 PM  
**To:** cityclerkoffice@brampton.ca; Henderson, Kelly; Santos, Rowena - Councillor; Bowman, Jeff - Councillor; Medeiros, Martin - Councillor; Chadda, Neil; Brown, Patrick - Mayor  
**Subject:** [EXTERNAL]  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

To The Mayor, Councillors , Planners and City clerk of Brampton

I am a resident of [REDACTED] and am strongly opposed to the proposed changes to the springbrook plan ,creditview secondary plan and the proposed development at 8265 Churchville Rd. in Brampton, city file # OZS-2022-0021. I have 5 other family members who live in the same household and are opposed as well.

I believe these proposed projects have not been researched well and will cause irreversible damage to the quality of life of present residents and future generations.

Not to mention they **violate the basic human rights**- Right to Privacy, Right to live and thrive in a safe secure environment. The residents who live in the Springbrook and Creditview Rd. area moved here to enjoy the peace and quiet and greenery this area had to offer. The City of Brampton is literally overseeing it's destruction and will be held legally responsible for the consequences of it's reckless actions today, allowing developers to construct what they like, when and where they want, without any consideration for the impact this will have on quality of life of present and future generations in the area.

If the past is an indication of the future, the studies undertaken by the City of Brampton in the past with respect to approval of construction projects and housing have failed the citizens of Brampton.

1. **Projects completed approved by the City of Brampton decades ago have led to irreversible strain on resources**- Traffic Grid lock, Long waiting times in the Hospital, kids being bussed around to schools far away, students in portables which affect the quality of education and the ability of kids to play outside as most of these portable units are placed on school playgrounds. Crime is up and so are traffic accidents. Garbage dumping is rampant, the city simply does not have the resources to catch the culprits. **If the City was so wrong in planning housing and calculating impact of such housing on the environment and resources in the past, how is it so sure that the planning it is doing today will not fail the residents in the future too?**
2. **The City MISCALCULATES estimated residents** when considering new housing projects.-The housing projects approved by the City usually identify homes as single family dwelling. I believe the City of Brampton must research and try to better understand the demographics of it's residents. Most houses in Brampton house multiple families, multi generational families. Basements are rented out to tenants. Legalization of basement apartments is enforced by City By Laws and Officials, this implies City of Brampton is well aware of this trend in Brampton. But still they choose to ignore this fact when calculating if the City of Brampton resources. This compounds the problem of congestion in traffic/hospitals/schools.

3. **The Environment is getting destroyed.** Trees have been cut down recklessly. Habitat for wildlife has been destroyed in a criminal manner and at some point in the future, residents will hold the **City of Brampton Criminally responsible for such Environmental damage caused by poor and reckless planning of its infrastructure and housing projects.** Dead animals litter the streets as roadkill, unable to get accustomed to the increase in human traffic.
4. Cutting down trees for these new housing projects will cause rain water to run off quickly into the Credit River, this will increase flash floods. With no trees left to hold the soil, the topsoil will get washed into the river beds resulting in further loss of surface for vegetation- Soil erosion. The soil will also deposit in the river bed and may lead to the river drying up subsequently.
5. Wind damage resulting from loss of forest cover is on the rise. I had three trees fall over in the last windstorm on my property. The arborist told me that because the forests have been cut down to make way for housing in Brampton, there are no trees to buffer the strong winds blowing in and the wind damage to property is only going to increase in the future.
6. **Pollution- This City endorsed destruction of nature and increase in congestion is polluting every aspect of life.** Noise from the increase in traffic makes it hard to sleep with the window open or even enjoy the backyard. Chemicals poured onto the soil during construction seeps into the ground water affecting what my family drinks, we still have and cherish our well water. Multiple pot lights installed on almost every house causes light pollution and glare. This is not why residents chose to move to this specific area.

20 years ago I moved to Canada because it was a first world country, the best country in the world. I moved to Ontario because it is the most progressive state in Canada. I moved to Brampton 15 yrs ago because I loved what the community here had to offer. We do believe Canada is a First world, developed nation. I want to make sure my kids, grand kids and all future generations have this first world experience as well. The world is full of countries trying to undo damage caused by reckless policy, urbanization and destruction of environmental habitat.

**How can we have a first world Community in Brampton, if the City, Planners and Councillors here keep making Third world decisions.**

The decisions you make today will affect generations after you, DO NOT let this be your legacy Mayor Brown and Councillors. It is immature to believe that your policy decisions today will not ultimately impact your own future generations.

**I humbly, respectfully, but firmly, request the City of Brampton, the concerned Councillors and City Planners to make an ethical decision here.**

Best Regards  
Sincerely

A large black rectangular redaction box covering the signature area.

Sent from [Mail](#) for Windows

**Chadda, Neil**

---

**From:** [REDACTED]  
**Sent:** 2022/05/30 3:10 PM  
**To:** Chadda, Neil  
**Cc:** City Clerks Office  
**Subject:** [EXTERNAL]Credit Valley Secondary Plan Area 45. 2020-10-05 -CONCERNS

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

From [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Hi.

I would like to express my concerns

1. Density and Usage
2. Vehicular Traffic
3. Transit Route
4. Overall master Plan and Conservation Area.

These concerns I would like to further emphasis at the upcoming meeting.

Kind Regards.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 2022/05/30 10:32 PM  
**To:** cityclerkoffice@brampton.ca; Chadda, Neil; Ambrico, Angelo  
**Subject:** [EXTERNAL]OPPOSITION to the City initiated official plan amendment to the credit valley secondary plan (Area 45)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

*Dear Council,*

*I am writing to express my strong opposition to the proposed rezoning at the Springbrook settlement area along Queen street west. Nearly all residents in the Estates of Credit Ridge neighborhoods are completely opposed to the addition of the proposed 10 story apartment building that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife, and potentially lower the property values of the existing community.*

*My privacy and safety as a homeowner are major areas of concern. This 10 story apartment building will obstruct my view and invade the privacy of my home.*

*The neighbourhood has grown and the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times at the intersection of Elbern Markell Drive and Queen Street West. The traffic surge during drop off and pick up time at the school will also negatively impact safety for children.*

*Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates this situation.*

*Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.*

*Property values are likely to go down in the area if a 10 story apartment building is constructed. Apartment buildings are inconsistent with the neighborhoods developed in the area. Have notices been mailed to all residents in this area? Nearly all residents of this neighbourhood are opposed to the 10 story apartment building.*

*I urge you to refuse the request to amend the official plan and zoning by-law. Based on discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.*

*Please notify me of the decision of the city in respect of this amendment to the official plan and zoning by-law.*

*Thank you for your continued service and support of our communities.*

*Best regards* [REDACTED]



## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/19 3:18 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Against City-Initiated Official Plan Amendment : Proposed Amendment to the Credit Valley Secondary Plan(Area 45), Ward: 5 to build 10-12 storeys buildings

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Neil,

I received following notice that City is going to change the plan to build an 10-12 storeys high building at NE of Creditview and Queen St. W.

