

From:
To: [Committee of Adjustment \(SM\); Committee of Adjustment \(SM\)](#)
Subject: Opposition to Variance Applications A2025-043 & A2025-044
Date: Thursday, May 8, 2025 10:31:03 AM

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Dear Members of the Committee,

I am writing to formally oppose minor variance applications A2025-043 and A2025-044, which propose replacing a single-family home on our street with a semi-detached structure containing eight individual residential units and only four parking spaces. This development is incompatible with the character, infrastructure, and true housing needs of our neighborhood.

As someone who has lived on this street for over 20 years—and whose family has been part of this community for more than 80 years—I speak on behalf of a neighborhood committed to preserving its century homes, strong community ties, and family-friendly environment.

Key concerns with this proposal include:

- **Over-Intensification and Misaligned Housing:** Units between 500–1,000 square feet are not suitable for families and would likely attract transient or student tenants. This location is not close to the universities or colleges and does not support the style of higher-density student housing.
- **Parking and Traffic Safety:** Only four parking spaces for eight units is unsafe and unrealistic. Our street allows parking on only one side and becomes a single lane during winter due to snow accumulation. We also lack a sidewalk on one side of the street. Traffic and parking congestion from new tenants and guests will significantly impact safety—especially for the many children in the area. Additionally, our street sees heavy pedestrian traffic due to foot access to the nearby Giant Tiger store, increasing the risk to pedestrians.
- **Property Neglect and Transient Tenancy:** Multi-unit rentals are often poorly maintained. We are already seeing this throughout the city and recently in our own neighborhood with the new builds at 271 and 273 Hartwood. Issues include improper garbage disposal, overgrown lawns, and poor snow removal—all signs of a lack of long-term investment in the community.
- **Loss of Neighborhood Character:** This area is known for its family homes and heritage charm. Allowing eight small units in place of one home fundamentally changes the character of our street and community—not for the better.

We urge you to reject these applications. If redevelopment must occur, each semi-detached unit should serve a single family—resulting in a total of two units, not eight. This would support the type of housing our community needs while preserving the integrity of the neighborhood.

Thank you for your time and consideration.

Sincerely,
Kelly Targosz Valdez