

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: 82 Brunswick Avenue Variance
Date: Thursday, May 15, 2025 1:42:35 PM
Attachments: [Minor Variance Applications A2025-043 and A2025-044 regarding the proposed developments at 82 Brunswick Avenue.pdf](#)

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Hi I'm writing to you in regards to the Minor Variance Applications **A2025-043** and **A2025-044** regarding the proposed developments at **82 Brunswick Avenue just don't do it! We don't need 16 people on one tiny lot and 16 cars on the road hitting our children**

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 concerns about the cumulative impact of these variances:

1. **Reduced Landscaping (15% and 17%)** – Reducing the front yard landscaping below the minimum 20% will negatively impact the streetscape and neighbourhood aesthetics, diminishing green space and increasing hard surface runoff.
2. **Excessive Driveway Width (5.2 metres)** – The proposed driveway widths exceed the bylaw maximum of 3 metres, which could lead to loss of soft landscaping, more front yard paving, and increased on-street parking pressure.
3. **Reduced Rear Yard Setbacks (5.0m and 5.1m)** – Shortened rear yard setbacks from the required 7.5 metres will reduce privacy and negatively affect the livability of both the new dwellings and neighbouring properties.
4. **Over-Intensification** – Constructing two semi-detached dwellings with three Additional Dwelling Units in each half (a total of **12 units**) is a significant intensification on what is currently a single lot. This raises concerns about traffic, noise, waste management, and neighbourhood character.

Given these issues, I respectfully request that the Committee **deny the requested variances**. I also request to be **notified of the decision** regarding these applications.

Sincerely,

Zach Schnarr