I want to bring your attention that the Creditview Rd is a HERITAGE road, it may NOT support the traffic for 10-12 storeys high desity residents.

And I also want to let you kown the intersection of Creditview and Queen St W is already very busy at rush hour.

Please re-consider the Plan, don't increase the height permission, do not build 10-12 storeys building at NE of Creditview and Queen St. W.





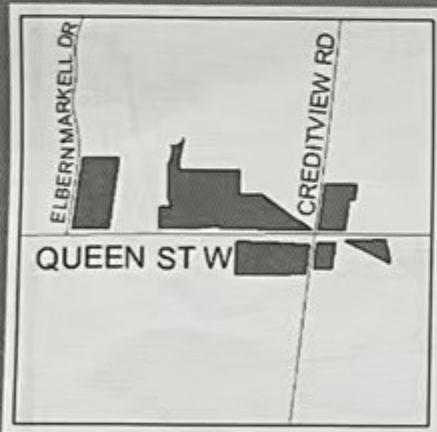
**BRAMPTON**  
Flower City

# LET'S CO

## City-Initiated Official Plan Amendment

Proposed Amendment to  
the Credit Valley  
Secondary Plan (Area 45)

Ward: 5



Public Notice



June 6, 2022

### Purpose and Effect

The purpose of this public meeting is to present a City Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). As directed by Council, lands fronting on Queen Street West were removed from the Springbrook Tertiary Plan to increase density permissions for these properties. The amendment proposes to increase the building height permissions for lands along Queen Street West within the Springbrook Settlement Area.

### Proposal Highlights

The Official Plan Amendment is proposing the following:

- To remove the Springbrook Settlement Area policies;
- To increase height permissions that range between 8 to 10 storeys along Queen Street West;
- 10 to 12 storeys at the northeast intersection of Creditview and Queen St. W and at the northeast intersection of Elbern Markell Drive.
- To permit townhouse dwellings up to a maximum height of 3 storeys along the interior parcels.
- To add a mixed use designation at the intersection of Queen St. and Creditview Rd.

### Property Description

The subject land are located outside the Tertiary Boundary, which are designated Springbrook Settlement Area and Executive Residential. Located at the intersection of Elbern Markell Drive along Queen Street to the intersection at Creditview Road.

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If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the

Thanks,

Owen



**From:** [REDACTED]  
**Sent:** 2022/07/09 6:48 AM  
**To:** Fay, Peter; Chadda, Neil; Ambrico, Angelo; City Clerks Office  
**Subject:** [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road To: Mayor and Members of Council City of Brampton 2 Wellington Street West Br...

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Mayor and Members of Council,

I, [REDACTED] on [REDACTED] 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,

[REDACTED]

---

**Subject:**

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

**From:** [REDACTED]

**Sent:** 2022/07/04 10:03 AM

**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

**Email Body:**

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, [REDACTED], 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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

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

**From:** [REDACTED]

**Sent:** 2022/07/04 7:12 AM

**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>

**Cc:** [creditvalleyresidents@gmail.com](mailto:creditvalleyresidents@gmail.com)

**Subject:** [EXTERNAL]Subject 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, [REDACTED] 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
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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From** [REDACTED]**Sent:** 2022/06/28 8:42 AM

**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' <[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, [REDACTED] 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,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]  
**Sent:** 2022/06/14 11:49 PM  
**To:** City Clerks Office  
**Subject:** [EXTERNAL]Re: Proposed draft plan of subdivision - File #OZS-2022-0021

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

To whom it may concern,

I propose that you add my name to the list of those receiving updates from the City of Brampton.

Re: Proposed draft plan of subdivision - File #OZS-2022-0021

I am very opposed to your new development plan. I have lived here for twelve years and the only reason I bought this (my dream home) is because of the uniqueness of this desirable neighbourhood.

Creditview and Churchville Road - Previously named lower Churchville Road has been protected as a heritage road (See Credit Valley old survey) I have 1.3 acres of land in this very unique prestigious neighbourhood. My lot is over 200 feet wide and now you are proposing to build 38ft lots behind me. That will bring down the value of my home substantially. Who will compensate me for my loss? New homes should be consistent with the local neighbourhood, lot sizes, frontage, and street views. The property behind us is highly sloped, you would have to build homes with walk-out basements, I would lose all my privacy, they would be able to see me in my bedroom.

I have many animals daily in our yard, On many occasions, I have seen very large turtles back along Walnut Road. We used to have seven deer daily coming into our yard, those numbers are dwindling, I had a great horned owl with two babies in her nest on our tree. Not to mention the coyotes, foxes, wild turkeys, species of birds and many more animals. I am very concerned about the preservation and conservation of wildlife corridor for all these animals, birds and fish.

I can no longer ride my bike on my own street due to the traffic we have today. I cannot imagine how much worse it will be after building more homes, I now have to drive into Mississauga to walk my dog because Creditview Road is so congested, and there are no sidewalks. I used to really enjoy these walks with my dog but I can't do that anymore. And now you want to add more traffic. This is a heritage road, this should not be allowed. Please hear us, the people who live on the street.

This is a heritage neighbourhood (Bowstring Bridge, Churchville Cemetery and Bonnie Braes), You must preserve our heritage designated road.

I am also concerned about all the mature trees including the tagged mature walnut trees.

The preservation and conservation of Credit Valley existing conservation lands. The preservation and conservation of nearby Credit Valley Creek lands, with endangered species such as red-side dance, water tables and related springs.

