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Re: Application Number: A-2024-0458

Dear Honourable Councillors:

I am writing to express concern regarding Application number A-2024-0458, for Plan 688, Lot 123, Ward 7. The Application is for a proposed garden suite of 45 square metres, in violation of by-law permits specifying a maximum of 35 square metre for a garden suite. Also, as per bylaw, a garden suite is not allowed on a rooming house, and this property is a rooming house.

I would like to inquire if the property has been accessed by the Division of Parks, Forestry and Recreation, as a larger garden suite may affect parking capacity, landscaping, and stormwater management. Additionally, the larger garden suite will affect the character of the neighbourhood, and it will be impossible for this large structure to blend in seamlessly into the neighborhood.

I am appealing to the council for solutions that are already problematic to the community for this property. This property is being used as a rooming house or hotel. The owners are not on the property. The owners are developers, a truck company owner, and an immigration firm owner. The property is used for their businesses, to benefit their business. Not as a residential property. The property is used for truckers as a stop over, for new immigrants as a stop over. There has been at least 100 different people staying there over the past 5 years. This is not a residential property; it is not being used for families to stay there. It is a business property, and it is greatly affecting the residence.

I am bringing forth concerns such as overgrown grass, parking issues, fire hazard, garbage in back yard, with smell, more rodents, animals sifting through it, that affect all (and the city having to remove it). noise, vehicles speeding at all hours. This property should be accessed as is, for safety and residential issues. An additional garden suite, will lead to even more neglect, and negatively affect the entire community.

I ask the Council, that although a garden suite may increase the value of the home that it is on, it will likely decrease the value of the neighboring property (as a future buyer may be less interested in buying beside a house that has additional renters – more noise/traffic etc).

How is the Council planning on compensating neighbours that incur a lower property value? Garden suites will lower the property value of the entire neighbourhood. (Un-ideal neighbours is one of the top reasons for decreased property value – having “extra” neighbours to deal with, will likely decrease property value, and garden suites would be visible to any potential buyer.) It

has been shown that a high concentration of renters in a neighborhood can lower house values by up to 14%. Lower property values would naturally result in lower property tax revenues.

How is Council planning on compensating homeowners that live beside another home with a garden suite rental property?

How is Council planning on compensating the increased burden on homeowners, and underfunding for increased traffic on the roads, road maintenance (increase risk for children playing outside), increased strain on our healthcare, hospitals, hallway medicine, community services, congested roads, schools, etc. due to the increased number of renters that are living on these properties but not paying taxes?

The approval of an even larger garden suite would be precedent setting, and affect Brampton in its entirety. The size of the garden suite should be within the bylaw requirement, regardless of the property size.

Please can the existing bylaw be honored, and this application for a larger garden suite be denied. Then can the Council work on efforts to address the hotel-like rentals on this residential property.

Thank you for your attention to this serious matter.

Maridavid Rankie

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