
Joanne Hillion

Edmonton Street
Brampton, ON, L6Y 5L2

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

RE: Objection to amend the Official Plan and Zoning By-law.

Location: SW corner of Financial Drive and Steeles, Ward 6, File: OZS-2023-0015

I live in a low-density residential neighbourhood known as Streetsville Glen in Southwest Brampton. It is just down the road from the location for which an application has been made to build rental apartment buildings. I object to this amendment and would like to **make the case to have residential areas that abut Financial Drive remain as low density single-family residential zoning.**

I have lived here for 22 years since the beginning of this neighbourhood. It is a lovely "pocket" of homes where residents have taken great pride of ownership. Our neighbours have created this spirit. They have had their homes for some time, looked after them, and invested in them. If you walk around our neighbourhood, it is clear that owners have invested in their homes with landscaping, hardscaping, new roofs and they take pride in keeping our streets clean of garbage and maintaining their lawns. It's a special place and we look after each other.

In the past 5 years, I have noticed changes. As individuals have moved out and new neighbours have moved in, there has been a deterioration of care. We are now seeing more homes being rented out where there can be 6 cars in driveways, increased crime, faster and noisy cars, garbage around the property and lawns that are not maintained and cared for. This is not a positive trend and one reason why I am strongly considering leaving Brampton in the coming years. This saddens me as I've lived here for 22 years and have enjoyed our neighbourhood.

I am aware that Brampton is planning on a public transport hub to be located near Steeles and Mississauga Road, and that there is political pressure for increased affordable housing. As such, I understand why this application for plan and by-law amendment is being made.

The basis of my objection and request to have residential areas that abut Financial Drive remain low density is as follows:

1. High density rental housing will impact surrounding neighbourhoods. This location is surrounded by existing low-density neighbourhoods. There will be more people, more fast cars and less pride of ownership.
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2. Many people have chosen to invest in home ownership in low density residential areas that abut Financial Drive (both south of Steeles and north of Steeles). They have chosen this "pocket" and have invested their savings and lives into this area. Let's keep this low-density residential area in tact. There are few pockets such as this in Brampton. Let's preserve them where we can. **Neighborhoods are fragile and need to be nourished. Neighborhoods either get stronger or they get weaker and decay.**
3. This is not a small amendment. This is a big deal. Adding 19 residential apartment buildings (15 from OZS-2023-0014 and 4 from OZS-2023-0015) is material. This is +4,600 new residential high-density units in this direct area. Most of which would likely be rental ownership. **We would like to request that such a large infusion of rental property and housing units be located closer to other similar high-density zoned areas and not smack dab in the middle of a location that is surrounded by several low-density residential neighbourhoods.**
4. I believe that an influx of high-density apartments will increase transience and turnover of residents in the neighborhood. Neighbors know a lesser percentage of people in the neighborhood. Long term homeowners are more protective of their neighborhood (thereby reducing crime) and the homes around them than are short-term tenants.
5. Adding 4,600 new housing units in this area will lead to increased parking in our surrounding neighbourhoods. Our neighbourhood streets are already trending toward more cars and more parking on the streets as larger families move into our area. Increasing rental units in this area will lead to more cars clogging the streets with parked cars on the curb.
6. Homeowners prefer to live next to single-family homes rather than next to apartments. Adding zoning density to our existing single-family neighborhoods makes them less attractive to both homeowners and renters. Less attractive neighborhoods attract less desirable tenants. This will create a downward neighborhood spiral to the surrounding existing neighbourhoods that abut Financial Drive.

In summary, we believe that adding density to the area south west and north west off Financial Drive will destabilize, diminish and ultimately destroy our neighborhood. Adding density disrupts neighbourhoods. Neighborhoods are fragile and need to be nourished. Please keep our neighbourhoods that abut Financial Drive low-density home ownership and do not allow this amendment that will flood the area with high-density apartments. Adding density to neighborhoods makes planners feel good and homeowners feel bad. Many of us are feeling very bad about this amendment. Thank-you for the opportunity to be heard.

Sincerely,



Joanne Hillion
