

From: Vien < >
Sent: Thursday, May 16, 2024 12:54 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Opposition to 4 Alderway Ave – Application A-2024-0041

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Dear Committee of Adjustment,

As a resident of this Ridgehill neighbourhood I am firmly opposed to the variances requested for 4 Alderway Avenue, Brampton, as detailed in application A-2024-0041.

I am deeply concerned about the proposed triplex construction at this location, which requires a driveway expansion, a reduction in front yard setback, and the addition of an exterior below grade entrance in the front yard. Granting these variances will negatively impact our community by undermining property standards, and more critically, compromising street safety.

Allowing the conversion of this single-family home into a triplex and permitting the requested variances would alter the character of this mature neighborhood, a quality my family and many residents cherish about living here in the neighbourhood. This beautiful quiet neighbourhood of Ridgehill was the primary reason my husband and I chose to move our young family to Brampton 13 years ago. While secondary rental units can help to combat the housing crisis, their integration must adhere to the city's bylaws, which were established for specific purposes. Introducing multi-unit properties that deviate from these bylaws may lead to a potential decline in property values, financially affecting nearby homeowners, and disrupt the tranquility of our neighborhood.

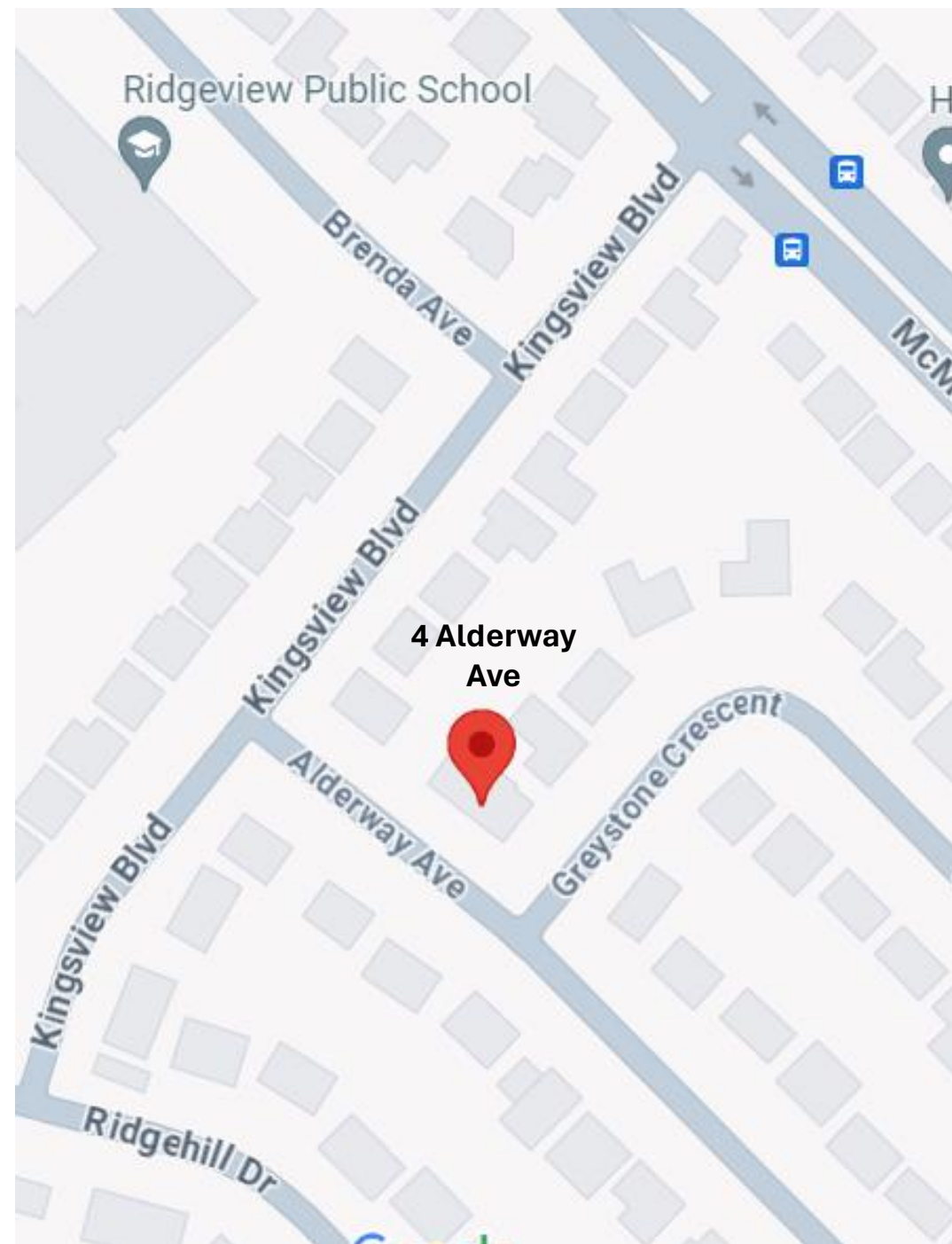
Furthermore, the driveway expansion may impact a 60-year-old tree in the property's front yard, adjacent to the current driveway. It's not clear if the driveway expansion will require the tree's removal, but the construction could still damage the tree's roots and detrimentally affect the health of the tree.

In addition, the proposed modifications carry a significant risk of increasing traffic congestion in the area. Located on a corner lot, next to a second corner lot, 4 Alderway Avenue is just 250 meters from an elementary school, and already sees considerable daytime traffic as captured in the attached pictures. Converting this single-family home into a triplex and expanding the driveway will undoubtedly result in an increase in vehicles, exacerbating the traffic and congestion at this busy area. Accidents can occur in mere seconds, and an increase in traffic may lead to a rise in accident rates. In considering the requested variances for 4 Alderway Avenue, it is imperative that safety is prioritized over development.

Consequently, I urge the Committee to re-evaluate the proposed variances at 4 Alderway Ave. It is crucial to maintain the integrity, character, and safety of our cherished mature neighbourhood.

I wish to attend the COA meeting in person on May 21st, 2024, and give authorization to post this correspondence on the meeting agenda.

Thank you and regards,
Vien Chai
44 Alderway Avenue
Brampton, ON
L6Y 2B7



Morning traffic, start of school day

Alderway Ave



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4 Alderway Ave

Greystone Cres

Afternoon traffic, end of school day

Kingsview Blvd

4 Alderway Ave

Alderway Ave

Greystone Cres

Afternoon traffic, end of school day



4 Alderway Ave

Greystone Cres

Kingsview Blvd

Alderway Ave



Afternoon traffic, end of school day

Greystone Cres



4 Alderway Ave

Alderway Ave

