

City Initiated Official Plan Amendment to the Credit Valley SPA 45

2023.09.25



History

- 1. Estates of Credit Ridge
- 2. Upscale Executive Housing Special Policy Area single detached estate homes.
- 3. Cohesive and Compatible look within the community.
- 4. Promise that it was going to be an upscale executive community. Builders charged home buyers a heritage premium.



2023



CURRENT/PAST



Neighbourhood Index





Caledon



CURRENT/PAST





Queen BRT???



		ROAD SEGMENT	SEGMENT LENGTH (M)	INFRASTRUCTURE CONSTRAINTS	CONFIGURATION
		MISSISSAUGA RD TO CHINGACOUSY RD	2,710	Bridge over drain crossing (east of James Porter Rd)	Bus exclusive (1 veh lane per direction)
5		CHINGACOUSY RD TO MCMURCHY AVE	2,070	Bridge over creek (east of McLaughlin Rd)	Bus exclusive (1 veh lane per direction)
_		FLETCHERS CREEK	24	Bridge over Fletchers Creek	Bus exclusive (1 veh lane per direction)
Downtown	- -	MCMURCHY AVE TO ELIZABETH ST	24	Level rail track crossing at Elliot Street	Bus exclusive (1 veh lane per direction)
	Downtown Brampton	ELIZABETH ST TO CHAPEL ST	540	Downtown Brampton / Building lines along sidewalks.	Bus shared with traffic or Bus exclusive (1 veh lane per direction) if parking is removed
		CHAPEL ST TO CENTRE ST	525	Rail corridor underpass, Etobicoke Bridge over creek	Bus exclusive (1 veh lane per direction)
		CROSSING OF HIGHWAY 410	225	Highway overpass	Bus exclusive (2 veh lane per direction)
		CROSSING OF SPRING CREEK	23	Bridge over Spring Creek	Bus exclusive (2 veh lanes per direction)

Brampton







City Services???





City Services???





Consolidation???



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Nome Notes is a product of the stage work the is a product of the stage of the sta	RE-2019-0051	1061 Queen Street	Place of worship with educational and caretaker facility - 3 Storey Building Site Plan Preconsultation
Sec. 200	RE-2020-0020	C.F. M. 20000000000000000000000000000000000	To develop the property in accordance with the attached concept plan showing 56 townhouses, 9 attached dwelling, one 12-storey apartment building (approx 200 units) part of SWM pond, a park, public road a vista block and NHS areas with related buffers. The concept plan showing 56 townhouses, 9 attached dwelling, one 12-storey apartment building (approx 200 units) part of SWM pond, a park, public road a vista block and NHS areas with related buffers. The concept plan showing 56 townhouses, 9 attached dwelling, one 12-storey apartment building (approx 200 units) part of SWM pond, a park, public road a vista block and NHS areas with related buffers. The concept plan showing 56 townhouses, 9 attached dwelling, one 12-storey apartment building (approx 200 units) part of SWM pond, a park, public road a vista block and NHS areas with related buffers. The concept plan showing 56 townhouses, 9 attached dwelling, one 12-storey apartment building (approx 200 units) part of SWM pond, a park, public road a vista block and NHS areas with related buffers.
Second	Å.	1075 Queen street	New building proposed for a mid-rise mixed-use residential. The main and 2nd floors consist of retail and offices paces and multi family residential suites on the upper 6 floors. Please refer to attached Projection
Second	RE-2020-0027	1453 Queen St. W	
ResultInite is pre-splication leading to a future split application to develop Black 2, 8 and 9 with free did to wind use that will find the antice base split application and split application to develop Black 2, 8 and 9 with free did to wind use that will find the antice base split application and split application a	. Stere	E CARGERIA	To develop a nine (9) storey residential development which will consist of approximately 124 units.
READ2000000000000000000000000000000000000	RE-2020-0049	1030 Queen St. W	
B57Queen Street Wet Not Q1 mUb doing wradential lapathmene. B52Q22-007 The purpose is to fail tap and subdivision consisting of single deckers during, street during, street with the Single Singl	Strabul a	the second second second	This is a pre-application leading to a future site plan application to develop Blocks 7,8 and 9 with freehold townhouses that will front onto the proposed Street 'A', and Block 10 with condominium townhouses
NE-5224-013 3857 Queen Street Wet The purpose is to fail that a drift plan of subdivision consisting of single detached dwellings, townhouse units, and a mid-rise a partment building. A new public street is propaged to comply with the Springbroak Testiany Plan and a new private street is proposed to previde access to the medium density units. Primary access for all units is from Elsen Markell Drive and parking will be provided active to the Zoning by-law is negligible will be provided active to the Zoning by-law is negligible. NE-5221-0130 1244.8.1730 Queen Street Wet Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment. NE-2021-0130 286, 1298, 1300 and 1396 Queen Street Wet Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment. NE-2021-0130 286, 1298, 1300 and 1396 Queen Street Wet Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment. NE-2021-0130 286, 1298, 1300 and 1396 Queen Street Wet Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment. NE-2021-0130 286, 1298, 1300 and 1396 Queen Street Wet Official Plan and Zoning By-law Amendment to facilitate stacked townhouse units facing Queen Street Wet and Disen Markell Drive and an international to another participation and to provide distance state and the wood of active the wood of activ	RE-2020-0052	1951 Queen St.	
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RE-2021-000 For summary	Constant of the second s		
RE-2021-0073 1724 & 1730 Queen Street Wet RE-2021-008 126, 1258, 1300 and 1306 Que RE-2021-008 126, 1258, 1300 and 1306 Que RE-2021-003 126, 1258, 1300 and 1306 Que RE-2021-003 126, 1258, 1300 and 1306 Que RE-2021-003 126, 1268, 1300 and 1358, 125, 1268, 1250 Que RE-2021-003 126, 1268, 1300 Que RE-2021-003 126, 1268, 1368 and 1654 Que RE-2021-003 126, 1268 and 1654 Que RE-2021-003 126, 1268 and 1654 Que RE-2021-003 1260 Que RE-2021-003 1250 Que RE-2021-003 1260 Que RE-2021-003 1250 Que RE-2021-004 1260 Pac RE-2022-003 1250 Que RE-2021-005 1260 Pac RE-2021-005 1260			
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RE-2022-0058 1358 Queen Street West behind the proposed building.	RE-2022-0047	1550 Queen St W, Brampton	
	RE-2022-0058	1358 Queen Street West	
		Martin Marting	

