

From: Debra Moy <[REDACTED]>

Sent: June 7, 2021 9:45 PM

To: ZYG-COUNCIL <zzg-council@peelregion.ca>

Subject: Please Stop the Big Sprawl in Peel Region!

Peel Region's Land Needs Assessment and Municipal Comprehensive Review processes need to stop and take the time to listen to Peel Residents.

I am frustrated to learn that the destruction of 4200 hectares of our remaining farmland is even being considered, when residents of Peel are opposed to this. It will only led to more car-dependency, sprawl and congestion. I live near Dixie Mall, where plans to build 17 40+ story condo's are being considered. To hear that Peel is supporting the extension of the Settlement Area Boundary, and destroying much needed farmland, without ensuring either plan (Dixie Mall and the Settlement Area) is environmentally sustainable is wrong. As Peel Councillors you have a fiduciary responsibility to represent what is best for your constituents.

I am writing to ask that you act responsibly and represent the views of the resident's of Peel, not those of developers. Developers CHOSE to buy land in this area, just as others CHOOSE to invest in the stock market. Times and the needs of our society, locally and globally have changed. We have a climate crisis at our door step. Developing lands, without fully consulting residents of Peel, is wrong. Please stop and think of our health and livelihoods, and that of the generation who can't yet vote, but who are watching as decisions like this one, demolish their future. Instead, consider and ACT on our need to create a more equitable, and environmentally sustainable Smart Growth Alternative. This includes ensuring that our Settlement Area Boundary is not extended.

The current Provincial government has used the pandemic to move forward behind the scenes to support special interest groups, whose elite, entitled approach takes advantage of average Ontarian's. While average folks are focussed on the pandemic our provincial government is pandering to these interest groups. Fortunately their inflated suburban population projections and biased Land Needs Assessment Methodology are now under investigation by the Auditor General so thank goodness someone is watching. Please choose to be on the side of your residents.

We can accommodate the next 30 years of new homes and workplaces within Peel's existing built up area. We should use that growth to fix our existing, car-dependent neighbourhoods, and build the infrastructure (thus creating jobs) by giving them the density and diversity of uses they need to get most people onto transit and active transportation. In particular, Planning and Growth Management Committee should direct staff to:

- Pause all work premised on the flawed Land Needs Assessment and Intensification Analysis 2021 presented to Committee at it's June 3rd meeting, including the Draft Housing Mix, Employment Mix, Community Area Land Need, Employment Area Land Need, and Municipal Allocations.

- Provide Planning and Growth Management Committee with an alternative, equally detailed Smart Growth Analysis, including recommended bylaw and official plan amendments and incentives which would ensure that all of Peel Region's projected housing and workplace demand (including demand for single and semi-detached homes) are accommodated within its existing Settlement Area Boundary, and give every and give existing neighbourhood the density and mix of uses that support transit ridership

and active transportation.

- Conduct all subsequent planning on two parallel, alternative tracks, and consult Peel residents extensively on both alternatives until at least January, 2022, presenting them with a real choice on whether to grow and strengthen existing neighbourhoods or continue to sprawl outwards.
- Adjust planning timelines so that no firm decision on Settlement Area Boundary Expansion is taken until after the next provincial election.

Peel's land use planning is supposed to serve its present and future residents, not enrich the land speculators who have been buying up and stockpiling farmland. Peel Region's Planning and Growth Planning Committee owes residents a Smart Growth alternative which improves its existing neighbourhoods and makes room in them for all its new residents.

Yours truly,
Debra Moy

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