

July 28, 2023

**RE: Application to Amend the Official Plan and Zoning By-law**

To facilitate the development of a mixed-use, high-density, transit supportive development within the Mississauga Road and Steeles Avenue Primary Major Transit Station Area

To the Mayor, Councillors and City Staff,

We are the homeowners who live on Hiking Court in the Copper Ridge neighbourhood and would like to take this time to express our objection regarding the above application. Our concerns are noted as follows:

**Resignation of lands from Office and Residential to predominantly High Density Residential uses**

As per the City's Official Plan, office designations include Major office, business, professional or administrative offices to name a few. *"Limited multiple residential uses may be permitted subject to compatibility with adjacent land uses (Policies 4.4.3.1)"*. The Secondary Plan further designates the lands as Office and Low/Medium Residential, in which policy 3.4.16, states *"...at least 60% of the overall development within the Low and Medium Density Residential designation shall be single detached structural units"*.

The proposed plan does not meet the intent of the Official Plan nor the Secondary Plan to preserve the subject lands for predominantly employment uses, but instead, proposes mostly high density residential uses in the form of 15 apartments of up to 16 storeys in height and with absolutely no consideration for single detached dwellings.

Development for the site should adhere to the provisions of said Plans to ensure designated employment lands are preserved to attract businesses and retain investment within the City; and to protect employment lands to create job opportunities for residents of Brampton and the surrounding region.

Any proposed residential uses on the subject lands must respect the character and preserve the densities of the existing residential area surrounding the site, which are mostly single detached dwelling units. The proposed density is much too high to be appropriately supported by existing servicing infrastructure and the road network, and does not respect the scale or pedestrian realm of the surrounding area.

**Rezoning of Lands to Residential Apartment A (R4A – Exception A and Exception B)**

The new zoning categories do not appear to stipulate any maximum heights and only minimum heights of 6 storeys. There should be maximum heights imposed to control and limit the heights of any proposed residential uses on these lands particularly when building adjacent to existing low density residential uses. The developer has proposed maximum heights of 16 storeys; however, if the zoning by-law does not have a maximum height then how will the density for the proposal be controlled.

### **Steeles at Mississauga Major Transit Station Areas (MTSAs)**

It appears that the subject lands fall under the planned 'Steeles at Mississauga' Major Transit Station Area, and under the draft Official Plan, is considered a 'Primary MTSA', and a 'Town Centre' (BramWest). Through the policies of this plan, the subject land continues to identify as Employment, and BramWest Town Centre envisioned as an Employment Base. The proposed development continues to fail in meeting the intent of the City and the Region's vision even through the draft plan and newer policies surrounding MTSAs.

Further, if the subject lands were to be re-designated and rezoned as residential uses, under the 'Town Centre' designation, only low rise to mid-rise buildings are permitted. Further, per 2.2.3.13 "Permitted building heights will step down from Town Centres to provide the appropriate transition to areas adjacent to the Neighbourhoods designation". The proposed development plan should be revised to integrate more appropriately with the neighbourhood.

Ultimately, the proposed plan is meant to support the City and the Region's visions for MTSAs, however, this particular area is **not** the appropriate MTSA to support such high density residential uses. The proposed development is better suited in an Urban Centre designated as a MTAs where higher densities are encouraged, and can be appropriately supported, such as Bramalea City Centre and Shoppers World.

Thank you for your time and consideration.

Kevin and Joanne Kim

Residents of Copper Ridge