

## Appendix D - Public Comments

**Dora Pripon**

---

**From:** Wade C [REDACTED]  
**Sent:** Friday, July 19, 2024 5:54 PM  
**To:** Dora Pripon  
**Subject:** 32 Niagara street, B29-2024, A36-2024

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

Hello,

My name is Wade Capling and I live on 35 Niagara Street. I did not receive anything in the mail but I noticed a proposal sign for 32 Niagara Street property.

As written it sounds like they want to sever the lot into 2 and then demolish the garage that is currently there. Obviously the next logical step is going to be to build another rental house in the severed lot.

I am writing in objection to the application on behalf of myself and my neighbours on Niagara Street. Myself and the residents of the neighbouring properties have all expressed discontent with the news of the proposed development. To say it in plain English none of the residents on Niagara Street I have spoken to are in favour of the application.

These bylaws exist for a reason and should be enforced and not just variances whenever it suits someone. They are in place to protect and to respect the neighbourhoods and communities in Brantford. To prevent developments that can have a negative impact and affect the owners of property or tenants for the worse.

The proposed will cause added infill and intensification to the neighbourhood that is uncharacteristic to the established area that is Niagara Street and can negatively impact property values by giving it a crammed-in look that is less desirable for future owners with the reduced size of lots. It could also negatively impact the values of our homes as the two smaller proposed lots would be worth less and be less desirable to future owners. 32 Niagara Street will be left with barely no yard to be able to enjoy anymore and have all their sunlight taken away on the one side.

The neighbourhood is deserving of protection as it is already overbuilt and needs to be preserved as much as possible for it to continue to be desirable to residents. A primary factor in people's consideration for wanting to live in a neighbourhood is the degree of sunlight, spaciousness and privacy and this building will affect all of these in neighbouring properties.

This is unacceptable and I do not understand why the City of Brantford is continuing to ruin neighbourhoods with intensification. They already pushed through 40 Niagara Street severance and there will be a 2-storey rental there. The agent for 40 Niagara Street told us both storeys will be rented out and

the basement will be an apartment rental. Now i fear the same thing is going to happen with 32 niagara street. How can we support 6 more potential families on this tiny street with no parking??

I have to ask the city of brantford, if you dont do the right thing and object to this proposal, is there a plan to increase parking availability on niagara street? Will we be able to park on both sides of the road instead of one? And what are the requirements going to be for driveway size of each lot? 2 car driveway will not be enough.

The street is always packed with vehicles and traffic is often slowed for vehicles to get through, there is no room for additional residents. So this proposal needs to be rejected.

Furthermore, with how narrow the street is and being an arterial road so close to the hospital, the construction that would go on for a year, or more as delays are common, could restrict access to the hospital for emergency services given the large equipment that would have to be on site. in combination with the regular parking on one side of the road that is nearly always full. The neighbourhood does not support this type of construction.

The building and severance will impact the openness and spacing of the streetscape in a negative way and encroaches onto neighbouring property causing a windowless barrier effect. Each side will lose all sunlight on the entire side of the house that the new development would be beside. This is not fair to those residents that currently enjoy the daylight in their home.

Also The houses on both sides of the proposed lot are quite old and any new development may cause issues with their foundations and drainage needs to be addressed.

With how close the buildings would be and the reduction of the yard of the original lot it will create roofing and building maintenance problems as it would be difficult to complete necessary activities.

The necessity of the severance and new building development needs to be addressed as well. Can the increase in density and the impact on the abutting owners and neighbours be warranted where no hardship or compelling reason or need can be demonstrated for overbuilding?

It is very obvious this is simply for profit with no care towards the current homeowners and residents and there is no need for the severance and any potential development. It will do nothing but negatively impact the residents of niagara street and only benefit the applicants pockets. Sacrificing property owners happiness and value of their property for anothers profit is not a good look on the city of brantford.

The increasing requests for the narrowing of rear and side yard setbacks caused by overbuilding, will necessitate, the creation of easements by the developer for parking, access, building maintenance and servicing. the existence of these easements can be a source of problems.

Please heed the wishes of niagara street residents and stop any further intensification of our beautiful charming street.

Thank you,

Wade Capling