

Hello,

I would like to attend the meeting on May 27 at 9:30 about 20 Fern Street (application number A-2025-0039). I have written my comments below, which can also be viewed at this Google Doc link:

<https://docs.google.com/document/d/1SdZkBoaXegTJ3Ma2oJ3dSDBRfAfMp18xtMqeTHnz2iY/edit?usp=drivesdk>

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151 Elliott Street

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L6Y1W7

Application Number A-2025-0039, regarding 20 Fern Street

Concerns over construction of a 3-unit dwelling at 20 Fern Street:

1. **FLOODING**

The neighbourhood is on a floodplain.

With every winter thaw and major rainstorm, my backyard has extreme flooding (to the point this year that resulted in my basement sustaining \$30,000 in damages). I don't want the flooding to get any worse.

According to the proposal for 20 Fern St., the pathway and driveway add an additional 205 square metres of hardscape to the property. Where will water be directed to?

There is also an existing shed of ~9.3 square metres that directs all rainwater onto my property.

I'm concerned about the new construction beyond normal allowances, leaving less soil leftover to absorb floodwater and directing additional water towards my property.

1. TREES ON PROPERTY

There are 3+ mature trees along the back property of 20 Fern Street, at least one of which is greater than 30 cm in diameter. The proposed construction includes a second-story balcony. The trees would provide privacy that I want. *I hope that the trees will not be sacrificed for the new construction.*

1. OTHER

Unit 3 shows 5 bedrooms and 4 washrooms in the basement. Additionally, Unit 2 shows 2 bedrooms, Unit 1 shows 4 bedrooms, **for a total of 11 bedrooms!** Does this not qualify as a rooming house?

Already a concern on Elliott St., there are several homes that have cars that exceed the capacity of the driveway space, therefore people regularly park their vehicles on the street overnight and in excess of the 3-hour by-law limit.

11 bedrooms at 20 Fern Street has the potential for up to 11 cars. How will this be managed and enforced? The streets of Downtown Brampton are not parking lots.

I believe that if a three-unit dwelling was to be made in a primarily single-unit dwelling neighbourhood, it should be done so within the existing zoning bylaws in order to maintain the historic character of downtown Brampton.