

May 24, 2023

Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2

I am writing to you regarding the Application for Minor Variance, Application # A-2023-0123 Ward #3 for 69 Main Street South, Brampton. As the immediate neighbor of 69 Main Street South, at 65 Main Street South, I have concerns regarding granting the variances 1 and 2 that involve decreasing the allowable setback from the property line shared by 69 and 65 Main Street South.

### **Background**

69 Main Street is a property designated under Part IV of the *Ontario Heritage Act* and is situated within the *Main Street South Heritage District* designated under Part V of the *Ontario Heritage Act*. The house, built in 1871, is situated at the center of a wide and long lot with a large area behind the house that is currently vacant and not visible to the public via either Main Street or Elizabeth Street. (Prior to this past week the vacant area contained a full-size hockey rink.) The north side of the house, visible from Main Street, contains mature trees and a long gravel driveway that extends to Elizabeth Street.

65 Main Street South shares 69 Main Street South's northern property line. 65 Main Street South is a raised bungalow built at a lower elevation than 69 Main Street South. Variances 1 and 2 would allow the building of a two-story structure between the existing houses of 65 and 69 Main Street. The variances would allow the structure to be built 9.8 ft from the shared property line, rather than the 25.52 ft specified in Brampton by-laws. Granting of the variances would negatively affect 65 Main Street South in the following ways:

#### **1. Privacy**

In the existing house at 69 Main Street South, the nearest windows to 65 Main Street South are about 45 feet from the property line with several mature trees and undergrowth between the houses to limit visibility and provide mutual privacy. The proposed two-story structure at 69 Main Street South will be 9.8 feet from the shared property line and will eliminate all but one mature tree between the proposed structure and 65 Main Street South, see item 2. With the change in elevation that situates 69 Main Street South higher in elevation than 65 Main Street South, the proposed two-story structure nearly at the property line will literally overlook 65 Main and its bungalow house, compromising privacy for 65 Main. See figure 1.

#### **2. Preservation of Mature Trees & Heritage Conservation**

The Main Street South Heritage Conservation Plan's *Statement of Contribution* cites one of the *Landscape Heritage Attributes* of 69 Main Street South is the "Mature trees within the

property's front and side yards." One of the largest trees on the property is a mature maple in the side yard that straddles the property line shared by 65 and 69 Main. Variances 1 and 2 propose to build a two-story structure that will be only a few feet from the trunk of that tree, potentially threatening the health of that tree. That tree provides considerable shade for 65 Main Street South and its loss would significantly change the character.

It appears from the Site Plan that two other mature trees at the side of the house near the property line would need to be removed to accommodate the change in driveway location, further reducing the number of mature trees. (Several mature trees and **all** undergrowth have recently been removed for much of three sides of 69 Main Street South to accommodate a new fence still under construction.) An additional loss of vegetation will further alter the park-like character of the property line.

With potential of loss of mature trees, building and alteration of the ground, I am concerned of the effect on the land, for example to rain runoff, drainage and possible erosion to the hill/elevation on 65 Main.

Due to the elevation gain that 69 Main enjoys over 65 Main, a two-story structure built at 69 Main will appear from 65 Main to be more imposing than its two stories suggests: one will look up at a towering monolithic wall that blocks light and creates a feeling of being boxed-in where there was previous light and space, further eliminating the park-like character captured by the *Heritage Plan*. See figure 1 and 2.

There is also the concern that the proposed two-story structure which is off the north side of the house - that will be visible from Main Street – would detract from the Main Street South Heritage District and the character of the Part V heritage-designated house to which it is attached. This is especially visible when there is less greenery.

### **3. Noise**

In the over two decades that I have lived at 65 Main Street South, usage of the driveway at 69 Main Street South was typical of most residential dwellings: an occasional car would come or go along the driveway. In the last two years, since the mayor of Brampton took possession of 69 Main Street South, the number of cars using the driveway has risen multi-fold: there is a near constant stream of traffic in the neighboring driveway with an accompanying increase in noise level. The owned access to the property is from the back from Elizabeth Street via gravel driveway with access from the front via right away from the property on the south side.

The proposed plan to move the driveway closer, to within 10 feet, of the 65/69 Main Street South property line, and place car garages in the structure situated there, will further increase the noise levels.

For the reasons listed above, I request that you not grant Variances 1 and 2 in the Application for Minor Variance, Application # A-2023-0123.

Sincerely,

Betty Lee  
65 Main Street South  
Brampton, ON L6Y 1M9



Figure 1. Approximate view of proposed two-story structure as seen from 65 Main Street South



*Figure 2. 69 Main Street South backyard, approximate view of two-story structure from backyard, prior to hockey rink removal: all understory vegetation removed along property line in preparation for a fence to be installed by 69 Main Street South.*