

From: Denny Maljevac <
Sent: Sunday, February 11, 2024 2:59 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Application Number A-2024-0005

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On Feb 8, 2024 received notice of an application for variance at property address 75 Twin Willow Cres to build a basement entrance staircase right up against the adjacent side property line.

I am completely and strongly opposed to this variance being granted. I believe it sets a negative precedent, violates our neighbourhood character and invites additional problems including further bylaw and building code violations. I am quite concerned to see another application of this type within a month or so of the last one begin withdrawn from a neighbour on 30 Robertson Davies Dr. This is a disturbing trend that requires a strong precedent set against it.

First of all, Mayfield Park is a neighborhood of single family dwellings NOT multi unit rental rooming houses. Allowing these side entrances will encourage more illegal basement rental units in our neighbourhood. I do not wish to see the character of my neighbourhood change in this way and my property value to suffer because I live next to a rental rooming house. Such basement rentals regularly have building code and fire safety violations, create street parking problems and typically become poorly maintained properties. We should not be allowing bylaw variances to encourage them.

As a professional engineer, I fail to see how construction of this side entrance could be done without excavating and disturbing the adjacent property due to the tight space constraints between houses in our neighbourhood. In order to build an entrance to the basement right up against the property line, excavation of the adjacent property is required. In fact, for a proper footing to be built beneath the side wall of the stair well at the property line, it would most certainly need to extend onto the adjacent property to meet building code standards and maintain the minimum staircase width required by code. Section 9 of the Ontario Building Code states that: "Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction." Nobody should be forced to have their property excavated, let alone this close to their own house foundation wall because the neighbour wants to build a structure right against the property line. If you need to disturb the adjacent property for your excavation you are too close to the property line and should not be building there. Simple as that. I think it goes without saying you should not be building footings and pouring concrete on an adjacent property to be able to build additions on your own property to meet code.

I also have concerns about the property drainage with this variance. Building a staircase in this location will negatively disrupt the natural drainage flows on the property and adjacent

properties. There are other bylaws in place to prevent altering existing drainage patterns. Another reason this variance should not be allowed.

Furthermore, building a staircase on the side of the house will create snow removal issues. Where will the snow be placed? On the neighbour's property against their house foundation wall will be most convenient because nobody will want to move all that snow to the front of the house. We all know shovelling your snow onto your neighbour's property is in violation of our snow clearing bylaws. We already have limited space to place snow on our property around our houses in this neighborhood and allowing this variance would only worsen the problem between affected neighbours.

Bylaws and setbacks are put in place for good reasons and often rooted in sound engineering considerations as is the case in this situation. I strongly urge the Committee to uphold these standards, not make any concessions against them and fully deny this variance application. Not upholding our setback bylaw will create a very wrong and undesired precedent in our neighborhood.

I wish to participate in the meeting on Feb 20 virtually. Please register me and provide me the webex details. I also wish to be notified of the decision of the Committee.

Regards,

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