



# City Initiated Official Plan Amendment to the Credit Valley SPA 45

2023.09.25



# History

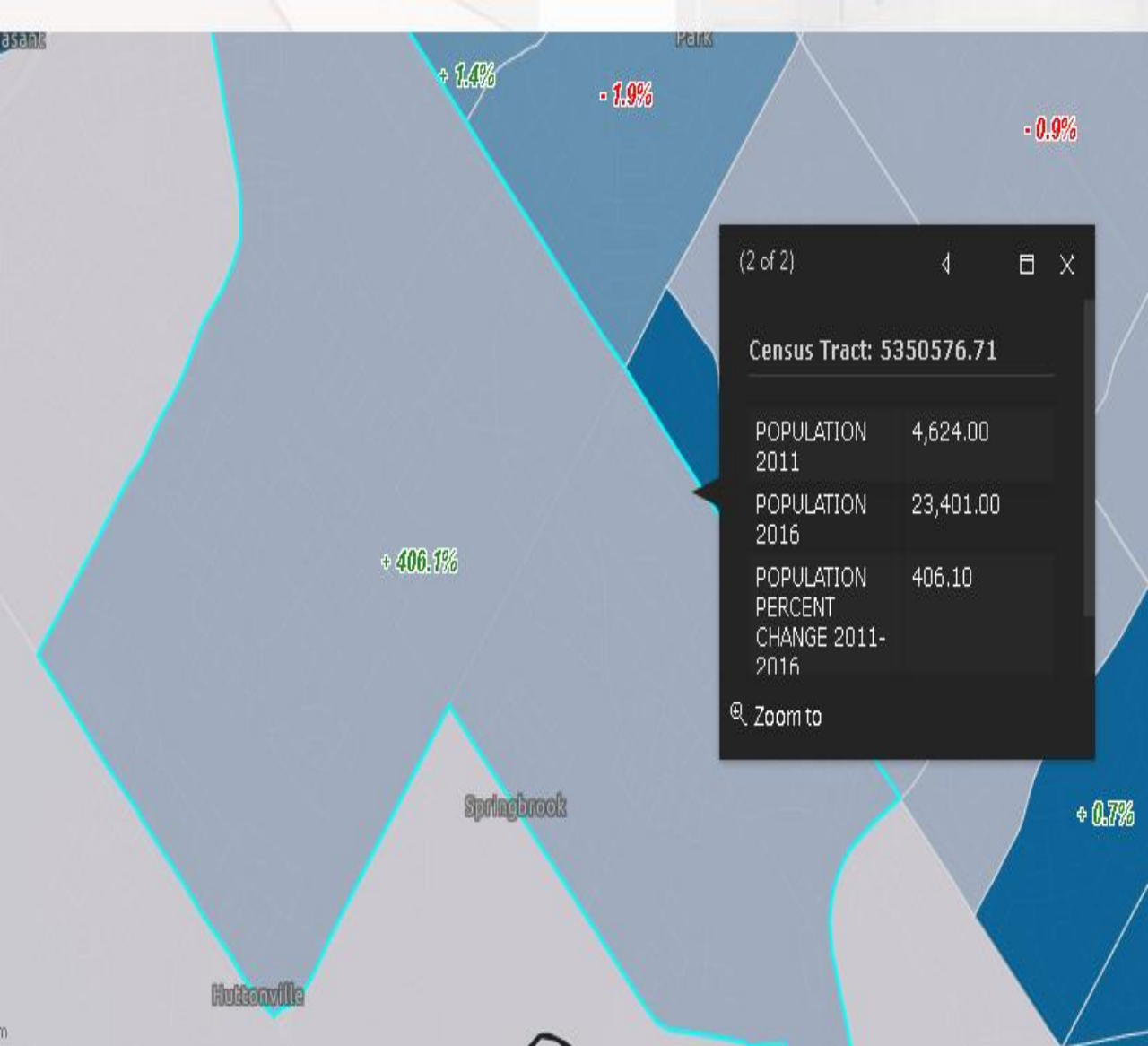
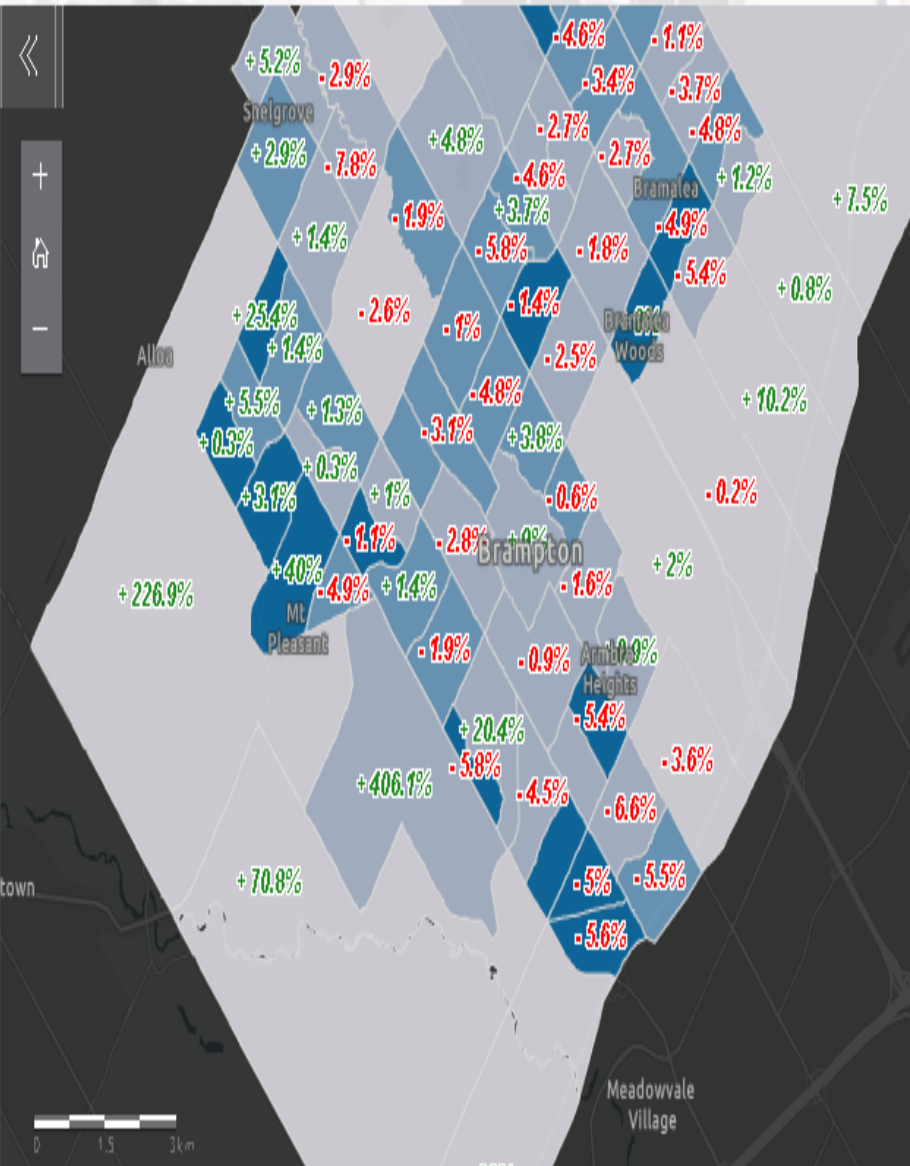
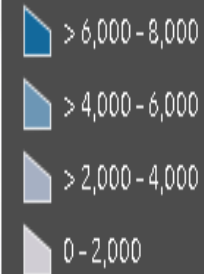
1. Estates of Credit Ridge
2. Upscale Executive Housing Special Policy Area single detached estate homes.
3. Cohesive and Compatible look within the community.
4. Promise that it was going to be an upscale executive community. Builders charged home buyers a heritage premium.



