

April 28, 2021

REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

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**Subject:** FW: Stop the Sprawl

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**From:** Eileen Chen [REDACTED]  
**Sent:** April 28, 2021 3:18 PM  
**To:** ZZG-COUNCIL <[zzg-council@peelregion.ca](mailto:zzg-council@peelregion.ca)>  
**Subject:** Stop the Sprawl

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REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED ☒ \_\_\_\_\_**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

Hi Peel Council,

My name is Eileen Chen and I live in Mississauga Ward 1 and have called Port Credit my home for over 2 years. I currently work as a consultant in the environmental field specializing in waste management master plans. I live happily in a 2 story apartment with my partner and do not currently have children.

I care deeply about this city and region and I believe it has tremendous opportunities.

I am requesting that Peel Region pause their Official Plan Review (OPR) until the pandemic is resolved, at this week's meeting. The Agenda items related to this request are 5.1 (Peel 2041+ Work Plan and Timeline Update) and 5.2 (Land Needs Assessment and Intensification Analysis).

The region of Halton voted unanimously to pause their planning on Feb 17th, 2021 and we believe we must follow suit. Halton (April 21st) and Hamilton (March 29th) have also passed motions to put an OPTION on the table for a fixed urban boundary.

**We must not lock in sprawl until 2051.** "Land use planning is the key lever in locking in or locking out greenhouse emissions" according to Yuill Herbert, a leading energy consultant for over 60 Canadian municipalities.

Constituents cannot be properly consulted given COVID restrictions. Many residents are stressed, lacking the time, or do not have internet access or the expertise to use Zoom software to delegate. Critical decisions which will impact Peel Region for the next 30 years should not be made now while in-person consultation is impossible and so many of us are overwhelmed.

For this action to be effective, Councils around the Golden Horseshoe will need to pass similar motions and as it started in Halton, we hope it can continue in Peel and beyond. We need to preserve our existing farmland. Already, 175 acres are lost per day in Ontario. Farmland is a diminishing non-renewable resource. The new 'market lens' prioritizes low-density growth on farmland.

The best option for our region is to freeze the urban boundary and direct new development within existing built-up areas. Low-density residential development is everywhere, while affordable medium-density development is all but absent. Going from one extreme (single detached homes) to another (tall "luxury condos") is neither sustainable nor a desirable form for a healthy community. The costs to service this type of development are also an economic disaster. Our current infrastructure deficit will

only grow as we continue to build out into greenfields, building new roads and water infrastructure that taxpayers cannot support. As well, stormwater run-off from impermeable surfaces will only increase as the effects of climate change continue to grow. Transportation emissions from these developments will prevent us from reaching our climate targets and should not be considered. We have enough land within the current urban boundary to develop complete, self-sustaining communities for future growth until 2031 and should have the flexibility to plan for 2041 using the guiding principles of the Places to Grow Act.

There are better ways to accommodate population growth beyond the urban sprawl. I believe we can create micro-communities within Peel Region that gives each resident all the amenities to grow and prosper withing harming the environment.

Thank you for your time,

Eileen Chen

[REDACTED]

Mississauga, Ontario

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