

From: Kristine Sudeyko < >
Sent: Wednesday, May 15, 2024 10:24 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]2024 - Opposition to: 4 Alderway Ave. (application/file A-2024-0041)

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RE: Application number- A-2024-0041 (4 Alderway)

I, Kristine Sudeyko, resident of 20 Parkend Avenue, Brampton On L6Y 1B2 provide permission to post this on the agenda and make this public.

As a resident of this community with 2 young children, I strongly oppose the variances requested in the above notes application.

Due to the increase of allowing multi-unit homes in our Neighbourhood, what was once a safe neighbourhood for families with children is no longer. I am constantly worried to have my children play in the front yard even under my supervision due to the increased traffic that has occurred. On a daily basis we are telling our children to be vigilant of their surroundings. Family walks have now become stressful as we have multiple cars race through our streets that belong to these multi unit homes. We have spoken on numerous occasions asking that people be mindful of our community and have been met with disrespect and indifference.

There are no sidewalks in this Neighbourhood, and the proposed changes at this residence will only increase the traffic and congestion on our streets. As it is, this house is located in an area that is quite congested in the morning and afternoon due to the school around the corner, and I have witnessed on more than one occasion children almost run over by cars, almost been hit myself and impacted by the lack of visibility due to the congestion. I 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. 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.

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. I request 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.

I urge the Committee of Adjustment to carefully consider all the negative consequences of the proposed variance requests to this property. 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. I respectfully request the Committee of Adjustments decline/reject this application.

Sincerely,

Kristine Sudeyko