

Jaswal, Gagandeep

From: Jaswal, Gagandeep
Sent: 2023/09/11 12:24 PM
To: Jaswal, Gagandeep
Subject: FW: Sept. 11 Public Meeting Item 5.1 Last Minute Correspondence

From: Satinder Malhotra <[REDACTED]>
Sent: 2023/09/11 07:28
To: Li, Wang Kei (Edwin) <WangKei.Li@brampton.ca>
Cc: Samir Shah <[REDACTED]>
Subject: [EXTERNAL]STRONG OBJECTION to Development Proposal OZS-2023-0024 for 1286, 1298, 1300, 1306 Queen Street West!

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To: Edwin Li, Planner, Development Services
CC: Planning Commissioner, Members of Council and Mayor
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Development Plan with file # OZS-2023-0024 proposing to amend the official zoning and by-law to facilitate the development of a 12-storey residential building amongst low density areas of Credit Valley.

City Files # OZS-2023-0024:

Dear Edwin Li,

We, Credit Valley Residents Association, registered organization incorporated by residents of Credit Valley area, which is being impacted by the above file, **STRONGLY OBJECT** to the proposed changes to the Official Plan and Zoning By-Laws and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area along Queen Street West!

Our general concerns related to multi-level building development in this area includes:

1. **Incompatibility** with the existing established neighborhood
2. **Lack of comprehensive studies** and analysis that include all of the new developments along the Queen St West corridor.
3. **Overcrowding of Schools** (Physical Space and Resources) as there are currently no plans in place for the construction of new schools to accommodate the high volume of new students that would be brought into the neighborhood.
4. **Traffic Congestion** issues are currently an issue within the area and would be further exacerbated with the influx of high density developments within this area.
5. **Road Safety Concerns** for Children and Seniors due to the increased volume of vehicles that would be associated with the influx of high density developments within this area.
7. **Environmental** Constraints and Flooding Risks due to the surrounding area being deemed environmentally sensitive.

8. Safety Concerns for Residents related to an ***increase in crime*** which tends to be more common within high density neighborhoods.

9. Negative impact on the ***valuation*** of existing executive detached homes in our neighborhood.

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Planning team has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As long-time taxpayers in Brampton, we along with many residents in our community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

We would like to request that the City Clerk and/or the City Planning Department send us any updates (including public meeting information and notices) related to the above file.

Note: Please add this letter to the public records for all pertinent planning files.

Regards,

Satinder Malhotra
CVRA member