Consolidation???



Proposals!

 Re-Zoning and removal of Housing Special Policy Area designation!

- 2. Proposals of multi-storey buildings!!
- 3. Incompatibility with immediate streets!!!



Feedback

- 1. Incompatibility
- 2. Lack of comprehensive studies
- 3. Overcrowding of Schools
- 4. Traffic Congestion & Road Safety Concerns
- 5. Environmental
- 6. Valuation



12

A Way of Moving Forward

Five lenses for maximum success.

This Vision is about a smart way of doing things – an attitude – that will facilitate change that is popular, resilient, and innovative. These are lenses that reflect advanced practices everywhere but also suit the unique situation of Brampton. Together they are the ethic for action.

- Lens 1: Public Engagement Citizens, as individuals and in corporate, interest, and cultural groups, will be involved in Brampton in a systematic and inclusive way, at all times on all matters undertaken for the community.
- Lens 2: Collaboration The Brampton government will join forces, resources, and activities, as well as share decision-making, with Brampton private interests and senior governments to extend the reach and success of civic ventures.
- Lens 3: Design Brampton will be a city 'by design', where design excellence is led by City Hall to ensure public interests, completed in a studio setting through co-design with developers and citizens, and made a prime factor in all approvals and other decisions for change.
- Lens 4: Technology Brampton will be ahead of the wave of new technology applications in order to shape, support, and manage, but also avoid unwanted distortions of, the city.
- Lens 5: Identity Brampton's distinctive identity will emerge from what it is and does and it will be communicated broadly.

These prime ways to make change should not be confused with the overarching holistic agenda of change. That agenda has fundamental themes that are the DNA of this entire Vision: **sustainability**, **livability**, **diversity**, **and health**.

The pattern of complete new neighborhoods expands out to the less developed and still greenfield edges of Brampton, clustering around their nearby Town Centres. These new neighborhoods model the most contemporary image of intimate livability and responsible sustainability. Each has its own local centre. They nestle within the green setting.

This Vision is a dream with its feet on the ground. It is also a roadmap and a state of mind. It will surely be made by the local government and by other governments, but mostly it will be made by the engaged leadership, organization, wealth and tenacity within the community.

A vision is not a plan or policy or strategy that moves directly to implementation. Every one of its propositions has to be debated and fully evaluated against the best facts, even wider public engagement, the delegation of powers that are at hand, and the reality of financing, timing, capacities, and risk. Every one of its propositions needs a complete work program with technical analysis, public engagement, and negotiations with others who share authorities. As this happens, every one of its propositions will evolve as it needs to.

2040 Vision???



The way to get started is to quit talking and begin doing. Walt Disney



Summary: <u>STRONG</u> OBJECTIONS

Intensification (such as the type being proposed within this 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 postsecondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.





Thank you!

Credit Valley Residents Association creditvalleyresidents@gmail.com

https://www.creditvalleyresidentsassociation.ca/



