

Dave Doak
11 Basildon Cres.
Brampton, L6T 2N1

RE: Application Number A-2024-0458, 46 Bromley Cres.

Hello Committee members,

For context, I have lived in the area for over 20 years. In my mind, an ARU is a small self-contained unit in your backyard for your in-laws, aging parent(s), or for an immediate family member. An ARU is not for additional rental income when your entire property is already being rented by multiple weekly/monthly boarders. If the property owners actually lived at the affected location, and were building an ARU to accommodate their immediate family I don't believe we would be having this discussion. I honestly don't believe that is the case here. This is an absentee property owner/landlord, building more rooms to pad their pockets, at the expense of their neighbours and the neighbourhood.

Please review the documented 311 cases opened, regarding on-going and continual issues with 46 Bromley Cres. You will see a consistent pattern of disregard and neglect. Currently, the city does not have the resources to handle the existing by-law issues raised by residents especially those that are perceived as "non-emergency" or "not safety related". While they may not be urgent or safety related to the city, they are a source of immense frustration and anger for what was once a safe and quiet neighbourhood. Every person living there is not paying city taxes! They may be our neighbours, but they certainly aren't neighbourly.

I have at least five rental properties on my street, that I'm aware of. One where the landlord has created a basement apartment, and four others where the entire home, now effectively a rooming house with boarders/multiple tenants along with no on-site landlord presence. Guess which rental property we don't have any issues with? That's right, the basement apartment. Why is that? Quite simply, it's because the actual owner lives there.

I subscribe to MyCommunityWatch.org, a crime notification service, about 2 weeks ago, I saw Bromley Cres., on the listing, with a Break and Enter, and Auto Theft. (PR250042058 and PR250041838) I reviewed the details, and sure enough 46 Bromley Cres. This is not the type of clientele we want living nearby, with their blatant disregard for city by-laws, and now the police are needing to get involved. This demonstrates a whole new level of contempt. As

homeowners in the area, what is our option? Normally you would discuss the situation with your offending neighbour, but there's no one to discuss the issues with, let alone find an amicable solution. So, we sit and wait for the next occurrence.

There is a saying about the "patients running the asylum," this is exactly what happens when you have a rooming house, with an absentee property owner. I have seen firsthand that with the multi-tenant rentals, there is often more cars than parking spaces. I have seen an increase in street speeding, noise, parking issues, garbage issues, unkempt lawns, driveways barely shovelled, and blatant disregard for city bylaws. Anywhere from 3-6 months, you can expect to see a cube van show up, to either move in or move out the current room-renter(s). I've seen vans drive across the lawn to the front door to either load or unload belongings. Why across the front lawn? Because it's easier, than moving five cars out of the driveway. I've seen vehicles parked in front of fire hydrants or parked the wrong direction on the street. I've seen dining room tables and chairs on front lawns, during the summer. Why is that? Because the landlord is nowhere to be found. Who can I complain to? That same person may no longer live there when the next issue occurs. These were, well cared for properties by the previous owner.

I urge you to consider the concerns and issues raised by us, actual homeowners and residents. Please consider the potentially detrimental effects this oversized ARU would have for us. I am very concerned this sets a dangerous precedent for other oversized ARU's in the area, where many homes have roughly the same lot size. We are already seeing issues at this address, where you have an absentee property owner who is running a rooming house with little regard for the current residents and the issues caused by the ever-changing quota of room renters. Why would you allow more issues by approving this oversized second home at this location?

Thank you for your time.