# Legend

## Population Density

Population/km2



(2 of 2)

Census Tract: 5350576.71

POPULATION 2011	4,624.00
POPULATION 2016	23,401.00
POPULATION PERCENT CHANGE 2011-2016	406.10

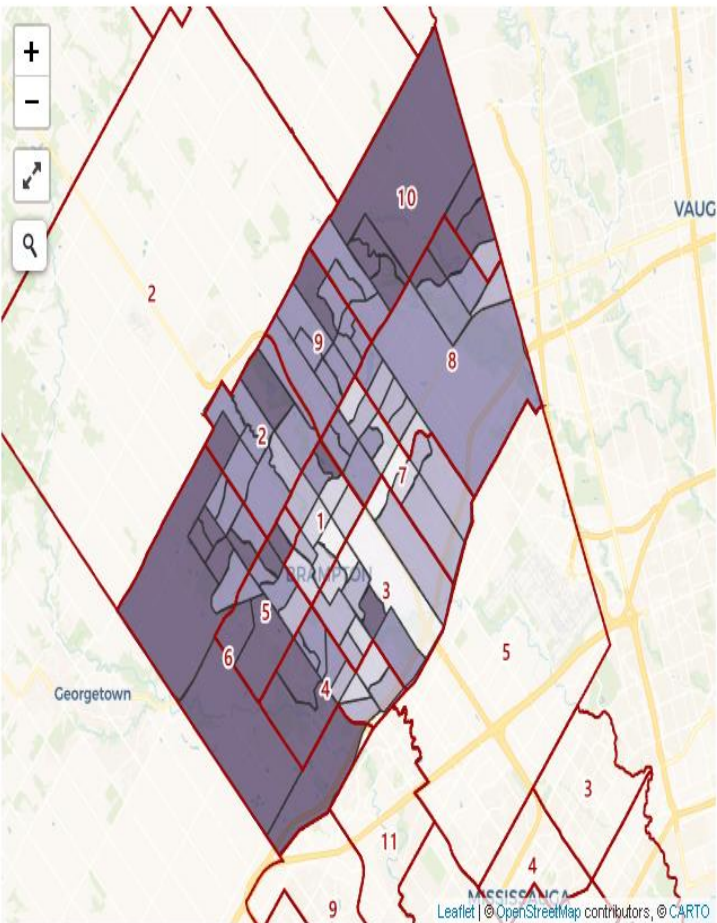
Zoom to

# CURRENT/PAST



# Neighbourhood Index

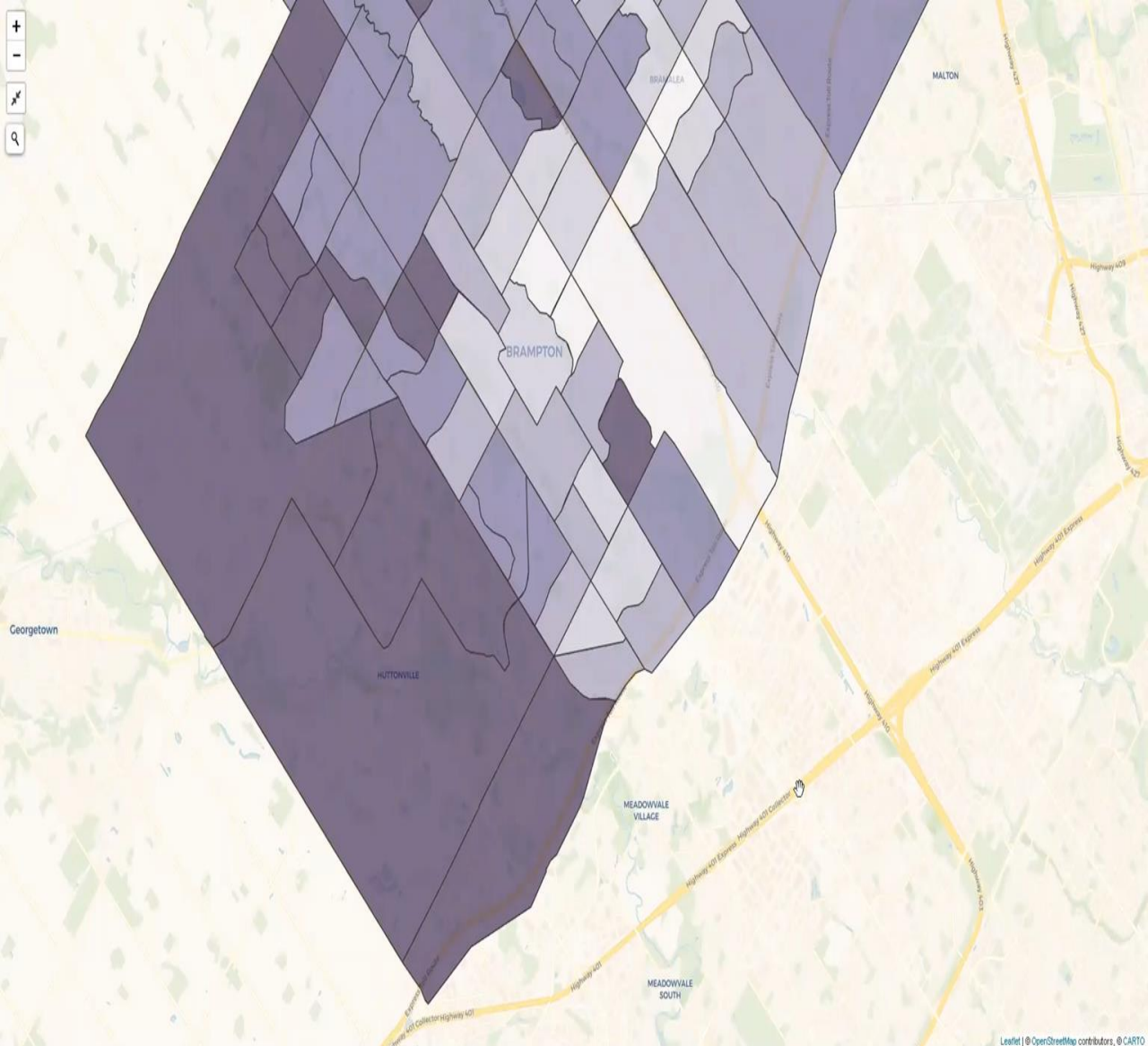
- Mississauga
- Brampton
- Caledon



## Map Legend

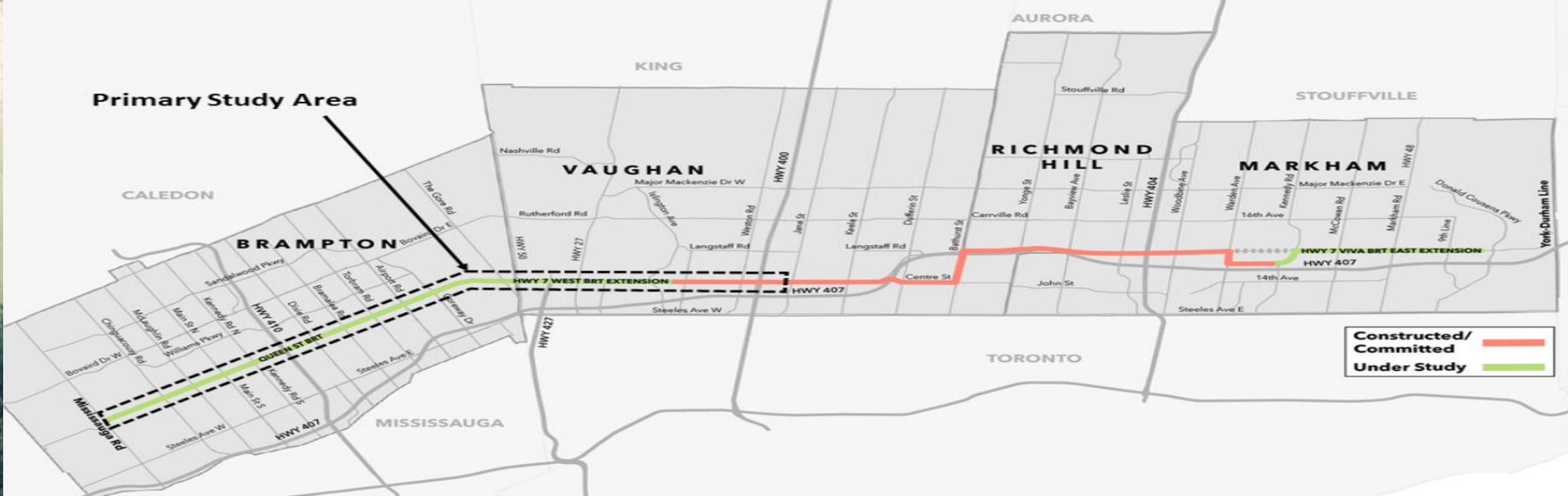
Index Values by Census Tract	Assets
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #4b0082; margin-right: 5px;"></div> <span>78 - 95 (High)</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 15px; height: 15px; background-color: #6a3d9a; margin-right: 5px;"></div> <span>64 - 77</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 15px; height: 15px; background-color: #8a70c9; margin-right: 5px;"></div> <span>49 - 63</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 15px; height: 15px; background-color: #a9a9d9; margin-right: 5px;"></div> <span>36 - 48</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 15px; height: 15px; background-color: #c9c9e9; margin-right: 5px;"></div> <span>15 - 35 (Low)</span> </div>	<ul style="list-style-type: none"> <li><input type="checkbox"/>  Community Centre*</li> <li><input type="checkbox"/>  Early Years Site**</li> <li><input type="checkbox"/>  Food Bank</li> <li><input type="checkbox"/>  Fresh Food Market</li> <li><input type="checkbox"/>  Health Centre</li> <li><input type="checkbox"/>  Library</li> <li><input type="checkbox"/>  Parks</li> <li><input type="checkbox"/>  Place of Worship</li> <li><input type="checkbox"/>  Settlement Service</li> <li><input type="checkbox"/>  School***</li> <li><input type="checkbox"/>  Shelter</li> <li><input checked="" type="checkbox"/>  Regional Wards</li> </ul>