The preservation and conservation of our natural environment due to increased noise, carbon and garbage pollution.

Designating the 1916 building on site as a heritage home.

City to conduct a quality level geotechnical report on soil and irrigation due to new home developments in the area, less area for groundwater means greater demand on the river, this will avoid such catastrophic flooding events like the one we recently experienced a few months ago.

I look forward to your response in addressing all my concerns and working with your team to a favourable outcome. I would also like to request the opportunity to be included in the process by receiving notices related to the development moving forward.

Yours truly,

[Redacted Signature]

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/31 6:47 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Proposed Ammendment to the Creditvalley Secondary Plan ( area 45)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Neil,

This is to express that we as a community are opposed to this proposed amendment of the Creditvalley Secondary Plan ( area 45). There are several reasons for this, the major ones being as follows:

- \*This area is designated as Historic Hamlet of Springbrook and its character should be maintained.
- \*The Springbrook Creek is a known habitat for Redside Dace , an endangered species of fish and surrounding overcrowding can affect it adversely.
- \*This neighbourhood is not designed to accommodate large crowds as it would cause immense vehicular traffic.
- \* There is not enough space in the neighbourhood schools to accommodate the projected increase in density.
- \* New development should be in the areas that are relatively empty so that relevant infrastructure to support large crowds can be constructed.
- \* Our Pride Court Links Lane Community is not in favor of the above proposal.

ThankYou

Pride Court Links Lane Community

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

**From:** [REDACTED]

**Sent:** 2022/06/27 5:02 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 Importance: High

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, [REDACTED], 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
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4. Safety Concerns for Residents related to crime
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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 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 look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. If City / Regional Councillors always ignore the residents' voices and continue to push the projects that are not in the interests of the residents of their jurisdiction, we will not vote for them in the municipal and regional elections in this October.

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,

[REDACTED]  
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Regards,

A solid black rectangular box used to redact a signature.



## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/06/12 10:06 PM  
**To:** cityclerkoffice@brampton.ca; Henderson, Kelly; Santos, Rowena - Councillor; Bowman, Jeff - Councillor; Medeiros, Martin - Councillor; Chadda, Neil; Brown, Patrick - Mayor  
**Subject:** [EXTERNAL]RE: CITY FILE # OZS-2022-0021 8265 Churchville Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

To whomsoever it may concern,

I am a resident of [REDACTED] and am strongly opposed to the proposed changes to the springbrook plan and the proposed development at 8265 Churchville Rd. in Brampton, city file # OZS-2022-0021. I have 5 other family members who live in the same household and are opposed as well.

I believe these proposed projects are reckless and will cause irreversible damage to the quality of life of present residents and future generations.

Not to mention they **violate the basic human rights**- Right to Privacy, Right to live and thrive in a safe secure environment. The residents who live in the Springbrook and Creditview Rd. area moved here to enjoy the peace and quiet and greenery this area had to offer. The City of Brampton is literally overseeing it's destruction and will be held legally responsible for the consequences of it's reckless actions today, allowing developers to construct what they like, when and where they want, without any consideration for the impact this will have on quality of life of present and future generations in the area.

If the past is an indication of the future, the studies undertaken by the City of Brampton in the past with respect to approval of construction projects and housing have failed the citizens of Brampton.

1. **Projects completed approved by the City of Brampton decades ago have led to irreversible strain on resources**- Traffic Grid lock, Long waiting times in the Hospital, kids being bussed around to schools far away, students in portables which affect the quality of education and the ability of kids to play outside as most of these portable units are placed on school playgrounds. Crime is up and so are traffic accidents. Garbage dumping is rampant, the city simply does not have the resources to catch the culprits. **If the City was so wrong in planning housing and calculating impact of such housing on the environment and resources in the past, how is it so sure that the planning it is doing today will not fail the residents in the future too?**
2. **The City KNOWINGLY MISCALCULATES estimated residents** when considering new housing projects.-The housing projects approved by the City usually identify homes as single family dwelling. I believe the City of Brampton is consciously and knowingly lying to itself and it's residents. Most houses in Brampton house multiple families, multi generational families. Basements are rented out to tenants. Legalization of basement apartments is enforced by City By Laws and Officials, this implies City of Brampton is well aware of this trend in Brampton. But still they choose to ignore this fact when calculating if the City of Brampton resources. This compounds the problem of congestion in traffic/hospitals/schools.

- 3.
4. **The Environment is getting destroyed.** Trees have been cut down recklessly. Habitat for wildlife has been destroyed in a criminal manner and at some point in the future, residents will hold the **City of Brampton Criminally responsible for such Environmental damage caused by poor and reckless planning of its infrastructure and housing projects.** Dead animals litter the streets as roadkill, unable to accustom to the increase in human traffic.
5. Cutting down trees for these new housing projects will cause rain water to run off quickly into the Credit River, this will increase flash floods. With no trees left to hold the soil, the topsoil will get washed into the river beds resulting in further loss of surface for vegetation. The soil will also deposit in the river bed and may lead to the river drying up subsequently.
6. Wind damage resulting from loss of forest cover is on the rise. I had three trees fall over in the last windstorm on my property. The arborist told me that because the forests have been cut down to make way for housing in Brampton, there are no trees to buffer the strong winds blowing in and the wind damage to property is only going to increase in the future.
4. **Pollution- This City endorsed destruction of nature and increase in congestion is polluting every aspect of life.** Noise from the increase in traffic makes it hard to sleep with the window open or even enjoy the backyard. Chemicals poured onto the soil during construction seeps into the ground water affecting what my family drinks, we still have and cherish our well water. Multiple pot lights installed on almost every house causes light pollution and glare. This is not why residents chose to move to this specific area.
- 5.
6. **Loss of Privacy- with respect to the springbrook amendment plan and construction of 30 houses at 8265 Churchville Rd., what the City is allowing is the builder to breach the Privacy of existing residents in the area. The City of Brampton is allowing Builders and Developers to destroy the trees and greenery canopy surrounding existing houses in the area and replace the greenery with new houses and condominium buildings. You are allowing new properties to look into the bedrooms and living spaces of existing residents grossly violating their right to privacy. In most cases existing residents have paid developers premiums to acquire these properties backing onto greenspaces that afford more privacy. Can class action law suits be taken against City planners and councillors who approve these projects today if problems arise in the future? I'm not sure, but I wish it was possible.**

20 years ago I moved to Canada because it was a first world country, the best country in the world. I moved to Ontario because it is the most progressive state in Canada. I moved to Brampton 15 yrs ago because I loved what the community here had to offer. We do believe Canada is a First world, developed nation. I want to make sure my kids, grand kids and all future generations have this first world experience as well. The world is full of countries trying to undo damage caused by reckless policy, urbanization and destruction of environmental habitat.

