

Betty Lee

65 Main Street S

Brampton, On. L6Y 1M9

September 24, 2020

Jeanie Myers, Secretary-Treasurer

City of Brampton Committee of Adjustment

City Clerk's Office

Brampton City Hall

2 Wellington Street West

Brampton, Ontario L6Y 4R2

Re: Deferred Hearing for Application for consent #B19-017 and Application of Minor Variance #A19-121 by Manoj Kapil with municipal address of 67 Main St S.  
September 29, 2020

As per previous written submissions last July and this August where there was another deferral, I am the owner and live in the adjacent property of concern directly to the north for over twenty years. I enjoy the large size of the property, the set back from Main St, the extensive greenery and large mature trees, privacy, park like feel, the quiet relaxing private backyard away from prying eyes and feel to the house and area. Not crowded or dense.

Severance of the adjacent property with subsequent build of a large house with the extensive variances requested would alter that. The large house as indicated by the footprint would be likely facing my backyard which includes a pool would be close and overlooking. (This would be more so for the neighbour to the south and west as there is even less space between them and their yard.) The new house and property would only have an indirect access to the street via a variance to a lane and easement.

The house is Heritage IV designation and in the Main Street South Heritage Conservation District (Heritage V designation). The applications for the severance, variances which are not minor given the amount requested is not in keeping with many of the statement of objectives in the September 2018 version of the Main Street South Heritage Conservation District page 10 such as:

To conserve the neighbourhood's character ...

To maintain the low density residential appearance of the District.

To maintain the park like setting of the District ...

Also on page 45 Section 5-4 (f) with respect to new construction that should generally be sited to be consistent with neighbouring properties and (g) - The siting of new buildings should be compatible with surrounding buildings in terms of space and distance from adjacent buildings.

The variances requested not minor are contrary to this.

The requests are also in conflict with the city's official and secondary plans and existing by-laws that aim to protect the assets of the current and future home owners. It would increase the density and change the whole feel of the neighbourhood especially the immediate neighbours. Loss of privacy and feel and appearance to the neighbourhood.

The build would require extensive protections to try to protect the trees and may not be enough to. Alterations to runoff, drainage etc and dynamics of the land during and post build not fully assessed.

I object to the Application for Consent and Minor Variance and relief from city By-law for 67 Main St South as the addition of another property squeezed in between with large variance in frontage and rear yard setback would significantly affect mine and the adjacent properties' privacy and the feel and enjoyment of our properties. With the large build with little land not built on likely adversely affect dynamics of the plants, trees, runoff, rain, sun, shade, etc. There would be destruction of many trees some old and large with high potential of injury to other neighbouring also not in keeping with the Heritage feel and concept nor City's Official and Secondary Plans. The damage indicated in arborists' report is not insignificant to the land, trees and vegetation adjacent and maybe be more extensive given the large size of some the trees and its root zone which would be affected during the build and may never recover. The increase in density and large leeway could set precedent for other applications and I suspect would decrease property values.

I would like to be notified of the decision of the committee of adjustment in respect to the above applications and of any future meetings with regards to this.

Respectfully submitted,

Betty Lee

65 Main St South

Brampton, On. L6Y 1M9