

From: Denny Maljevac
Sent: Wednesday, October 18, 2023 12:11 AM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Application Number - A-2023-0234

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On Oct 17, 2023 I received notice of an application for variance at property address 30 Robertson Davies Drive to build a basement entrance staircase right up against the adjacent property line to serve two additional dwelling units in the basement.

I am completely and strongly opposed to this variance being granted. I believe it sets a negative precedent, violates our neighbourhood character and invites additional problems including further bylaw and building code violations.

I'd like to point out that I am not pleased with being given less than 48 hours to understand and respond in writing with my concerns on this matter. It seems to me that someone is trying to push this through quickly and unnoticed by not giving neighbours reasonable opportunity to respond.

First of all, Mayfield Park is a neighborhood of single family dwellings NOT multi unit rental rooming houses. I do not wish to see the character of my neighbour change in this way and my property value to suffer because I live next to a rental rooming house. Allowing this variance encourages more multi dwelling units in single family homes and all the issues and undesirables that come along with them. More often than not these rooming houses are overcrowded with a rotating cast of tenants. These properties are often not properly maintained, grass is not cut, snow is not cleared, there is insufficient space for all the car parking and as a result they bring down the appearance and character of the entire neighborhood.

As a professional engineer, I fail to see how construction of this side entrance could be done without excavating and disturbing the adjacent property due to the tight space constraints between houses in our neighbourhood. In order to build an entrance to the basement right up against the property line, excavation of the adjacent property is required. In fact, for a proper footing to be built beneath the side wall of the stair well at the property line, it would most certainly need to extend onto the adjacent property to meet building code standards and maintain the minimum staircase width required by code. Section 9 of the Ontario Building Code states that: "Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction." Nobody should be forced to have their property excavated, let alone this close to their own house foundation wall because the neighbour wants to build a structure right against the property line. If you need to disturb the adjacent property for your excavation you are too close to the property line and should not be building there. Simple as that. I think it goes without saying you should not be building footings and pouring concrete on an adjacent property to be able to build additions on your own property to meet code.

Furthermore, building a staircase on the side of the house will require snow removal alongside the house in the winter. Where will the snow be placed? On the neighbour's property against their house foundation wall will be most convenient because nobody will want to move all that snow to the front lawn of the house. We all know shovelling your snow onto your neighbour's property is in violation of our snow clearing bylaws. We already have limited space to place snow on our property around our houses in this neighborhood and allowing this variance would only worsen the problem between affected neighbours.

Bylaws and setbacks are put in place for good reasons and often rooted in sound engineering considerations as is the case in this situation. I strongly urge the Committee to uphold these standards, not make any concessions against them and fully deny this variance application. Not upholding our setback bylaw will create a very wrong and undesired precedent in our neighborhood.

I wish to participate in the meeting on Oct 24 virtually. Please register me and provide me the webex details. I also wish to be notified of the decision of the Committee.

Regards,

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