

From: Gerry Benninger
Sent: 2024/11/05 7:24 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Application A-2024-0373 1 Rogers Road

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We hereby give authorization to post our correspondence on the agenda.

Re: Application A-2024-0373, 1 Rogers Road

We strongly oppose the application for both variances.

1/ Size and Scale-

This proposal is immense in scale. It is a huge block structure that, along with its equally excessive driveway, will cover a great percentage of the lot. Already, with maximum side yard set back, it applies to take even more on one side.

How does this application fit the guidelines of Mature Neighbourhood Area Zoning as set out by the City of Brampton?

“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.”

An oversized house has recently been built at 47 Moore Street, Brampton.

As per the real estate listing, it has the following amenities-

Lot size- 48' x 157'

7000 square feet (total of basement, 2 floors)

8 bedrooms (5+3)

7 1/2 bathrooms

Parking for 10 cars

This application is seeking to build an even larger structure, pushing to increase the already maximum lot coverage, which is already extremely large.

We believe a similar build is intended for 1 Rogers.

It will be even bigger.

How can this application for such a huge single family dwelling be considered? Why?

Our Mature Neighbourhood houses are now at risk of becoming tear downs, replaced by houses 4 and 5 times bigger than original builds if this trend continues.

How is that compatible with the existing character of our Mature Neighbourhood?

2/ Effect on Existing Infrastructure-

There is great concern over the infrastructure, particularly the aging sewer system. There are already water and sewer issues in our immediate area. This huge single family house will have many washrooms (see above). How will our aging sewers and drains manage to handle the vastly increased demands of this huge new house?

What will be the impact on the existing houses?

What will the city do to ensure that neighbours are not impacted?

3/ Ground Water-

There will be less natural space to absorb the ground water. How will it be affected?

As a result, could there be pooling and drainage issues in the neighbouring backyards?

Will the land grading elevation be altered?

This application only deals with approval to build the structure (and driveway) with variances- what about future builds, a deck on rear of house, storage sheds and possibly a pool?

Will future builds further affect the above issues?

4/ Mature Trees-

We are very concerned about the removal of mature trees. The minimum set backs will affect existing trees, both above and below ground.

We would like to be advised if any mature trees will be cut down or affected. Has the city done a tree survey? Are the trees on this property considered in this proposal? If not now, then when?

We are afraid they will disappear or be damaged in the construction process, so they need to be assessed in advance.

We feel strongly that the city is moving in the wrong direction, allowing excessively large houses to be built in Mature Neighbourhoods, pushing and exceeding unreasonable limits.

Who benefits?

Please re-read the City's Mature Neighbourhood Area Zoning description above.

Karen and Gerry Benninger