

**From:** Domingo, Shelly  
**Sent:** Monday, October 7, 2024 1:58 PM  
**To:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Cc:** Yahoo  
**Subject:** [EXTERNAL]NO-APPLICATION FOR MINOR VARIANCE-A-2024-0346-80 KANASHIRO ST.

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### **APPLICATION for Minor Variance**

Section 45 of the planning Act, R.S.O. 1990c.P.13

#### **Application Number: A-2024-0346**

Property Address: **80 Kanashiro Street**

Legal Description: Plan M1445. Lot 7, Ward 10

Agent: Mechways Inc. c/o Valiuddin Mohammed

Owner(s): Ramaninder Bharj

There are several reasons why garden suites are **NOT** suitable in a single-family subdivision.

We are against having a garden suite in my neighborhood (**Application Number: A-2024-0346**) for all the reasons listed below.

- 1. Zoning Restrictions:** Many single-family subdivisions are zoned specifically for one dwelling per lot. Adding a garden suite could violate these zoning rules, leading to legal and regulatory conflicts.
- 2. Increased Density:** Garden suites increase the population density in areas designed for lower density. This can strain local resources like water, electricity, and sewage systems that were not designed for higher occupancy levels.
- 3. Parking Issues:** More residents can lead to increased parking demands. Single-family subdivisions may not have the infrastructure to handle the additional vehicles associated with garden suites, leading to congested streets and parking disputes.
- 4. Traffic Congestion:** Increased occupancy could lead to more vehicles and greater traffic, potentially causing congestion in areas that were designed for lower traffic volumes.

5. **Privacy Concerns:** Garden suites can reduce privacy for existing homeowners. Neighbors may feel uncomfortable with additional residents living in close proximity, especially if the garden suite is placed near property lines.
6. **Aesthetic Concerns:** Garden suites may alter the visual character of a neighborhood. Depending on their design, they could disrupt the cohesive architectural style of a single-family area.
7. **Property Value Impact:** Some homeowners may fear that adding garden suites will negatively impact property values, particularly if it changes the neighborhood's atmosphere from a single-family, low-density area to one with more rental properties or transient residents.
8. **Noise and Activity Levels:** With more people living in the subdivision, noise levels could increase, potentially disturbing the peace and quiet that many seek in single-family neighborhoods.
9. **Reduced Green Space:** Garden suites often occupy backyard space, reducing the amount of green space and natural landscape available for both the homeowner and surrounding neighbors.
10. **Potential for Rentals:** Many garden suites are rented out, which could change the nature of a single-family subdivision by introducing transient or short-term tenants. This might lead to concerns about community stability and cohesion.
11. **Strain on Public Services:** More residents could place additional strain on local services like garbage collection, emergency services, and schools, which may not be equipped to handle the increased demand.
12. **Environmental Impact:** Building garden suites may reduce permeable surfaces in yards, potentially increasing stormwater runoff and contributing to local flooding or environmental degradation.
13. **Maintenance Challenges:** Some homeowners may not maintain garden suites as well as they do their primary residence, leading to concerns about property upkeep, pests, or declining neighborhood aesthetics.
14. **Security Concerns:** More occupants can lead to greater foot traffic and unfamiliar faces, potentially causing security concerns for some residents who prefer the predictability and safety of single-family living.
15. **Community Opposition:** Long-term residents in single-family subdivisions may strongly oppose garden suites due to concerns about neighborhood change, leading to disputes or conflicts within the community.

**Strongly Disagreed (Application Number: A-2024-0346)**

Regards,

Joel and Shelly Domingo

68 Kanashiro Street

Brampton, Ontario

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