

September 24, 2020

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Subject: Objection to Application # A19-121 and B19-017 – 67 Main Street South. Committee of Adjustment meeting Tuesday August 18, 2020

Dear Committee of Adjustment,

My name is Claudio Teixeira and owner of 70 Elizabeth street south - property directly west and abutting 67 Main street. The reason for this letter is to reiterate my concerns and objection for the third time with regards to applications B19-017 and A19-121 for 67 Main St. South. This application will adversely affect my property from a safety, structural, maintenance and enjoyment perspectives.

I've attended both Committee of Adjustment meetings to date on this matter and submitted letters to convey my concerns. The Committee and city planners have failed to understand or sympathize with the severe downstream consequences approval of these applications would have on my property. I remind you that as public servants, you serve the government and the public at large. You are ethically responsible and committed to the highest degrees of integrity, to fair and transparent governance and stewardship of our city bylaws. After attending both meetings I have lost confidence that the COA and City Planners will do what is right and fair.

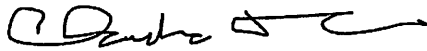
Let me remind you of the consequences I will be faced by the approval of these applications:

1. High risk of damage or death to my two black walnut trees #12 and #14 as identified in the applicants two arborist reports. Extreme loss of all vegetation between my property and the applicants is expected.
2. Structural impacts to my 108-year-old home as a result of additional and uncontrolled vehicle access thru the narrow laneway. This laneway will be used exclusively for construction access whereby numerous large industrial vehicles will utilize this access point for an extended period of time.
3. Drainage issues due to increased surface water runoff flow as a result of hardscaped surfaces. Last year the applicant carried out what appeared to be storm line replacement on the north-east corner of my property and his. This uncoordinated work led to significantly more water flow into my property which will be exacerbated with the proposed hardscaping of additional 1600 square meters of previously permeable surfaces. This must be addressed by the applicant now otherwise I will be saddled with this burden and may not be able to extend my building envelope in the future due to poor soil and drainage conditions created by the applicant.
4. Traffic and parking. Additional dwelling will create demand for more street parking on east side of Elizabeth street and result in significantly more traffic thru laneway.
5. Proposed lot width will result in placing of garbage bins/ mail deliveris directly in front of my doorway which is unsightly.

6. West side of proposed building envelope will completely change and restrict my current unimpeded view. Direct sightlines from the new building into my backyard will result in my loss of privacy which is the main reason why I had purchased my home.

I ask that the Committee of Adjustment council members to respect and acknowledge my legitimate concerns the same way you have granted the applicant preferred treatment, leniency, internal planning support for this major variance and countless opportunities to push his agenda forward.

This application must be stopped today.

A handwritten signature in black ink, appearing to read 'C. Teixeira', followed by a horizontal flourish.

Sincerely,

Claudio Teixeira
Owner of 70 Elizabeth Street South,
Brampton, Ontario