

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