\*Includes recreation centres, community centres, aqua centres, arenas, and sports centres.



# CURRENT/PAST





**We are here**



Queen BRT???



Brampton

Downtown  
Brampton

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)
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)
MCMURCHY AVE TO ELIZABETH ST	24	Level rail track crossing at Elliot Street	Bus exclusive (1 veh lane per direction)
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)

Queen BRT???



# City Services

Quality. Experience. Excellence.

Meeting Target

Near Target

Needs Improvement

Monitoring

Service Brampton (311)  
Service Level

56%

Calls answered within 30 seconds  
(2020)



Transit On-Time Performance

88%

Buses arriving on time  
(2020)



Quality of  
Transit Service

20.8K

Rides per complaint  
(2020)



Compliance with By-law  
Violation Notices

98%

Resident compliance with by-law  
complaint interactions  
(2020)



FOI Request Compliance Rate

60.9%

Compliance rate for processing  
Freedom of Information requests within  
legislated timelines  
(2020)



Fire Response Times

78%

Of calls responded to within 384  
seconds  
(2020)



Animal Services  
Calls Attended

13.1K

Calls attended and completed  
(2020)



Meeting Target

Near Target

Needs Improvement

Monitoring

# City Services???



# City Services

Quality. Experience. Excellence.



Meeting Target



Near Target



Needs Improvement



Monitoring

Service Brampton (311)  
Service Level

63.83%

Calls answered within 30 seconds  
(2022)



Transit On-Time Performance

82%

Buses arriving on time  
(2022)



Transit Rides Per  
Customer Complaint

20.8K

Rides per complaint  
(2020)



Compliance with By-law  
Violation Notices

100%

Resident compliance with by-law  
complaint interactions  
(2022)



FOI Request Compliance Rate

64%

Compliance rate for processing  
Freedom of Information requests within  
legislated timelines  
(2022)



Fire Response Times

72%

Of calls responded to within 384  
seconds  
(2021)



Animal Services  
Calls Attended

15,873

Calls attended and completed  
(2022)