**How can we have a first world Community in Brampton, if the City, Planners and Councillors here keep making Third world decisions.**

The decisions you make today will affect generations after you, DO NOT let this be your legacy Mayor Brown and Councillors. It is immature to believe that your policy decisions today will not ultimately impact your own future generations.

I humbly, respectfully, but firmly, request the City of Brampton, the concerned Councillors and City Planners to make an ethical decision here.

Best Regards

[REDACTED]

6.

6.

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**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/06/30 4:16 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)>; Collins, Gary <[Gary.Collins@brampton.ca](mailto:Gary.Collins@brampton.ca)>; [minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

**Cc:** [creditvalleyresidents](mailto:creditvalleyresidents); Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>; Schmidt-Shoukri, Jason <[Jason.SchmidtShoukri@brampton.ca](mailto:Jason.SchmidtShoukri@brampton.ca)>

**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, [REDACTED] 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 neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
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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 taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood 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,



A member of Credit Valley Residents Association

**Brenton, Terri**

---

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

**From:** [REDACTED]

**Sent:** 2022/06/29 9:14 AM

**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.

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**Dear Mayor and Members of Council,**

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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,



A member of Credit Valley Residents Association

## Chadda, Neil

---

**From:** [REDACTED]  
**Sent:** 2022/05/19 11:33 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Official Plan Amendment to the Credit Valley Secondary Plan (Area45)  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Neil Chadda,

How are you?

This is [REDACTED], living at [REDACTED] as the property owner. For the Proposed Amendment to the Credit Valley Secondary Plan (Area 45) Ward: 5 [ Proposal Highlights The Official Plan Amendment is proposing the following: • To remove the Springbrook Settlement Area policies; • To increase height permissions that range between 8 to 10 storeys along Queen Street West; • 10 to 12 storeys at the northeast intersection of Creditview and Queen St. W and at the northeast intersection of Elbern Markell Drive. •To permit townhouse dwellings up to a maximum height of 3storeys along the interior parcels. • To add a mixed usedesignation at the intersection of Queen St. and Creditview Rd.], I have the following concerns to oppose the Proposed Amendment or removing current Springbrook Settlement Area policies:

1. Initially and till current date the Springbrook Settlement Area policies are for low density, now somebody wants to change the policies to increase density and to increase height permissions, this is very unfair to people who have bought the house and moved in this area because they had been told by City Brampton that this area should be for low density. The Planning and Development Committee and City Council should keep their promises, also the policies should be consistent in order to not lose trust from people as well as not let people feel being cheated by the Planning and Development Committee of City.
2. The area mentioned in the Proposed Amendment is small area at the corners, it is not suitable for high buildings such as 8-10 storeys, because high buildings may damage the environment or the historical area.
3. The high density or high buildings will not match the style of current low density in this area as well as it will have negative impact for the heritage of Springbrook area.
4. Once there are big and high buildings, more people willlive in this area, the schools may not have room to receive more children because all schools in this area have been designed for low density.
5. Once there are big and high buildings, more people and cars will move in this area, the traffic at this area will be much worse, especially at the intersection of Creditview and Queen St. W, at the northeast intersection of Elbern Markell Drive and Queen St. W, also at the intersection of Queen St. W and Mississauga Road.

Above concerns not only from myself but also from my family, we oppose the Proposed Amendment or not want to changecurrent Springbrook Settlement Area policies. We strongly



request The Planning and Development Committee and City Council keep the previous promises and policies you have published to all people living in Springbrook area.

Thank you very much for your attention.

Yours sincerely

[REDACTED]  
[REDACTED]

Sent from my iPhone

**Chadda, Neil**

---

**From:** [REDACTED]  
**Sent:** 2022/06/01 12:20 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Credit Ridge Zoning Amendment

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Mr. Chadda,

As residents of the Credit Ridge Estates we Strongly Oppose to the zoning amendments the city is trying to impose on us. We DO NOT want any high rises or high density housing coming in to this area. When purchasing our properties in this area, the residents were not aware of any such plans of brining in high rises or high density homes into the neighbourhood and as such we do not appreciate the city bullying and imposing its mandates on the residents by amending the zoning plans. We strongly oppose and are hoping that the city will back down from these projects and not bully it's way through.

Thanking You,

[REDACTED]

Sent from my iPhone

**Brenton, Terri**

---

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

**From:** [REDACTED]

**Sent:** 2022/07/04 12:25 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)>; 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); Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>

**Cc:** creditvalleyresidents

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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
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Dear Mayor and Members of Council,

I, [REDACTED] 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:

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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:**

Sent: 2022/07/04 11:02 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

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

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- OZS-2020-0036 "1879 Queen Street West",
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Regards,

[REDACTED]

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A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic  
Development



---

**Subject:** FW: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments

**From:** [REDACTED]

**Sent:** 2022/07/04 6:29 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

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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, [REDACTED], 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.

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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.

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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/04 11:08 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)

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

**To:** Mayor Brown 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
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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.

Yours truly,



A member of Credit Valley Residents Association

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

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:**

[REDACTED]

**Sent:** 2022/07/04 11:12 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)

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

**To:** Mayor Brown 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.

I, [REDACTED], living on Lorenvile Drive \_in Ward 5 \_, 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
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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.

Yours truly,

A black rectangular box redacting the signature of the sender.

A member of Credit Valley Residents Association

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

CC: Peter Fay, City Clerk  
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/04 11:14 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)

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

To: Mayor Brown 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

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- 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.

I, \_\_Rawle Rai, 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:

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Yours truly

Rawle Rai  
A member of Credit Valley Residents Association

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

CC: Peter Fay, City Clerk  
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**Brenton, Terri**

---

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

**From:** [REDACTED]

**Sent:** 2022/07/04 11:44 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.

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- any other future planning files pertinent to this matter.

