Daniel Homes

Brampton

39 Archibald Street

November 3rd 2024

Brampton, L6X 1M2

Subject :

Application# A-2024-0373

1 Rogers Road

Plan 351, Lot 39, Ward 1

I would like to express my concerns regarding the proposed variances for 1 Rogers Rd. I live at 39 Archibald St., as my backyard directly borders the north side of this property.

While I am pleased that someone is finally taking initiative to improve this property, the proposed design and scale of the new house are not in keeping with the character of our mature neighborhood.

The oversized structure would disrupt privacy, block sunlight, and alter the balance of our community, which was designed with much smaller homes on spacious lots. Here are my main concerns:

1. **Privacy Impact on Swimming Pool and Backyard:**

   The requested side yard setback reduction to 1.2 meters (just under 4 feet) from the property line would place the new house uncomfortably close to my back fence, which borders my swimming pool. This proximity would severely compromise my privacy, making it difficult to enjoy my backyard and pool without feeling overlooked.

2. **Concerns About Drainage and Flooding Risks:**

   With the proposed lot coverage increased to 34.38% (beyond the by-law's 30% limit), I am concerned about the impact on drainage and stormwater management. A larger structure on this lot will significantly increase water runoff towards my property, potentially causing my sump pump to work overtime, leading to higher electricity and maintenance costs, and even risking basement flooding. I would like to understand how the drainage and stormwater management systems would address these issues and prevent negative effects on neighboring properties.

3. **Loss of Sunlight and Privacy Due to Height and Size:**

   I am concerned about the proposed height of the house. Our neighborhood was designed with height limits that respect the scale of existing homes. A tall structure of this scale would overshadow my backyard, blocking natural sunlight and creating a towering, intrusive presence. The new house would also have

direct views into private spaces of my home, including bedroom and bathroom windows, severely affecting our privacy. This lack of privacy would not only affect my family's enjoyment of our home but will also decrease my property's value.

4. **Preservation of Neighborhood Integrity and Character:**

In our neighborhood, homes are set back at reasonable distances to maintain an open, balanced feel. A large structure set just 4 feet from my backyard would disrupt this harmony, creating a "wall-like" effect that detracts from the aesthetics and character of the area. This new construction should respect the original design principles of our community in order to preserve the integrity of this mature neighborhood.

With this being said, even if the interior side setback is adjusted to the standard 1.8 meters and the lot coverage limited to 30%, the size and length of this proposed structure would still create a looming presence along my backyard.

The direct alignment and close proximity would create a 'wall-like' effect; drastically affecting my privacy and making my backyard feel enclosed and overshadowed.

The neighborhood's original design intended for homes to be set back in a way that preserves open sightlines and personal space between properties. A structure of this magnitude, even with minor adjustments, would still not align with these principles.

I would ask the city to consider a further reduction in the building's footprint or a greater setback requirement on this side to ensure a reasonable buffer, maintaining the openness and privacy that make our mature neighborhood desirable.

In conclusion

I fully support efforts to improve the property, but I believe any renovations should be compatible with the neighborhood's established character and respect the privacy and enjoyment of surrounding properties.

I urge the city to consider adjustments to the plan that would reduce its impact on neighboring properties, particularly in terms of scale, setback, and privacy.

Thank you for considering my concerns.

Daniel Homes, PhD

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