## City Services???





Search for an Address



0.3km  
-79.772 43.660 Degrees

# Consolidation???



File Number	Application Title	Proposal Description
PRE-2019-0034	1817 and 1831 Queen St W	71 unit townhouse development on a condominium road. Site plan pre-con
PRE-2019-0051	1061 Queen Street	Place of worship with educational and caretaker facility - 3 Storey Building Site Plan Preconsultation
PRE-2020-0020	1879 Queen Street	To develop the property in accordance with the attached concept plan showing 56 townhouses, 9 attached dwelling, one <b>12-storey apartment building (approx 200 units)</b> part of SWMlp and, a park, public roads, a vista block, and NHS areas with related buffers. The concept is generally consistent with the endorsed Tertiary Plan.
PRE-2020-0027	1453 Queen St. W	New building proposed for a mid-rise mixed-use residential. The main and 2nd floors consist of retail and office spaces and <b>multi family residential suites on the upper 6 floors</b> . Please refer to attached Project Description and Design Rationale. Development.
PRE-2020-0049	1030 Queen St. W	To develop a <b>nine (9) storey residential</b> development which will consist of approximately <b>124 units</b> .
PRE-2020-0052	1951 Queen St.	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, including lane-based townhouses, back-to-back townhouse and dual frontage townhouses.
PRE-2020-0158	1857 Queen Street West	<b>Two (2) multi-storey residential apartments.</b>
PRE-2021-0073	1724 & 1730 Queen Street West	The purpose is to facilitate a draft plan of subdivision consisting of single detached dwellings, townhouse units, and a mid-rise <b>apartment building</b> . A new public street is proposed to comply with the Springbrook Tertiary Plan and a new private street is proposed to provide access to the medium density units. Primary access for all units is from Elbern Markell Drive and parking will be provided at street level for townhouse units and underground for the apartment building. <b>An Amendment to the Zoning by-law is required to change the land use and a amendment to the secondary plan is required to change the residential density.</b>
PRE-2021-0186	1286, 1298, 1300 and 1306 Queen Street West	Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment.
PRE-2021-0231	1724-1730 Queen Street West	Proposal for a combined total of 512 residential dwelling units to be developed in two phases. Phase one consists of the northern portion of the site, and includes 132 three-storey residential stacked townhouse dwellings. Phase two consists of the southern portion of the site, and includes <b>366 apartment dwelling units within two residential towers of eighteen-storeys and fourteen-storeys</b> in height on a common podium incorporating 14 integrated two-storey residential townhouse units facing Queen Street West and Elbern Markell Drive. A large private amenity space is contemplated central to the site, a 10 metre buffer has been provided adjacent to the <b>woodlot east of the site</b> , and a 9 metre landscaped buffer has been provided along the north extent of the lands to accommodate <b>existing vegetation</b> and to provide physical separation to <b>existing low density residential uses</b> abutting to the north. Vehicular access is provided via two access points from Elbern Markell Drive and an internal private road network. The majority of parking is provided within a two-level <b>underground parking garage</b> and a limited quantity of surface parking is available at grade. Parking has been provided in accordance with the City of Brampton Parking requirements at 1.2 spaces per unit.
PRE-2021-0236	0 Queen Street W	To permit a mixed-use development consisting of a <b>12 storey building with approximately 240 units</b> including 8-10 retail/commercial units at grade. The remainder of the site is proposed to consist of 42 stacked townhouse units, 32 back-to-back townhouse units, visitor parking and a central amenity area.
PRE-2022-0003	1626, 1646 and 1654 Queen Street West	To develop a <b>10-storey</b> mid rise building with 339 residential units consisting of 228 one-bedroom and 111 two-bedroom units with an FSI of 3.48
PRE-2022-0025	1490 Queen Street W, Brampton	Proposed <b>12-storeys mixed-use</b> development comprising of 2-1/2 levels of underground parking garage, 2 levels of commercial retail units and professional offices, and 186 residential units from 2nd to 12th floors including 2-levels of penthouse units (11th-12th floors).
PRE-2022-0047	1550 Queen St W, Brampton	Proposed place of worship building
PRE-2022-0058	1358 Queen Street West	Proposed <b>Youth Shelter with a maximum height of four storeys</b> and 40 units at 1358 Queen Street West. A total of 19 parking spaces, two of which are barrier-free, will be located to the rear of the property behind the proposed building.
PRE-2022-0151	1402 & 1420 Queen Street West	Preconsultation for OPA and ZBA to permit up to 99 Stacked Townhouse Units (Standard Condominium). See Cover Letter and Concept Plan.

# Consolidation???



# Proposals!

1. 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



# 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: STRONG 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 post-secondary 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/>



**SAYS YES  
TO**

**2-3 Stories  
Low Density  
Sensible Development**



**SAYS NO  
TO**

**Multi Stories  
High Density  
Traffic Congestion**