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Dear Mayor and Members of Council,

I, [REDACTED] 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!

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

Regards,

[REDACTED]

A member of Credit Valley Residents Association

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/04 11:44 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

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- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

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Dear Mayor and Members of Council,

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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!

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

Regards,



A member of Credit Valley Residents Association



---

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

**From:** [REDACTED]

**Sent:** 2022/07/05 12:52 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]Strong Opposition to the Medium-High Density Development & Multi-Level Buildings in Low Density areas of Credit Valley

**To:** Mayor Brown and Members of Council City of Brampton

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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.

I, [REDACTED], in Ward 4, 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! **I have voiced the following concerns in person at the podium at the Brampton City Council Meetings in April 2022 and on 20 June 2022 and at in person meetings with you, our Councillors, and MPP held in our neighbourhood.**

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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 1:10 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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], 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.

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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,



A member of Credit Valley Residents Association

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:** [REDACTED]**Sent:** 2022/07/05 4:18 PM

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

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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.

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Dear Mayor and Members of Council,

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

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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7. Safety Concerns for Residents related to crime
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11. Environmental Constraints and Flooding Risks
12. 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.

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Regards,





A member of Credit Valley Residents Association

---

**Subject:**

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

**From:**

[REDACTED]

**Sent:** 2022/07/05 1:27 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:** Dianne Jones; Brar, Bob**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

**To: Mayor Brown 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**

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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
10. Negatively impacting ability to ride bicycles and enjoy the outdoors – as a member of a world class triathlon team this means all training is done indoors

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.

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Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: [REDACTED]

Sent: 2022/07/05 1:48 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council and Concerned Planner (Kelly Henderson)

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

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- 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,

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Regards,

[REDACTED]

A member of Credit Valley Residents Association

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 1:52 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

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Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

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

**From:** [REDACTED]

**Sent:** 2022/07/05 2:47 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)

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

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2 Wellington Street West

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- 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, [REDACTED] 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.

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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,



A member of Credit Valley Residents Association  
CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

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

**From:** [REDACTED]

**Sent:** 2022/07/05 3:05 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)

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

**To: Mayor Brown 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 #:**

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Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

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**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 3:05 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)

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

**To: Mayor Brown 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**

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Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk  
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]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

**From:**

Sent: 2022/07/05 3:26 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)

**Subject:** [EXTERNAL]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 ...

**To: Mayor Brown and Members of Council City of Brampton**

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

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Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:**

[REDACTED]

**Sent:** 2022/07/05 3:43 PM

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

**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

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

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
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Regards,



A member of Credit Valley Residents Association

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

**From:** [REDACTED]

**Sent:** 2022/07/05 3:48 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; Darlene Brennen

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

**Importance:** High

**To: Mayor Brown and Members of Council City of Brampton**

2 Wellington Street West

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**To the Credit ValleySecondary 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**

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---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:** [REDACTED]**Sent:** 2022/07/05 4:13 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)>; 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)>; 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); [peterfay@brampton.ca](mailto:peterfay@brampton.ca)

**Cc:** creditvalleyresidentsassociation**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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, [REDACTED], 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,

---

[REDACTED]

**From:** [REDACTED]  
**Sent:** 2022/07/05 10:00 PM  
**To:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Cc:** Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>  
**Subject:** [EXTERNAL]Re: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
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12. Lack of comprehensive studies and analysis

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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,

[REDACTED]

[Sent from Yahoo Mail on Android](#)

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:** [REDACTED]**Sent:** 2022/07/05 4:19 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)>; 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)>; 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); [peterfay@brampton.ca](mailto:peterfay@brampton.ca); Cc: [creditvalleyresidentsassociation@gmail.com](mailto:creditvalleyresidentsassociation@gmail.com) <creditvalleyresidentsassociation>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

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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,

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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,

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

**From:** [REDACTED]

**Sent:** 2022/07/05 1:17 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; Michelle Brennen

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

**Importance:** High

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

**To: Mayor Brown 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.

I, \_\_\_\_\_, in Ward 4\_\_\_\_, 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
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3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
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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.

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that developments within our neighborhood are sensible and suitable.

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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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]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

**From:**

**Sent:** 2022/07/05 4:36 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)

**Subject:** [EXTERNAL]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 ...

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

Re:

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, [REDACTED], 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
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Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development



---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level buildings in Low-Density Areas of Credit Valley (June 2022)

From: [REDACTED]

Sent: 2022/07/05 4:40 PM

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

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level buildings in Low-Density Areas of Credit Valley (June 2022)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED] 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!

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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.

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Regards,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 5:03 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)

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

**To: Mayor Brown 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 Valle**

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
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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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:**

[REDACTED]

**Sent:** 2022/07/05 5:24 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)

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

**To: Mayor Brown 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  
ValleySecondary 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.

I, [REDACTED], 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  
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Council & the City Planners  
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comprehensive, recent and support  
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Council has an important role to play  
in ensuring planning is sustainable in  
regards to the environment and  
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As a long-time tax payer in  
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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.

Yours truly,



**A member of Credit Valley  
Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner,  
Planning, Building & Economic  
Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 5:27 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)

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

**To: Mayor Brown and  
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Brampton**

2 Wellington Street West

Brampton, Ontario, L6Y  
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**To the Credit  
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Amendments that propose  
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**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.

I, [REDACTED], living on 3 Huttonville Drive, 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
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(Physical Space and  
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4. Safety Concerns for  
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Children and Seniors

7. General Pedestrian Safety  
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8. Environmental Constraints  
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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.

Yours truly,



**A member of Credit Valley  
Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner,  
Planning, Building & Economic  
Development

---

**Subject:** FW: [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:** [REDACTED]

**Sent:** 2022/07/05 10:30 AM

**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)>; 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)>; 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); Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>

**Subject:** [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living in west north in Brampton since 2005, as a resident within the Credit Valley area for many years, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

13. Privacy concerns as medium to high density building can lookover low density area easily

14. Mental health concerns

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,



  
Brampton Resident

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 10:37 AM

**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:** Jagtiani, Nitika <[Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@brampton.ca)>; Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>

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

**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.

We, [REDACTED], 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!

