

Philip Racco & Lindsay MacLachlan
9 Isabella Street
Brampton ON L6X1P4

July 29, 2021

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office
City of Brampton

DELIVERED VIA EMAIL

RE: Application #A-2021-0142 – Application for minor variances related to 5 Isabella Street (Lot 15, Plan BR-8)

Dear Jeanie,

We are writing to voice our objection to the variances under consideration related to 5 Isabella Street.

As adjacent neighbours to this property, we will be directly impacted by the variances being proposed, with the proposed shortened setback being between our properties (9 Isabella and 5 Isabella; note that there is no 7 Isabella). The proposed height of the construction and the shortened setback – combined with the overall size of the proposed building – will impact our sightlines and access to sunlight. Additionally, in order to achieve the proposed layout, the established leaf canopy that currently exists between our properties will be significantly hindered, including the potential injury and/or removal of a shared tree that is over 100 years old.

Beyond the specific variances being sought, the overall scope of the proposed structure is not in line with the streetscape and tenets of the neighbourhood and community. It is our understanding that Brampton established Mature Neighbourhood Area zoning to "ensure that proposed residential additions and replacement dwellings within older mature neighbourhoods are compatible with the existing character of the surrounding area."¹ It is our view that the style, layout and size of the proposed building is not compatible – in substance or in spirit – with our mature neighbourhood community.

We believe that any homeowner should have the ability to enhance their property and – therefore – enhance their community. However, we believe that the proposal will impact the

¹ <https://www.brampton.ca/EN/residents/Building-Permits/zoning/Pages/MatureNeighbourhood.aspx>

community's enjoyment of the neighbourhood and – more specifically – impede our ability to enjoy our property and potentially impact its value, given the scope and proximity of the proposed building and the need to destroy the existing leaf canopy.

As laypeople, in preparation of writing this letter, we sought out the purpose of the City's Committee of Adjustment. We found that the Committee "may grant a variance, if in the opinion of the Committee, the request is minor in nature, is desirable for the appropriate development or use of the land, building or structure and if in the opinion of the Committee, the general intent and purpose of the Zoning By-law and the Official Plan are maintained."² We believe that none of these conditions are satisfied in this situation, and urge the Committee to deny granting the requested variances.

We thank you for your time and service.

Sincerely,



Philip Racco
9 Isabella Street
Brampton, ON L6X 1P4



Lindsay Maclachlan
9 Isabella Street
Brampton, ON L6X 1P4

² <https://www.brampton.ca/EN/Business/planning-development/Pages/Applications.aspx>