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> From: Gianni Marcon

> Sent: Thursday, August 15, 2024 5:52 PM

> To: COA <coa@brampton.ca>

> Subject: [EXTERNAL]Strongly Oppose the variances for BOTH A-2024-0046 and A2024-0047 On 218 McMurchy ave south.

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> To Members of the COA:

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> As a 39 year resident of Brampton I wish to express my strenuous objection to the applications pertaining to 218 McMurchy Ave S. The severance requested would effectively result in a full second house being built in a current modestly sized backyard. As such it is totally unacceptable and undesirable.

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> The proposed severance to the corner lot in question is seriously flawed as it compromises the safety of drivers, pedestrians, public transit passengers, students and cyclists. The proposed driveway presents a number of issues as it impinges on an existing highly frequented bus transit stop. With three populous schools being serviced by the aforementioned bus stop an additional driveway would compromise the safety of all who frequent this corner by adding traffic to an already busy existing intersection as reflected by the stoplights that have been in place for .decades.

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> Also the 2 mature trees that would have to be sacrificed for this excessively, unnecessary proposal is both unethical and undesirable.

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> At a previous meeting a member of the COA emphatically stated that this proposal for such a major variance is beyond the pale and as such was unsupportable. Moreover, he stated that regardless of what any future slight modifications might be tendered, a full two story house shoehorned into an existing modest backyard would not alter his view that the major variances being sought would not garner his support. I couldn't agree more and urge the rest of the COA members to follow suit.

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> It is the shared view of I and many of my neighbours that this cynical and inappropriate over reach is excessive and undesirable. It is not in keeping with existing by laws nor the character of the existing neighbourhood.

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> In general it is important to note that when the only investment in a community neighbourhood is financial there are negative consequences. Absentee landlords who invest in multiple properties that they neglect to maintain, often show little regard for the neighbourhoods that they buy up through their numbered companies. The ensuing deterioration of property standards and property values is predictable and precedent setting.

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> Existing by laws and planning guidelines have been prudently established to provide guide rails that ensure neighbourhood maintenance standards and character are maintained. Variances to existing bylaws - especially major ones like the one that is the subject of this email - need to be rigorously reviewed and accordingly rejected.

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> I urge the COA to reject the proposed variances that would result in a full two story house being shoehorned in an existing backyard at 218 McMurchy Rd S.

>

> Gian Marcon

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