

From: Ralph McMillen

Sent: Tuesday, May 14, 2024 11:40 AM

To: COA <coa@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>

Subject: [EXTERNAL]Re: Application # A-2024-0041 4 Alderway Ave

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I am writing to support the attached letter and the points presented.

2024 - Opposition to: 4 Alderway Ave. (application/file A-2024-0041)

To: Committee of Adjustment,

As residents of Brampton and the immediate surrounding area of 4 Alderway Ave Brampton, we strongly oppose the application to the Committee of Adjustment for all variances applied for in the above noted application. As residents of this area we are deeply concerned about the negative impact the approval of these variances would have on our community.

The proposed below grade entrance is NOT allowed according to the Brampton Zoning By law 10.23.1 "...exterior stairways constructed below the established grade shall NOT be located in a required side yard or front yard". This would be a significant deviation from the zoning bylaws that are in place to maintain the character and safety of our mature neighborhood. We are requesting that the CoA decline this application/special permission request as this cannot be considered 'minor in nature', especially given this is a corner lot - which requires extra due diligence when considering zoning variance(s) requests.

As residents, we also strongly oppose the proposal to extend the driveway to 26.57 feet where the by law limits the driveway to 22 feet. The existing driveway is proportional to the house as well as consistent to the houses in our neighborhood and maintains our green space, especially given there is a beautiful and very mature tree that would have its root system compromised if the driveway was unnaturally extended (picture included). The proposed driveway also extends over 5 feet onto city property. According to 10.9.1 (A.) "...for each dwelling unit within a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling.....a minimum of two parking spaces is required. As mentioned above - the back half of the driveway is on city property and the property - this property cannot accommodate 2 spots per unit.

Additionally we are extremely concerned about the additional increase in traffic in this area as there is an Elementary school approximately 200m away - a significantly wider driveway brings more cars to an already congested area. There are no sidewalks in this area - additional traffic would compromise pedestrian

safety - jeopardizing our most vulnerable - our kids walking home from school. It has become increasingly difficult to walk safely in this neighborhood - allowing more cars would further exacerbate an already significant issue.

The diagram also notes a "secondary units entrance", this appears to be a primary entrance for Unit 1 - which does not provide for, "an unobstructed pedestrian path of travel having a minimum width of 1.2 meters shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance to an attached ARU unless the principal entrance to the attached ARU has direct unobstructed access having a minimum width of 1.2 meters from a public street or a private laneway at the rear of the property" according to 10.16.1 Provisions for Two-Unit and Three-Unit Dwellings. As you can see, the entrances do not comply with zoning requirements.

We urge the Committee of Adjustment to carefully consider all the negative consequences of these variance requests to this property and equally as important to this neighbourhood. Granting this request would not only be detrimental to the safety and character of our community but also undermine the integrity of our zoning bylaws, especially given we are within the boundaries of the designed Mature Neighbourhood - which was also omitted in this application.

The proposed changes are not an improvement to this property and the properties in this neighborhood and are not in the best interest of the public and community. We respectfully request the Committee of Adjustments decline/reject this application.

Residents of the immediate vicinity,

I would also like to add as I have in my previous letter that in addition to the points above there are additional issues that need to be considered.

I live at 57 Ridgehill Dr and have had ongoing issues with 55 Ridgehill Dr which is a 2 unit building. These are the types of issues we have lived with over the last 2 years with a 2 unit rental with 6 parking places. I think this is a good example of how bad things could get if we approve these exceptions.

1. Cars are continually parked on the street over the 3 hours limit and overnight on a regular basis. Many times cars are parked on the street for a whole week and I cannot get any support from enforcement to address the issues. Councillor Keenan has helped me on some previous issues but the problem continues. I am continually calling 311 to report parking violations.

There does not appear to be enough enforcement resources to police these issues.

2. There has been a basketball net laying on it's side on City property since last Dec. I did a formal complaint on COBI-2748696 and to date have not been able to get any response or any action to get it removed.

Again it does not appear that we have the enforcement resources to address these issues.

3. The parking issue on Brenda and Kingsview during the school opening and closing times creates gridlock with people ignoring no stopping and no parking signs. Enforcement seems to be there fairly often with not impact on correcting the issue. This is not only a safety issue but a total dis-respect for people in the neighbourhood. We recently saw Patrick Brown and some of his staff there watching when school was let out to see what was happening so it seems to have attracted his personal attention. Again it seems like with we do not have enough enforcement resources to correct this situation.

I respectfully submit that we don't seem to be able to handle many of the current issues and making exceptions in the attached request will just create more problems that the City doesn't seem to be able to enforce now.

I respectfully request the Committee of Adjustments decline/reject this application.

I am not able to attend the meeting as I am travelling on Business but would like to keep updated on the application.

Ralph McMillen
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