

From: L P <>
Sent: Monday, March 11, 2024 5:17 PM
To: COA <coa@brampton.ca>; Martin.mederios@brampton.ca; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>
Cc: mike fraser <mcfrazer@sympatico.ca>
Subject: [EXTERNAL]Application [A-2024-0041 \(4 Alderway Ave. Brampton, ON\)](#)-disputing application

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City of Brampton - Committee of Adjustment, [Members: Jarmanjit Singh Dehriwal (Chair, Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Ron Chatha, Paul Khaira, James Reed, Sarbjeet Saini, Thisaliny Thirunavukkarasu, Manoharan Vaithianathan], **Martin Medeiros** - Regional Councilor Wards 3 & 4, **Dennis Keenan** - Regional Councilor Wards 3 & 4

Notice to: coa@brampton.ca to attend in person, and authorization to include this letter in the agenda - per instructions

RE: [A-2024-0041 \(4 Alderway Ave. Brampton, ON\)](#) - formal objection to this application

Date: Mar 11, 2024

Subject: Objection to Multi-Unit Dwelling AND Application to permit an additional driveway A-2024-0041

To: City of Brampton - Committee of Adjustment, Martin Medeiros - Regional Councilor Wards 3 & 4, and Dennis Keenan - Regional Councilor Wards 3 & 4

As homeowners in the Ridgehill Manor area for 27 years (10 years at [2 Alderway Ave](#), now resident [of 6 Ridgehill Drive](#) since 2007) , we are writing to express our strong objection to the proposed multi-unit dwelling development and driveway expansion / addition at [4 Alderway Brampton](#) (A-2024-0041). The addition of a multi-unit dwelling and additional driveway (3 units / second driveway) in our single-family unit neighborhood will significantly alter the character and landscape of our community, deviating from its established ambiance as a mature single-family residential neighbourhood.

On September 10, 2014, City Council introduced additional standards to ensure that proposed residential additions and replacement dwellings within older mature neighbourhoods are compatible with the existing character of the surrounding area. There are no houses within our pocket of Alderway, Greystone, Dove, Ridgehill and Kingsview that have multiple units (3) and or more than one driveway. Therefore, we kindly request refraining from allowing this type development in our cherished single family neighbourhood, as it may set a precedent for further deviations from our community's established character and residential standards. Approval of this type of development will also undermine the protection granted as a mature area by the City Counsel in September 2014.

Ridgehill Manor has been the "GEM" of Brampton. Established as a single family dwelling over 60 years ago. It appealed to many professionals (Lawyers, Doctors Politician's amongst other professions) to settle in the area and raise their families in a peaceful , secure and charming area to raise a family.

The residents now welcome a new generation, with children of the original residents enjoying all the features and opportunities the area has to offer. The residents take tremendous pride in their properties and foster a sense of community to uphold the magnificence of the neighbourhood. With the recent developments where some homes are now rented to multiple tenants in a single dwelling, the proposition of the addition of driveway at [4 ALDERWAY AVE](#)/Triplex evokes the following concerns:

Topics of concern(but no limited to):

1. The absence of sidewalks on Alderway, Greystone, Kingsview compromises pedestrian safety with heightened traffic and street parking
2. Homes already established as Rentals have already show signs of deteriorating conditions and concerning lack of consideration for the safety of neighbours
 - i. Increased near misses with pedestrians, walking their children/dogs
 - ii. Vehicles Speeding. Poses a risk to pedestrians and other road users within the neighbourhood
 - iii. Navigating streets with vehicles parked on both sides and poor visibility poses significant challenges for drivers
 - iv. Property damage:
 - a. Litter strewn across the lawn is unsightly and detracts from the neighbourhood's appearance
 - b. Cars parked on the lawn. This detracts from the aesthetic appeal of the property and can create safety hazards.
 - c. Vehicles parked on the street overnight. This caused inconvenience to other residents and could potentially obstruct emergency access routes
 - v. Ongoing enforcement of bylaws includes issuing infraction tickets
3. The lack of property maintenance encroaching on neighbouring properties is causing issues that affect neighbouring properties, such as increased rodent infestations due to overgrown lawns and or neglected landscaping.
4. Concerns regarding overcrowding and strains on the community infrastructure

Amidst the housing crisis, it is distressing to witness the conversion of single-family homes into overcrowded dwellings, especially with the rapid commercial construction of numerous condos and townhomes on Steeles and proposed Shoppers world. Certainly, leveraging these residential properties could present an opportunity for the city to utilize government funding effectively. By acquiring some of these properties, the city could implement a strategy,

ie. Mixed-Income Housing that provides affordable options while also generating revenue from market-rate units.

We kindly request the Committee of Adjustment deny this application and any future applications for additional driveways and multi-unit dwelling. We urge you to carefully consider the concerns raised by the residents and uphold Mature Designation to preserve the unique character of our neighbourhood and ensure it remains a desirable place to live for current and future single family residents.

Please be advised that we will attend in person on Mar 19, 2024 at 9:30a in the Council Chambers 4th Floor Brampton City Hall, [2 Wellington St. W.](#) Furthermore we hereby authorize the posting of our correspondence on the agenda for the meeting. We believe that transparency and open communication are essential in addressing the issues at hand, and we trust that our concerns will be given due consideration during the proceedings.

Thank you for your attention to this matter and we look forward to participating in the meeting.

Sincerely,

Laurie and Mike Fraser