

From: Bernie Traviss

Sent: Wednesday, March 13, 2024 7:55 PM

To: COA <coa@brampton.ca>

Subject: [EXTERNAL]MINOR VARIANCE APPLICATION A-2024-0041 - 4 ALDERWAY AVE.

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Minor Variance Application A-2024-0041

Re: 4 Alderway Ave.

Plan 646, Part Lots 151 & 152, Ward 3.

Please accept this email and content as taking a position OPPOSED/AGAINST allowing this variance.

To Whom It May Concern,

I am writing in response to the proposed variance for 4 Alderway Ave., Brampton. I am a member of the Ridgehill Manor neighborhood, and have been for over the past five years. The Ridgehill neighbourhood is made up of single family dwelling residences in a mature neighbourhood, with no thoroughfare. The neighbourhood has many mature trees and established family homes, with the only sidewalks within the area being on the West side of Brenda (where Ridgeview Public School is), the North side of Kingsview Ave, and the East side of Ridgehill Dr. There are no sidewalks on Parkend Ave, Greystone Dr., or Alderway Ave.

The residence seeking the variance to allow for a larger driveway and more parking to provide for a triplex is positioned on the N/E corner of Alderway Ave. and Greystone Dr., at the North extension, which is one residence south of Kingsview Ave. The intersection of Alderway & Greystone is a stop sign controlled intersection for Greystone traffic, and has no sidewalks for residents. Positioned one residence South of Kingsview which is a stop sign controlled intersection for Alderway traffic only, and is in close proximity to the Ridgehill Public School. Kingsview Ave, the North end of Alderway Ave and Greystone Dr., are all extremely busy especially during school drop off/pick up times. The added vehicular traffic to 4 Alderway would add to the danger for pedestrians.

The property of 4 Alderway itself, is situated on the lot so as to only have a small yard at the front (West side) and South side of the house, which is covered with beautiful old growth trees and grade. A triplex with multiple people would result in an even smaller yard for those individuals to enjoy outside space. If nothing during 2020 to current, with COVID outbreaks, we need to remember that further outbreaks require safe distancing, which allowing 3 families in one residence (triplex conversion of single family dwelling) is the exact opposite of safe/social distancing.

Although the notifications for the pending variance were provided to residents within 60m radius, the proposed variance affects the entire neighbourhood for numerous reasons, including; added dangers, increased traffic, increased demand on neighbourhood utilities (water/sewer/maintenance/refuse pick up), health hazards, decreased property values. The residence of 4 Alderway has already had some renovations completed, as there was a large rental garbage bin in the driveway for several weeks. That bin was filled over the sides and various construction garbage allowed to blow around the neighbourhood for weeks of various Feb/March weather. The garbage remains to this day strewn about the yard and has since been cleaned up from neighbours yards.

The city has currently allowed for multi dwelling units in some of the neighbourhood which has, and continues to create dangers, and by-law infractions routinely. Other known multi-dwelling conversions in the area are 2, 4, 16, and 32 Parkend, and 36 Brenda.

- 2 Parkend has numerous cars in the driveway of a single car garage/driveway which often overflow onto the street and overhang the street, which is immediately located at the intersection of Parkend and McMurchy.
- 4 Parkend has had numerous complaints of garbage strewn about the yard and street, over crowded driveway with parking on the lawn, noise complaints, a revolving door of tenants, vicious dog running at large frequently, and multiple renovations having been completed. Refuse still remains in the front yard (curbs edge) with garbage bins at the front of the residence for weeks.
- 16 Parkend has a single car garage/driveway, with a poured concrete walkway down each side of the paved drive. Daily it has 4 vehicles parked in the driveway with all four on the concrete walkway, and two of the vehicles frequently on the front grass. any other vehicles are then parked on the street in the shared bicycle lane. Garbage pick up days usually result in waste on the street/yard from overflowing bins.
- 32 Parkend also has a single car garage/driveway and daily has 4 vehicles parked in the driveway with the fifth constantly being parked on the street, in a shared bicycle/travel lane, and within the intersection of Parkend Ave and Ridgehill Dr., causing traffic/pedestrian/cyclist concerns. During summer of 2023, neighbours routinely cut the grass of 32 Parkend as it borders their property and would remain uncut causing health concerns. Late in 2023 an electric lawnmower was provided to the property, which remained in the front garden of the residence for the entire winter.
- 36 Brenda consistently has overloaded refuse bins stacked in the front of the driveway, and various pieces of indoor furniture in the driveway, including two office type chairs and what appears to be a leather ottoman.

Given the increased garbage/refuse in the neighbourhood and unkempt lawns, the neighbourhood has seen an increase in rat infestations, creating great health hazards for residents, families and pets.

Real Estate Agent Dorene Slavitz (Realtor Broker) published an article about triplexes a few years ago, with an excerpt as follows; "Speaking very generally, a neighbourhood without conformity has lower property values. Higher values are seen in older single family neighbourhoods with mature landscaping, well cared for homes, good support services and schools. What I have seen happen in the past with a situation like this is, more and more homes are bought and apartment complexes are built until there are no single family homes left on the block. If were a client and thinking of purchasing a home in an area like this, I would likely discourage it." Given property prices within the GTA, residents who have purchased in the neighbourhood over the last 5 years, will suffer greatly financially with property depreciation, and other residents have expressed concern for investing further finances into their homes (landscaping,pools, etc) for fear of no longer being a forever home and property value decrease.

For all the reasons above I oppose the variance for 4 Alderway Ave., it has been proven in this neighbourhood that conversion of a single family home into multiple dwelling units with absent landlords negatively impact the neighbourhood with added safety concerns (Traffic & Health), increased demand on by-law enforcement, neighbour disputes, rodent infestation, and decreased property values.

I further give authorization to post this correspondence on the agenda for matter A-2024-0041

Sincerely,
Bernie Triviss

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