

**COPPER RIDGE COMMUNITY**

Steeles Avenue and Financial Drive,  
Brampton, Ontario.

**Contact Names:**

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Dave Aeri  
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Dharmali Shah

**July 25, 2023**

**City of Brampton**

Planning, Building & Economic Development  
2 Wellington Street,  
Brampton, Ontario

***Attention:***

*OPA ZBA Subdivision*

Subtype: Official Plan Amendment,  
Zoning By Law Amendment  
In Review-Pre-Public Meeting

**Planner: Emma Demelo**

[emma.demelo@brampton.ca](mailto:emma.demelo@brampton.ca)

**CC to: Martin Medeiros,**

Councilor, Ward No. 4

Email: [martin.medeiros@brampton.ca](mailto:martin.medeiros@brampton.ca)

Dear Sir/Madam:

**RE: FILE NO. OZS-2023-0014, Redesignation and Rezoning of property located at Steeles Avenue and Financial Drive, Brampton, ON.**

We are writing to you to express our concerns about a sign we noticed on the property at the Northwest corner of Steeles Avenue and Financial Drive as we have now become aware of the proposed redesignation and rezoning for the above-mentioned property. The proposal will change the originally contemplated use of the property from commercial/education/employment to a high density residential with limited commercially zoned properties. The majority of the residents in the area have lived in this community for over a decade and strongly disagree with this proposed change in land use.

In our opinion, these proposed amendment(s) will further exacerbate various issues we have noticed over the years such as traffic safety/congestion, noise, and environmental, some of which have been summarized below:

1. The Copper Ridge neighborhood consists of low-rise residential development, with predominately single detached dwelling units and some semi-detached and townhouses. Recently, development of limited mid-rise along Mississauga Road has occurred with some commercial elements. This proposal calls for fifteen (15) apartment buildings with heights up to sixteen storeys, one (1) fourteen storey office/residential flex building, plus other high density residential. This proposed change will completely change the character and integrity of the neighborhood and community. The addition of what appears to be thousands of units in this small area with an already busy intersection will result in extremely high traffic leading to further congestion and safety concerns. There have already been a few fatal collisions at this intersection, and this will just be exacerbated with the addition of thousands of units / tens of thousands of vehicles in this small area. We are interested in reviewing detailed Traffic Impact Studies and analysis, confirming the level of service will be maintained for this area and more importantly, safety will be ensured for the hundreds of kids that walk to school in this area. More services will be required in terms of proper schools, parks, recreational facilities, public libraries, community places, playgrounds, and sports complexes. As per the information provided, none of these concerns are proposed or addressed in the amendment for rezoning and redesignating, except some parks without any details of community facilities etc.
2. The proposal for about 4,700 new households does not address another critical issue, which is schooling. Existing schools in the area are already overcrowded, have excessive portables and lack proper amenities for students and children such as track and sports fields. This proposal does not have a school site nor addresses where these children can attend school. If the proposal is to bus students, this will add to the traffic concerns mentioned above. Please provide a plan or details from the Peel District School Board on how the educational requirements of the children will be met without the need for excessive busing, which is not sustainable. The development of a high school in this area is much needed for the catchment area as the nearest high schools for the many homes in this area all require long-distance busing.
3. We also have environmental concerns related to this development. The proposed - high density development will have a major negative impact on the area including the Credit View River area, Heritage Churchville area and Francis Bransby Woods. Already we are noticing concerns of excessive human impact in the Eldorado Park area and walking trails in the neighborhood which are home to many different species of animals including various amphibians (turtles, snakes,

frogs), various birds, etc. The proposed high-density development does not do an adequate job of providing the necessary green space or providing habitat to allow the diverse animals to live.

4. This proposal could add up to twelve to fifteen thousand people based on 3 persons per unit. With more people living in the area, it will require more facilities in the community to support the high-density residential development. The details provided on the sign for this application seems to maximize residential units without the regard or proper plans to accommodate other important aspects of a balanced community growth that include recreational facilities, natural green areas, schools, etc. Currently the zoning is commercial/employment, which would better suit the community. The proposal has no mention of daily use commercial stores such as hardware, exercise gyms or even a community centre, library, recreational facilities or playgrounds for children. Will the condo/apartment buildings being proposed have their own amenities such as gyms, pools, theatres, halls, etc.?
5. This proposed high-density development will require adequate servicing. Do the proposed changes from employment/commercial service to high density residential require further upgrades to the treatment plants to accommodate the additional sanitary flows and water demand? Furthermore, how is stormwater being managed with this high-density development? With the recent heavy and frequent rains, we have noticed the local stormwater management pond being inundated with more and more water which causes the pond to overflow turbid water into credit river.

Based on the above-mentioned concerns, we (the taxpayers and residents of Ward 4 Council) strongly oppose this proposed development and the application for rezoning and re-designating this property. The area residents purchased homes in this neighborhood as it focused on environmental aspects, sustainability, and knew the need for supporting community uses such as schools, community centers, and employment/commercial needs which would eventually be developed for the well-being of all the surrounding residents. The proposed amendments do not address any of these concerns required for the proper planning of the community. Please see the attached petition form signed by the majority of residents in the area who firmly believe that - **The current zoning of commercial & educational development such as a medical college, community center should continue.**

Please refer to separate sheets attached to this letter containing approximately 250 signatures from majority members of Copper Ridge community. Those missing are away on vacation.

