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April 7, 2022

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

**From:** Jane Gray [REDACTED] >

**Sent:** April 7, 2022 9:44 AM

**To:** Iannicca, Nando <nando.iannicca@peelregion.ca>; ZZG-COUNCIL <zzg-council@peelregion.ca>; mayor@caledon.ca; mayorbrown@brampton.ca; Crombie, Bonnie <mayor@mississauga.ca>; city.clerk@mississauga.ca; Stephen Dasko <stephen.dasko@mississauga.ca>; Pat Mullin <pat.mullin@mississauga.ca>; Fonseca, Chris <chris.fonseca@mississauga.ca>; Kovac, John <john.kovac@mississauga.ca>; Parrish, Carolyn <carolyn.parrish@mississauga.ca>; Starr, Ron <ron.starr@mississauga.ca>; Dipika Damerla <dipika.damerla@mississauga.ca>; Mahoney, Matt <matt.mahoney@mississauga.ca>; Saito, Pat <pat.saito@mississauga.ca>; McFadden, Sue <sue.mcfadden@mississauga.ca>; Carlson, George <george.carlson@mississauga.ca>

**Subject:** Urban Plan - Please say no to the sprawl

Dear Peel Region Councillors and Mayors:

I have lived in Mississauga since 1996 and have many friends and family living in Peel Region including colleagues and friends in Caledon and Brampton.

I am concerned about urban sprawl and strongly believe we cannot keep doing the same things over and over and expecting different results.

For this reason, I strongly oppose any and all attempts to expand the urban boundaries of the cities and towns all over the Greater Golden Horseshoe, including the current proposal in Peel Region.

I understand the need for affordable housing, but I don't think we will achieve this by destroying our food base, building huge single and detached expensive houses and destroying sensitive habitats. The neighbourhood where I live (Ward 1 in Mississauga), is an area that could easily have supported more housing density. It is currently a very walkable community with parks, schools and places to buy food and other supplies within walking distance. We need more gentle density and walkable communities throughout the region such as this. Instead, what is happening is that all the smaller older homes along with trees are being torn down to build huge mansions on the same lots which are then selling for millions of dollars. If the zoning were to allow more density this area, and others like it, could easily support many more residents in affordable lowrise, duplex and townhome buildings. And all are already serviced by public transportation which could be augmented to support more riders.

I don't see building homes on agricultural or sensitive habitat land and then needing more highways to get people to and from these communities (because public transportation is then not available for years) as a viable solution. We constantly raze lands to house huge warehouses that require acres and acres of space, not just for the warehousing but also for parking. Then we turn around again and build more highways to connect these warehouses to the already sprawling communities in our region and also to downtown Toronto. Why can we not look at building vertical warehouses in areas where there is room and there are already communities in place or nearby where people could work and live all in the

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same area or at least very close by with public transportation. The pandemic has shown us that many people are ready, willing and able to work from home. The same can be said for people who have to commute. Ask any of them and they will tell you they would be thrilled to take a walk to work or even a 10-minute bus ride as opposed to the longer commutes now happening.

As mentioned earlier, I really believe that we cannot keep doing the same things - not in the face of climate change, housing needs and the need for local and sustainable food production. I think that all these things - affordable housing, housing density, transportation, protection of the environment, and a sustainable future for our children and grandchildren are all tied together and need to be very clearly planned together.

I respectfully ask you that you see this entwined and broader vision in making decisions at the Council and Regional level. We may not have any other opportunities in the future if we do not act now to prevent the Urban Boundary expansion. Please say no to the Urban Boundary expansion.

Sincerely Yours,  
Jane Gray

A black rectangular redaction box covering the signature area.