

From: Mark Santarossa
Sent: Wednesday, March 13, 2024 11:22 AM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]4 alderway brampton

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My comment to the planing are as follows:

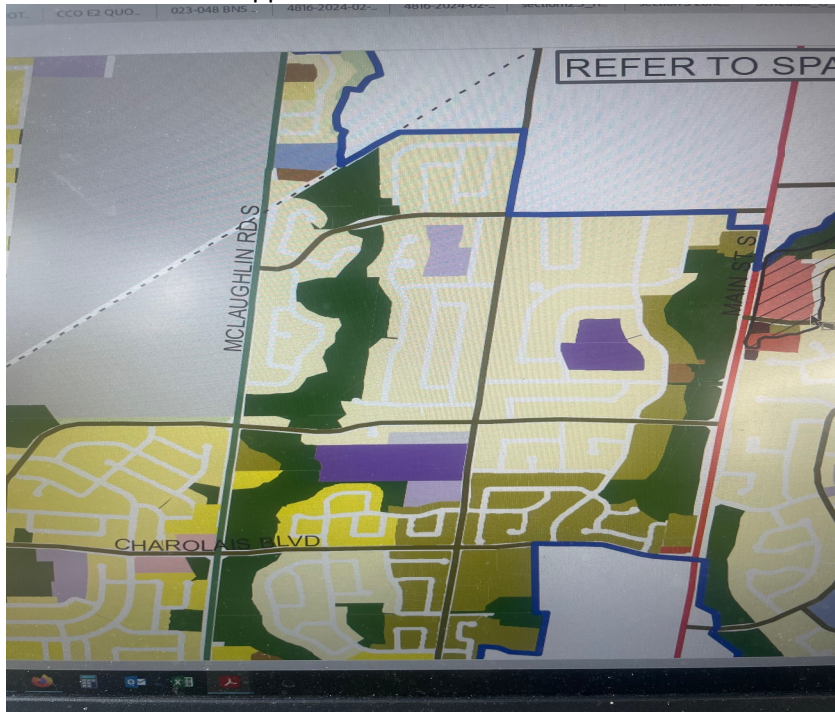
When purchasing my house in this neighborhood, my family chose this location due to the existing zoning of this subdivision being R1B.

This zoning states that only single family dwelling are permitted.

The minor variance application in front of you today proposes an increase to the site density by adding 2 units in the basement.

This is not inline with the neighborhood, the existing zoning and in my opinion is too large of a variance from zoning to be applied for using the minor variance application process.

If the owner wishes to increase density, they should be required to proceed with rezoning and therefore the minor variance application should be denied.



This is an excerpt from the official plan. Section SPA06.

It shows that the area in question is designated Low Density Residential.

This is the lowest density designation per official plan.

Therefore the proposed development is not inline with the zoning or the official plan and as such this application should be denied

Along with the close proximity to the stop sign will also make 3 parking spots plus visitor parking let's say 5 spots in total highly problematic due to the limited frontage on only one side of the property. Also the three 90 degree turns in such a small area that surround the house leave zero parking in front of the house. In addition the school down the street has a massive influence on the parking density in this area. The parents park every weekday morning and afternoon to drop off and pick up their children. One of the main areas is in front of that house. I worry the additional parking will force congestion around both sides of that stop sign and limit visibility adding to potential incidents with kids crossing the that area and walking to parents car for pick up.

This is a very unique spot in the neighbourhood. The lot shape, size and positioning is extremely rare to the area. A house like this would not be build there with today's standards and zoning. To want to turn this house into a 3 unit dwelling is the complete opposite of what it needs. If anything this is the most single dwelling house in the entire neighbourhood. And as a small bungalow this is a dream house for a downsizing elderly couple in a beautiful family style neighbourhood.

Thank you for listening

The Santarossa

Sent from my iPhone