Yours truly,

Copper Ridge Community Residents.

(This page is not signed as it is submitted electronically.)

## RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014

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 Address: MEHWISH PANJWANI, Cell: Email \_\_\_\_\_

NAME: AHRIM RUSTEMI Signatures: \_\_\_\_\_  
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Signatures: \_\_\_\_\_

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Signatures: \_\_\_\_\_

Address: MESSINA AVENUE., Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

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Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

## RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: Chitra Solanki Signatures: \_\_\_\_\_Address: Olivia Marie Rd, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: Subhash Solanki Signatures: \_\_\_\_\_Address: Olivia Marie Rd, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

## RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014

7

NAME: Nitin Oza

Signatures: \_\_\_\_\_

Address: Morever Court, Cell: Email \_\_\_\_\_NAME: imadhani

Signatures: \_\_\_\_\_

Address: Morever, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

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Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

## RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014

NAME: Jahangir Alam

Signatures: \_\_\_\_\_

Address: Olivia Marie Road, Cell: Email \_\_\_\_\_NAME: Akhay Sultana

Signatures: \_\_\_\_\_

Address: Olivia Marie Road, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

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Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

Cooperage Community Residents

**RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014**

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: Rumana Sikder Signatures: \_\_\_\_\_

Address: NORANDA RB. BRANSON, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: LI Sun Signatures

Address: Hellyer AVE., Cell: Email

NAME: Yuegang Bai. Signatures

Address: Hellyer AVE, Cell: Email

NAME: DANIEL BARESK Signatures

Address: HELYER AVE, Cell: Email

NAME: Kristina Foster Signatures

Address: Hellyer Ave, Cell: Email

NAME: RAYMOND FOSTER Signatures

Address: HELYER AVE, Cell: Email

NAME: AMAN GILL Signatures

Address: KAWANA RD, Cell: Email

NAME: GURMINDER GILL Signatures

Address: KAWANA RD, Cell: Email

NAME: ZAHIRUL HOQUE Signatures

Address: olivia Marie Road, Cell: Email

NAME: Nazreen Hoque Signatures

Address: olivia Mary Rd., Cell: Email

RESIDENTS OF COPPERRIDGE COMMUNITY OPPOSING APPLICATION NO. OZS-2023-0014

NAME: Frank & Paula Pascoe Signatures: \_\_\_\_\_  
Address: Messina Ave, Cell: Email \_\_\_\_\_

NAME: Diane Semi Signatures: \_\_\_\_\_  
Address: Messina Ave, Cell: Email \_\_\_\_\_

NAME: Mohani Somar Signatures: \_\_\_\_\_  
Address: Messina Ave, Brampton, Cell: Email \_\_\_\_\_

NAME: CHETAN PATEL Signatures: \_\_\_\_\_  
Address: Messina Ave, Brampton, Cell: Email \_\_\_\_\_

NAME: Hasmukh Bhar Patel Signatures: \_\_\_\_\_  
Address: Messina Ave, Brampton, Cell: Email \_\_\_\_\_

NAME: Bhutan Patel Signatures: \_\_\_\_\_  
Address: MESSINA AVE, BRAMPTON, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_  
Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_  
Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_ Signatures: \_\_\_\_\_  
Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_



NAME: SARWAR KHAN Signatures:

Address: Olivia Marie Rd Cell: Email

NAME: <sup>Eshwar Sarwar</sup>  
Edna Sarwar Signatures:

Address: Olivia Marie Rd Cell: Email

NAME: Christina Osborn Signatures:

Address: Olivia Marie Road Cell: Email

NAME: Jason Osborn Signatures:

Address: Olivia Marie Rd Cell: Email

NAME: RAY MAZHOIKA Signatures:

Address: HELLYER AVE BRAMPTON Cell: Email

NAME: Rishi Sudan Signatures:

Address: HELLYER AVE. Cell: Email

NAME: Shivash Bhatt Signatures:

Address: Jyotika Bhatt Cell: Email

NAME: Harshad Bhatt Signatures:

Address: Niyati Shukla Cell: Email

NAME: Viral Bhatt Signatures:

Address: Messina Ave. Cell: Email

NAME: VIPAS HARCHANDANI

Signatures: \_\_\_\_\_

Address: Hellyer Ave Brampton, Cell: Email \_\_\_\_\_NAME: AARTI HARCHANDANI

Signatures: \_\_\_\_\_

Address: Hellyer Ave Brampton, Cell: Email \_\_\_\_\_NAME: HELLYER AVE

Signatures: \_\_\_\_\_

Address: KRYSTYNA KOSTKA, Cell: Email \_\_\_\_\_NAME: STAN KOSTKA

Signatures: \_\_\_\_\_

Address: HELLYER AVE, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

Signatures: \_\_\_\_\_

Address: \_\_\_\_\_, Cell: Email \_\_\_\_\_

NAME: \_\_\_\_\_

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