

Myers, Jeanie

From: wgoody.
Sent: 2020/09/23 11:21 AM
To: Myers, Jeanie
Subject: [EXTERNAL]Deferred Applications #B19-017 and #A19-121 for 67 Main St. South
Attachments: CoA One_Page_Notes_(Final).pdf

I have reviewed the applications and the recommendations of the Brampton Heritage Board and I would like to strongly object to the deferred applications #B19-017 and #A19-121 for 67 Main St. South. The Heritage Board's recommendations (enclosed) should be respected and followed as they have been set up to advise City Council under the provisions of the Ontario Heritage Act. If these applications get approved it will set a precedence and we could see more of these types of projects in our area that will negatively impact the neighborhood. Also, I would like to point out that the families – some of them new to the area, that are directly adversely effected by this proposal purchased their homes because of the heritage landscape and now that will change if the City approves these applications.

Please do the right thing and refuse these applications and let the heritage area remain intact.

Regards,
Wendy and Dave Goodridge
123 Elizabeth St. S.

Proposed Severance on a Main Street South Property

re: Deferred Applications #B19-017 and #A19-121 for 67 Main St. South

The property at 67 Main St. S. is a designated Heritage Property under the Ontario Heritage Act. The present owner has applied to sever the lot for the purpose of building a new dwelling with a building envelope of approximately 5600 ft². **Setback for this two-storey house meets less than 40% of the By-law requirement.** Frontage and therefore access for this proposed property would be through the existing historical, tree-lined laneway onto Elizabeth St. S. **This frontage meets less than 24% of the minimum By-law requirement.** The construction of this new dwelling would permanently, adversely impact the surrounding neighbourhood in ways including, but not limited to:

- the loss of mature tree canopy (potential and actual)
- the permanent loss of heritage landscape resources
- the significant risk of structural damage to neighbouring properties and tree root bases from heavy equipment and excavation
- the complete lack of compatibility of the proposed size and shape of the retained and severed parcels with other lots in the neighbourhood
- the lack of compatibility of the scale, height, massing and (potentially) architecture with the present neighbouring homes
- the detrimental impact of drainage, access, privacy and loss of sunlight on 6 abutting properties

Furthermore, the applications fail to conform to the Ontario Planning Act, the City's Official Plan and specifically to the City's own Zoning By-laws with regards to frontage and setback. This is **not** a minor By-law infringement. For all of these reasons, the applications for development are **not** appropriate **nor** desirable for the area, and therefore should be **refused**.

The **Brampton Heritage Board** refused to support these applications in a motion at their January 21, 2020 meeting. The Board's advice to the City was that these applications are **not** appropriate development for this area and therefore should not be supported. *Why is the City refusing to accept the advice of its own Heritage Board?*

What you can do

These applications will be in front of the Committee of Adjustment for the **third time** on September 29th, 2020. The applicant and his authorized agent have had 14 months and two deferrals since the initial meeting on July 9, 2019, to submit a Heritage Impact Assessment and Arborist Report necessary for the City to do its due diligence. After multiple revisions, as requested by the City, both reports still contain deficiencies which have been challenged by neighbours and an expert peer review. Time's up! **We need to save our neighbourhood.** The Committee of Adjustment needs to follow their conscience, and refuse these applications once and for all.

You can strongly object to these applications by:

- making a written submission by email to Jeanie Myers, Secretary Treasurer.
jeanie.myers@brampton.ca
- and/or request to speak at the virtual hearing scheduled for 9am on September 29, 2020

Requests to speak and written submissions must be received by September 24, 2020