

**Objection to Minor Variance Applications A2025-043 and A2025-044 - 82
Brunswick Ave**

Dear Committee of Adjustment,

I am writing to formally object to Minor Variance Applications A2025-043 and A2025-044 regarding the proposed developments at 82 Brunswick Avenue.

As a nearby resident, I have strong concerns about the negative impact these applications will have on our street and community:

- 1. Overdevelopment and Poor Living Conditions** - Proposing two semi-detached homes with possible three Additional Dwelling Units in each half-a total of 12 units-on one lot is extreme. These will be small, crowded units with limited outdoor space, creating poor living conditions and encouraging “transient tenancy”. This does not address the housing crisis meaningfully or sustainably.
- 2. We Need Family-Oriented Housing, Not Investor Units** - There are already many condos and small rental units being developed in the area. What we lack are homes that support families-spaces with yards, privacy, and room to grow. Rebuilding a single-family home or a modest triplex would still add resale and long-term value for new owners without harming the character or livability of the neighbourhood.
- 3. Affordability of Single-Family Homes** - Allowing investors to densify lots at this scale will inflate land values, making it even harder for everyday families to afford a home. Protecting space for traditional single-family or modest multi-family housing keeps ownership within reach for young families and future generations.
- 4. Traffic and Safety Risks on a Narrow Street** - Brunswick Avenue is a very narrow street, and adding this many new units will significantly increase traffic and on-street parking. This poses a serious safety concern-especially for the many children who live and play on this street. Adding multiple wide driveways and allowing rear yard variances that reduce buffer space only worsens the situation.
- 5. Loss of Green Space and Neighbourhood Value** - The proposed reductions in front yard landscaping (15 percent and 17 percent) and increased driveway widths (5.2m) will replace green space with pavement, degrading the visual appeal of the area and contributing to urban runoff. These changes erode the value and integrity of a neighbourhood that people genuinely want to live in and call home.
- 6. Communities, Not Commodities** - These types of developments are driven by real estate investors, not families. They are changing the face of our neighbourhoods-from livable communities into congested, fragmented rental zones. Let high-density living remain in high-rise zones-not quiet residential streets where people are trying to build lives and futures.

7. Loss of Appeal Rights Under Bill 23 - As a resident, I am deeply concerned that under Bill 23, neighbours like myself no longer have the legal right to appeal this decision. This severely limits public accountability and leaves residents powerless to prevent developments that damage their communities. I urge the Committee to weigh this inequity heavily when making its decision.

For these reasons, I respectfully request that the Committee deny the requested variances. I also ask to be notified of the Committee's decision.

Sincerely,
Kendra Elizabeth Bester