Our general concerns related to multi-level building development in this area include:

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
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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 long-time tax payers in Brampton, we 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 us any updates (including public meeting information and notices) related to the above files.

A mere article in the Brampton Guardian is NOT sufficient.

Yours truly,

A solid black rectangular box used to redact the signature of the sender.

**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:**

[REDACTED]

**Sent:** 2022/07/05 10:44 AM

**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)>; 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)>; 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); Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>

**Cc:** creditvalleyresidents

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

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- OZS-2021-0018 "1857 Queen Street West",
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Dear Mayor and Members of Council,

I, [REDACTED], 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!

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Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:** FW: [EXTERNAL]STRONG OBJECTION to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley (Re:Official Plan Amendment to the Credit Valley Secondary Plan Area 45)

**From:** [REDACTED]

**Sent:** 2022/07/05 12:17 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]STRONG OBJECTION to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley (Re:Official Plan Amendment to the Credit Valley Secondary Plan Area 45)

**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, [REDACTED], 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 submission is per below:-

- 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,



A member of Credit Valley Residents Association

---

**Subject:**

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

**From:** [REDACTED]**Sent:** 2022/07/05 12:30 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, [REDACTED], living on [REDACTED], 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,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**From:** [REDACTED]**Sent:** 2022/07/05 8:43 AM

**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)>; 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)>; 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); [binyang88@hotmail.com](mailto:binyang88@hotmail.com)

**Cc:** creditvalleyresidents**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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, [REDACTED], 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,

A solid black rectangular box used to redact a signature.

---

**Subject:**

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

From: [REDACTED]

Sent: 2022/07/05 8:54 AM

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

[REDACTED]

A member of Credit Valley Residents Association      CC: Peter Fay, City Clerk   Jason Schmidt Shoukri,  
Commissioner, Planning, Building & Economic Development

---

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

**From:** [REDACTED]

**Sent:** 2022/07/05 9:52 AM

**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)

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

**To: Mayor Brown 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.

I [REDACTED], 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
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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.

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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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

---

**Subject:**

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: [REDACTED]

Sent: 2022/07/05 4:55 PM

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

Cc: Credit Valley Residents Association

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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 #:

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- 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, [REDACTED], 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!

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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,



A member of Credit Valley Residents Association

**From:** [REDACTED]

**Sent:** 2022/07/05 5:57 PM

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

**Cc:** creditvalleyresidents@gmail.com

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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.

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Dear Mayor and Members of Council,

I, [REDACTED], living on [REDACTED] Brampton, 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. New multi-story development plan in this area is not consistent with city long term position and direction for the area
2. New multi-story development plan in this area does not follow provincial guidance on where, and how to select the multi-story development site
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10. Environmental Constraints and Flooding Risks
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12. Negative impact on the valuation of existing detached homes in our neighborhood

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

Regards,

[REDACTED]

A member of the Credit Valley Resident Association.

**From:** [REDACTED]

**Sent:** 2022/07/05 6:10 PM

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

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A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 6:12 PM

**To:** Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>

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Thanks & regards,



A member of Credit Valley Residents Association

CC:

- Peter Fay, City Clerk
- Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 6:14 PM

**To:** Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>  
**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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-----Original Message-----

From: [REDACTED]  
Sent: 2022/07/05 6:15 PM  
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca  
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**From:** [REDACTED]

**Sent:** 2022/07/05 6:25 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

**Importance:** High

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

## ***RESEND***

On Jul 5, 2022, at 12:45 PM, John Brennen <[j.brennen@redstoneproductions.com](mailto:j.brennen@redstoneproductions.com)> wrote:

**To: Mayor Brown 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.

I, [REDACTED], living on, [REDACTED] in Ward 4 [REDACTED], 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
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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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 6:25 PM

**To:** Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; creditvalleyresidents@gmail.com; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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.

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- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

---

Dear Mayor and Members of Council,

I, [REDACTED], living on, [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area



2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
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Note: Please add this letter to the public records for all pertinent planning files

Regards,

Your name

A member of CreditRidge Neighborhood Group .

[REDACTED]

**From:** [REDACTED]

**Sent:** 2022/07/05 6:43 PM

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

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

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

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---

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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 6:56 PM

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

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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.

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
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---

Dear Mayor and Members of Council,

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Regards,

[REDACTED]

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk  
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

-----Original Message-----

From: [REDACTED]  
Sent: 2022/07/05 7:01 PM  
To: City Clerks Office <City.ClerksOffice@brampton.ca>  
Cc: creditvalleyresidents@gmail.com  
Subject: [EXTERNAL]Letter of objection - Credit valley, high rise credit view and Queen

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

To: City of Brampton,

Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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.

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

Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca); [patrick.brown@brampton.ca](mailto:patrick.brown@brampton.ca); [paul.vicente@brampton.ca](mailto:paul.vicente@brampton.ca);  
[doug.whillans@brampton.ca](mailto:doug.whillans@brampton.ca); [michael.palleschi@brampton.ca](mailto:michael.palleschi@brampton.ca);  
[jeff.bowman@brampton.ca](mailto:jeff.bowman@brampton.ca); [martin.medeiros@brampton.ca](mailto:martin.medeiros@brampton.ca); [pat.fortini@brampton.ca](mailto:pat.fortini@brampton.ca);  
[harkirat.singh@brampton.ca](mailto:harkirat.singh@brampton.ca); [gurpreet.dhillon@brampton.ca](mailto:gurpreet.dhillon@brampton.ca); Fay, Peter;  
[Jason.SchmidtShoukri@brampton.ca](mailto:Jason.SchmidtShoukri@brampton.ca); [Gary.collins@brampton.ca](mailto:Gary.collins@brampton.ca);  
[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

**From:** [REDACTED]

**Sent:** 2022/07/05 7:17 PM

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

**Subject:** [EXTERNAL]Resident for Credit Valley

**Importance:** High

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Mayor and Members of Council,

I, [REDACTED], living on [REDACTED] brampton, 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!

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

Regards,



A member of Credit Valley Residents Association  
Best Regards,



**From:** [REDACTED]

**Sent:** 2022/07/05 8:33 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

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2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

**Re: STRONG OBJECTION to the Proposed Official Plan Amendment**

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Yours truly,

A black rectangular redaction box covering the signature of the sender.

