

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Subject:** Objection to Minor Variance Applications A 2025-043 & A 2025-044 – 82 & 84 Brunswick Avenue  
**Date:** Monday, May 5, 2025 9:47:40 PM

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Dear Committee Members,

I am writing as a long-term resident of \_\_\_\_\_ to formally express my objection to the minor variance applications A 2025-043 and A 2025-044 concerning the properties at 82 and 84 Brunswick Avenue (Potential Future Severed Lot).

While I understand the need for strategic urban growth and densification, I am very concerned that the proposed variances and associated redevelopment plans are excessive for this modest residential street and will have serious and lasting impacts on neighbourhood safety, livability, and character.

These applications would permit the construction of **two semi-detached dwellings containing a total of 8 residential units**, where currently there is only a single-family bungalow. This dramatic increase in density is not in keeping with the established pattern of development on Brunswick Avenue, and the proposed variances further compound the problem.

**My main concerns are as follows:**

**1. Parking and Traffic Congestion:**

The proposal includes only **4 parking spaces** for 8 units, which will force tenants and visitors to park on the street. **Brunswick Avenue is only 7 meters wide** in front of 82 Brunswick Avenue, making it already difficult for vehicles to pass safely. Additional on-street parking will reduce visibility, hinder traffic flow, and block access for emergency or service vehicles.

**2. Pedestrian Safety on an Incomplete Sidewalk Network:**

**Brunswick Avenue does not have a complete sidewalk**, forcing pedestrians—including children and persons with disabilities (both of whom live in my household)—to walk directly on the street. Increased on-street parking and vehicle traffic will significantly raise the risk of pedestrian accidents and reduce safety for the most vulnerable road users.

**3. Snow Removal and Emergency Access:**

During the winter months, snowbanks further narrow the street. The addition of parked vehicles will **impede snow clearing** operations, potentially compromising access for emergency vehicles and making the street dangerous for all users.

**4. Environmental and Noise Buffer Loss:**

The development will require the removal of several **large, mature trees**. These trees provide more than aesthetic and environmental benefits—they also act as a **natural noise barrier** between Brunswick Avenue and the **two large apartment buildings on Margaret Avenue**. Removing them will increase noise pollution for nearby residents and reduce the privacy and quiet enjoyment of our properties.

5. **Loss of Green Space and Neighbourhood Character:**

The requested variances include a reduction in **front yard landscaping to as little as 15%**, the **widening of driveways** beyond zoning limits, and a reduction in **rear yard setbacks**. These changes would result in a built form that is out of scale with the existing neighbourhood, eroding its character and replacing usable green space with pavement and building mass.

6. **Not a Minor Adjustment:**

Taken individually, each variance may seem modest. But together, they represent a **significant deviation** from the zoning by-law's intent. Approving these changes would effectively redefine what's permissible in our neighbourhood, paving the way for further over-intensification.

In summary, I strongly urge the Committee to **deny these variance requests** and encourage a more appropriately scaled development that preserves safety, neighbourhood character, and environmental quality.

Thank you for your attention to this matter. I would welcome the opportunity to speak further or appear at the public hearing.

Sincerely,  
Marc Charette