

Myers, Jeanie

From: Michael & Margriet Eygenraam
Sent: 2023/02/09 1:02 PM
To: Myers, Jeanie
Cc: Patel, Rajvi; Keenan, Dennis (Councillor); Medeiros, Martin - Councillor
Subject: [EXTERNAL]Objection to the Application for Minor Variance # A-2023-0008, Ward #3

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Hello Jeanie,
Please forward the below letter to the Committee of Adjustment for their meeting on February 14, 2023.
Thank you,
Michael Eygenraam

Re: Application # A-2023-0008, Ward #3

Dear Members of the Committee of Adjustment, Having lived for the past 27 years in an adjacent corner to 50 Caledon Crescent, I have a clear line of sight of the property in question.
Generally, I don't concern myself with what my neighbours do and focus on cultivating friendliness with them all. However, as a neighbour of the applicant and all others affected in this matter, I have several concerns about this application for variances. We live in a city where we do not want to harm the environment, overburden our infrastructure, keep our communities safe & beautiful, and keep taxes manageable for residents. While the variances are minor and I have no objection to some of the proposed structural changes to the home, if these changes happen regularly in the city, they will harm the environment, burden our infrastructure, decrease safety and increase taxes. Neighbourhoods will change for the worse, so I thought I should write my concerns.

First, while within the legal limits of what is allowed on properties, the increased lot coverage significantly reduces "permeable landscape" (partly due to the proposed variances, but more significantly due to the building addition), meaning less natural ground absorption of precipitation. The changes will be an extra burden on our sewer infrastructure due to increased surface runoff. This equates to increased costs to maintain our sewer system, which affects all Brampton residents' taxes. The only way for this to not affect our taxes is if their property taxes rise in proportion to the number of residents in the home. I know that will not happen. Therefore, changes like this create an unfair system of taxation.

Second, the proposed changes do not fit in with Peel Village's look and feel of spaciousness. This neighbourhood aesthetic and design are the main reasons why most residents in the area bought a smaller home here rather than a larger one elsewhere in the city. Making changes like this - one house at a time - will make residents dissatisfied with their largest investments. While these proposed changes to one property may seem insignificant, the impact will be significant and irreversible when this becomes a precedent-setting trend in the neighbourhood and city.
By-law 270-2004 exists for the reason of maintaining standards. Too many variances of this nature changes neighbourhoods for the worse. For the above reasons, I am opposed to all the proposed variances.

Third, several of the proposed changes to the house on this property required these variances to be approved. The proposal, if approved, will change the residence from a 3-bedroom, 2½-bathroom home to an 8-bedroom, 5½-bathroom home with a separate basement entrance. This proposal fits the definition of a rooming house rather than a single-family dwelling upgrade. Rooming houses have been a rising concern in neighbourhoods across Brampton. To allow these changes is going against the wishes of most Bramptonians. If this is allowed to ease the housing crisis, why is the city not coming up with solutions that work for everyone and not just a few?

Fourth, from what I notice regularly overnight, the residents fill the current driveway with six cars and park more on the road. Some of these are tall commercial vans. Sometimes they are parked on the lawn.
Additionally, there has been a significant increase in traffic on our crescent in the past several years due to more residents. There are also more cars which travel at an excessive rate of speed as they turn the corners and on the straight sections of the crescent, showing a lack of concern for safety laws. This is alarming because of the many young children on this otherwise quiet crescent. I am concerned that there may be a serious accident soon if this does not improve. This dangerous situation will worsen if the variances are granted, going against logic and the wishes of many neighbours. With the higher number of variances like this passing approval, the safety of our neighbourhood has decreased. This change was not expected by many who bought homes in this neighbourhood to raise their families because of the former calmness and safety.

Fifth, by-law infractions are the norm at the home in question. (If you are uncertain of this fact, please check the number of registered

complaints.) Their garbage bins often overflow because of the high number of current occupants, resulting in trash littering the neighbourhood and blowing onto my property because of prevailing westerly winds. Also, bins are left on the street far beyond the allowed hours on garbage days. The property is poorly maintained, making it stand out and attract negative attention in this neighbourhood. This has not improved despite Brampton's by-laws and their enforcement. While the residents may be polite people, they have an obvious lack of concern for their neighbours' point of view. They seem to be taking advantage of the fact that there are not enough enforcement officers in the city to monitor and fine their by-law infractions. When will we as a city say enough is enough and stop this negative trend?

Please bring my points forward at the meeting on February 14, 2023, and stop the variances.

Best regards,
Michael Eygenraam
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