**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 8:35 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

**To:** Mayor Brown 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.

I, [REDACTED], living on [REDACTED] in Ward 4, 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.

Yours truly,



**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk  
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 8:41 PM

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

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

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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, [REDACTED] living in the Estates of Credit Ridge and as residents 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

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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.

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We 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,

[Redacted Signature]

Members of Credit Valley Residents Association

**From:** [REDACTED]

**Sent:** 2022/07/05 9:43 PM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living on, [REDACTED] Brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,

[REDACTED]

Resident

--

Thanks & Regards,

[REDACTED]

**From:** [REDACTED]

**Sent:** 2022/07/05 9:44 PM

**To:** Mayor'sOffice@brampton.ca; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
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10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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.

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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,



**From:** [REDACTED]

**Sent:** 2022/07/05 9:50 PM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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.

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- 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, [REDACTED] living on [REDACTED] brampton, 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!

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

Regards,

[REDACTED]

--

Regards

[REDACTED]

**From:** [REDACTED]

**Sent:** 2022/07/05 9:51 PM

**To:** Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] Brampton, 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:

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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,

A solid black rectangular box used to redact the signature of the sender.



**From:** [REDACTED]

**Sent:** 2022/07/05 10:10 PM

**To:** Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>  
**Subject:** [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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[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.

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- 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, xxxx, living on xxxxx brampton, 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!

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Regards,



Brampton

-----Original Message-----

From: [REDACTED] >

Sent: 2022/07/05 10:10 PM

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

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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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.

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- 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, [REDACTED], living on, [REDACTED] brampton, 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!

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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,



A member of Credit Valley Residents Association

From [REDACTED]

Sent: 2022/07/05 10:10 PM

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

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 am [REDACTED], currently lives on [REDACTED], Brampton as an owner of the property, 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. New multi-story development plans in this area are not consistent with city long term position and direction for the [REDACTED] area
2. New multi-story development plans in this area are not follow provincial guidance on where, and how to select the [REDACTED] multi-story development site

3. New multi-story development plans in this area are not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plans in this area are incompatible with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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Best Regards,



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**Sent:** 2022/07/05 10:10 PM

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

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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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.

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- OZS-2021-0018 "1857 Queen Street West",
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- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

My name is [REDACTED], currently lives Cedit Valley, Brampton as an owner of a property, 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!

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





-----Original Message-----

From: [REDACTED]

Sent: 2022/07/05 10:09 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>

Cc: Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED] living on [REDACTED] brampton, 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:

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

Regards,

A solid black rectangular box used to redact the sender's signature.

Sent from my iPhone

**From:** [REDACTED]

**Sent:** 2022/07/05 10:19 PM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Prakash Kollipara <prakash\_kollipara@hotmail.com>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living at [REDACTED], Brampton 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:

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

Regards,

[REDACTED]

[Sent from Yahoo Mail on Android](#)

**From:** [REDACTED]

**Sent:** 2022/07/05 10:18 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

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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 #:**

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- 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, [REDACTED], living on [REDACTED] 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!  
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Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 10:22 PM

**To:** City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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Regards,

A solid black rectangular box used to redact the signature of the sender.



-----Original Message-----

From: [REDACTED]

Sent: 2022/07/05 10:26 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>  
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

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- OZS-2021-0018 "1857 Queen Street West",
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Dear Mayor and Members of Council,

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Regards,



**From:** [REDACTED]

**Sent:** 2022/07/05 10:27 PM

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

**Subject:** [EXTERNAL]Opposition to medium -high density development & multi level buildings in low density areas along queen street west between credit view and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living on [REDACTED] Brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

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7. Safety Concerns for Residents related to crime
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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.

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

Regards,



A member of the Credit Valley Residents Association

**From:** [REDACTED]

**Sent:** 2022/07/05 11:01 PM

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

**Cc:** creditvalleyresidents@gmail.com

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

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Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/05 11:11 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

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2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

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A member of Credit Valley Residents Association



**From:** [REDACTED]

**Sent:** 2022/07/05 11:14 PM

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

**Cc:** creditvalleyresidents@gmail.com

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

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Regards,



A member of Credit Valley Residents Association

**From:** [REDACTED]

**Sent:** 2022/07/05 11:57 PM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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Regards,



Resident on Royal West Drive

**From:** [REDACTED]

**Sent:** 2022/07/06 12:48 AM

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

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

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CC:

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Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/06 12:53 AM

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

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Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development



From: [REDACTED]  
Sent: 2022/07/06 1:20 AM  
To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>  
Subject: [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
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9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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,



**From:** [REDACTED]

**Sent:** 2022/07/06 6:43 AM

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

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

---

**To:** Mayor Brown 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.

I, [REDACTED], living on Address, in Ward 4, 5 or 6, 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
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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.

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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.

Yours truly,

Your name

**A member of Credit Valley Residents Association**

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

**CC:** Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/06 6:49 AM

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

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 #:

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- 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.

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Dear Mayor and Members of Council,

I, [REDACTED], living on [REDACTED] brampton, 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!

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

Regards,



-----Original Message-----

From: [REDACTED]

Sent: 2022/07/06 7:54 AM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>  
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED], living on [REDACTED] Brampton, 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!

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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,



Sent from my iPhone



**From:** [REDACTED]

**Sent:** 2022/07/06 8:20 AM

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

**Cc:** david xu <xudavidgu@yahoo.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 #:

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- 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 am [REDACTED] living on [REDACTED] Brampton, 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:

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Overcrowding of Schools (Physical Space and Resources)

Safety Concerns for Residents related to crime

Traffic Congestion

Road Safety Concerns for Children and Seniors

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Environmental Constraints and Flooding Risks

Lack of comprehensive studies and analysis

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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

Best Regards,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/06 10:36 AM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living on [REDACTED] brampton, 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!

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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,

[REDACTED]

**From:** [REDACTED]

**Sent:** 2022/07/06 11:55 AM

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

**Subject:** [EXTERNAL]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 ...

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

Re:

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,**

[REDACTED], living on [REDACTED] as a resident within the Credit Valley area, Brampton, 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!

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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

**From:** [REDACTED]

**Sent:** 2022/07/06 2:17 PM

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

**Cc:** creditvalleyresidents@gmail.com; Srinath Krishnan <srinathkrish@gmail.com>; vidya srinath <vidyasrinath@gmail.com>

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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.

