

Alison D.  
Cooperage Resident  
Financial Drive and Steeles Avenue  
Brampton, Ontario

July 25, 2023

City of Brampton  
Planning, Building & Economic Development  
2 Wellington Street  
Brampton, Ontario  
L6Y 4R2

**RE: City file number: OZS-2023-0014 – KLM Planning Partners Inc. – Metrus Central Properties Ltd. Application to Amend the Official Plan, Secondary Plan and Zoning By-Law**

Dear Sir / Madam,

I am Brampton homeowner, taxpayer, and a concerned resident living in the Cooperage Community (Financial Drive & Steeles Avenue) impacted by the proposed By-law change and rezoning proposed in City file number: OZS-2023-0014.

As a taxpayer and homeowner living in the area for the last 11 years, I am seriously concerned and strongly oppose the re-zoning of the property located at Steeles Avenue and Financial Drive in Brampton, Ontario.

The proposed zoning of the property is being changed from commercial, education and employment to an extreme high density residential zone with almost 4,000 (four thousand) residential units with very few commercially zoned properties and limited green space.

There are no details provided in the City of Brampton Notice that show considerations taken to minimize the impact on the current residents in the area.

There are also no details in the proposal on how the City of Brampton and the Developer KLM Planning Partners Inc. – Metrus Central Properties Ltd plan to address the concerns of the area residents as well as the concrete plans to address the vast infrastructure upgrades needed to support such a large-scale project as well as the massive people and traffic congestion in the area.

This proposed amendment has caused me, my family and my neighbors undue mental stress and anxiety regarding the future enjoyment of our properties, ongoing construction over many years (including, noise, traffic, and dust), massive congestion, overburdened infrastructure, safety concerns etc. etc. Can the City of Brampton and the developer please detail how they plan to address these concerns of the current area residents.

City file number: OZS-2023-0014

Questions / Comments for Ms. Emma Demelo:

I would like to register my strong opposition to the By-law change and proposed rezoning.

In addition, I am hereby requesting the following information regarding the Application to Amend the Official Plan, Secondary Plan, and Zoning By-law for City file number OZS-2023-0014:

1. Can you please elaborate on the original Official Plan and the proposed amendment to the Official Plan. Please advise regarding the availability of copies of these documents to the public.
2. Can you please elaborate on the original of the Secondary Plan and the proposed amendment to the Secondary Plan. Please advise regarding the availability of copies of these documents to the public.
3. Can you please elaborate on the current Zoning By-Law and the proposed amendment to the Zoning By-Law. Please advise regarding the availability of copies of these documents to the public.
4. Due to this excessive increase in density in the area, can you please discuss the City of Brampton's Plans to address the following (but not limited to) infrastructure challenges that will be created by the increased population and increased vehicular traffic:
  - A. Traffic Management to avoid road congestion and bottlenecks
  - B. Road congestion in the area particularly along:
    - i. Financial Drive between Derry Road and Mississauga Road
    - ii. Mississauga Road between the Highway 401 and Queen Street
    - iii. Steeles Avenue Between Mavis Road and Winston Churchill Blvd.
    - iv. Derry Road between Mavis Road and Winston Churchill
    - v. Olivia Marie Road between Mississauga Road and Hellyer Avenue
    - vi. All side streets in the surrounding area, please also elaborate on plans to address the current dangerous parking on the side streets which will be exacerbated by the increased density of people and vehicles
  - C. Transit – please discuss the transit upgrades that will be made to absorb the increased population of transit users
  - D. Schools – please detail the City of Brampton's plans to address public and separate school access to this vastly increased population. Where are the schools proposed for this new development? Please note that the current schools in the area cannot support this type of population density.
4. The green space proposed in the tiny drawing on the notice provided does not include sufficient details. It appears that the green space proposed is not proportional nor adequate for the population density being proposed. Can the City of Brampton and the developer please address this concern to ensure that the land allocated to the green space is adequate. Please also elaborate and provide details on the composition of the green space.

5. In the spirit of full transparency and to provide full context on the scale of the changes in the area, can you please elaborate on why a City of Brampton Notice for the re-zoning proposal by the same developer for the adjacent parcel of land (File No. OSZ-2023-0015) was not included with the notice for File No. OSZ-2023-0014 sent to area residents?
6. As the tiny Notice mailed to residents was sent during the summer holidays (when most residents are away) and since this is an extremely impactful proposal with far reaching implications, please advise regarding the City of Brampton's and the developer's plans to arrange for further consultations with the impacted residents.
7. Apart from this meeting and the File No. OSZ-2023-0014 notice sent to area residents, what are the City of Brampton's other plans to engage the current residents in providing feedback on both File No. OSZ-2023-0014 and File No. OSZ-2023-0015.
8. Please comment on the target timelines for the City of Brampton to proceed with this application as well as for the development and construction

Questions for Councillor Mr. Martin Medeiros, and Regional Councillor Mr. Dennis Keenan:

I respectfully request that you please review the proposal contained in City file number: OZS-2023-0014 and elaborate on:

1. Your position on the re-zoning proposal and By-Law Amendment proposed in City file number: OZS-2023-0014
2. The City of Brampton's plans to address the vast infrastructure concerns arising from this mass congestion that would be created by the currently proposed rezoning plans
3. Your actions already taken (and planned) on behalf of the current area residents (Your Constituents) pertaining to this re-zoning and By-Law change proposal
4. Your plans for meeting with the current residents / your constituents impacted by this proposal

Questions to the Developer - Developer KLM Planning Partners Inc. – Metrus Central Properties Ltd.

I would appreciate on the record responses from the developer for the following questions:

1. Can you please elaborate for the record on five (5) or more benefits that this proposed rezoning (and subsequent development) will bring to the community and the current residents of the area surrounding the development site.
2. Were any community or site consultations or studies done on the impact of the proposed development on the current residents, the community, and the environment? Can you please elaborate and share those results for the record.
3. Have you received any support from any of the current residents in the area supporting this proposal? Can you please elaborate on consultations that you have done, and the support received from the current residents that live in the areas surrounding the proposed development sites.

I appreciate your consideration in this matter, and I look forward to receiving your detailed responses in good faith and entered into the public record.

Sincerely,  
Alison D.