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- OZS-2021-0018 "1857 Queen Street West",
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- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

---

Dear Mayor and Members of Council,

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

Regards,

A solid black rectangular box used to redact the signature of the sender.



**From:** [REDACTED]

**Sent:** 2022/07/07 11:07 AM

**To:** City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

**Cc:** Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>

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

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED], living on [REDACTED] 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 neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
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 taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood 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,



A member of the Credit Valley Residents Association

**From:** [REDACTED]

**Sent:** 2022/07/08 11:27 PM

**To:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; peterfay@brampton.ca; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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,

We, [REDACTED] of [REDACTED] Brampton, as residents 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!

Our general concerns related to multi-level building development in this area include the following:

1. New multi-story development plan in this area are not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select multi-story development sites
3. New multi-story development plan in this area are not consistent with the city's 2040 vision on where and how to select multi-story development sites.
4. New multi-story development plan in this area Incompatible with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion

9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be 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 with respect to the environment and existing infrastructure. It should also consider the input of residents living within the area.

As taxpayers in Brampton, we, 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.

Regards,

A black rectangular redaction box covering the signature of the sender.

**From:** [REDACTED]

**Sent:** 2022/07/09 6:48 AM

**To:** Fay, Peter <Peter.Fay@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

**Subject:** [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road To: Mayor and Members of Council City of Brampton 2 Wellington Street West Br...

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Mayor and Members of Council,

I, [REDACTED] living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
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11. Environmental Constraints and Flooding Risks
12. 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,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]  
Sent: 2022/07/12 10:41 AM  
To: City Clerks Office <City.ClerksOffice@brampton.ca>  
Cc: Fay, Peter <Peter.Fay@brampton.ca>  
Subject: [EXTERNAL]Opposition to Medium-high density development & multilevel  
Buildings in low density areas along Queen Street west Between Credit view and  
Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Mayor and members of council,

City Files # 0ZS-2021-0018 "1857 Queen Street West & 0ZS-2020-0036"1879 Queen  
Street West& 0ZS-2020-0029 AND ANY OTHER FUTURE PLANNINGS FILES  
PERTINENT TO THIS MATTER

I [REDACTED] living on [REDACTED] 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 allowance thus  
permitting multi-level buildings within this area. Please rethink your plan.

Thank you

[REDACTED]  
Brampton

From: [REDACTED]  
Sent: 2022/07/14 7:20 PM  
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>  
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED], living on [REDACTED], Brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood



5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. 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.

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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,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]  
Sent: 2022/07/14 7:59 PM  
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>  
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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, [REDACTED] living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood

5. Negative impact on the valuation of existing detached homes in our neighborhood
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11. Environmental Constraints and Flooding Risks
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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,

A solid black rectangular box used to redact the signature of the sender.

**From:** [REDACTED]

**Sent:** 2022/07/14 8:16 PM

**To:** City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
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11. Environmental Constraints and Flooding Risks
12. 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.

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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,

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 2022/07/14 10:19 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

>> 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, [REDACTED] living on [REDACTED] brampton, 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. New multi-story development plan in this area do not consistent with city long term position and direction for the area

- >> 2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
- >> 3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
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>> 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.

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

>> Regards,

>> 

**From:** [REDACTED]

**Sent:** 2022/07/14 10:55 PM

**To:** City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

**Subject:** [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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, [REDACTED] living on [REDACTED] brampton, 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!

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

Regards,



Dear Mayor and Members of Council,

I, [REDACTED] 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!

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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,



A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

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## R WALTERS PLANNING

Land Use & Development Planning

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VIA EMAIL

June 23, 2022

Mayor & Members of Council  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

File 2022-20

Dear Mayor & Members of Council

**Re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45  
(Springbrook Tertiary Plan)  
1402 Queen Street West, City of Brampton  
Mr. Walter Grdevich, Owner**

R Walters Planning has been recently retained as planning consultant for Mr. Walter Grdevich, owner of the property at 1402 Queen Street West in the City of Brampton.

We have become aware of the above-cited City-Initiated Official Plan Amendment (OPA). The property at 1402 Queen Street West is currently within the Springbrook Tertiary Plan and is designated “Low-Medium Density”, “Woodland”, and “Valleyland/Watercourse Corridor”.

From our review of the draft OPA presented by City staff at the Statutory Public Meeting held on June 6, 2022, lands to the west of 1420 Queen Street West on both sides of the street are proposed to be redesignated to “Commercial Mixed Use – Medium Density Residential” which would allow mid-rise apartment buildings ranging in height between 8 and 10 storeys with commercial uses at grade.

We note that KLM Planning Partners Inc., on behalf of their client Denford Estates Inc., has requested that the property at 1420 Queen Street West be included in the OPA and be redesignated to “Commercial Mixed Use - Low Density Residential”. This designation allows townhouses and low-rise apartments between 3 and 5 storeys, and a maximum height of 3 storeys adjacent existing low density residential development.

The property at 1402 Queen Street West shares the same locational characteristics as lands to the west at 1420 Queen Street West, fronting the same Intensification Corridor. A higher density of residential development on the developable portion of 1402 Queen Street West, would further support the BRT, active transportation, and available servicing, and provide compatible development that complements the requested designation to the west and allows for an integrated development with lands to the west. Both properties would provide a transition in density and height between higher density further to the west and existing lower density to the east. Such development would further assist in achieving a complete community with a range of housing choice as mandated by the Provincial Policy Statement 2020 and the Provincial Growth Plan 2020.

Therefore, we request that the developable portion of the property at 1402 Queen Street West be redesignated to **“Commercial Mixed Use – Low Density Residential”** as part of the proposed OPA.

We request that City staff further consult and coordinate with our client prior to making a recommendation on the OPA to City Council. We also request to be provided with notice of all consultations and decisions regarding this matter.

Thank you for the opportunity to respond.

Sincerely,



Robert Walters B.A., M.PL., MCIP, RPP

**R WALTERS PLANNING**

- c. Mr. Neil Chadda, Policy Planner, City of Brampton  
Mr. Walter Grdevich, Owner 1402 Queen St. W