

May 9, 2025

Re: A2025-043 - 82 Brunswick Avenue
A2025-044 - 82 Brunswick Avenue

Dear Committee of Adjustment members,

As a long-time resident of Brunswick Avenue, living at _____ for 16 years, and only moving due to two untimely deaths resulting in a move to the family farm in 2024, I continue to be part of Brunswick Avenue community.

I offer the following submissions for your consideration:

1. Inadequate parking

- a. The four parking spots on the submitted design are each 2.6 meters (8.5 feet) wide.
- b. My minivan is 5.5 feet wide. The driver door when opened is 3 feet, for a total of 8.5 feet. The proposed driveways are not wide enough for four side by side parking spots.
- c. The two spaces labelled "concrete walkway" beside the driveways will more than likely be used as driveway because the proposed driveways are not wide enough to accommodate the opening and closing of vehicle doors. The little green strip in the middle of the two driveways, with no measurement being provided, will more than likely become paved and used as a driveway to accommodate the inadequate driveway width. Because of the practical impacts, 5% and 3% reductions at first blush sound minor, but are in fact significant.
- d. Driveway width minimums have been set by the City and allow for vehicles to adequately fit on a driveway. The requested variances do not meet the intent of the City's zoning by-law as vehicles will not be able to use the driveway well, the two inner parking spots will have difficulty entering and exiting their vehicle depending on how the two outside vehicles park on the driveway and the size of each vehicle. The result is that more vehicles will likely use the road for parking. Due to these impacts, this variance request is not minor in nature and does not meet the intent of the zoning by-law.

2. Street Parking Impact

- a. Street parking is currently permitted on one side of the street. Brunswick Avenue is narrow and according to the Geographic Information system (GIS) used by the City, the pavement width is 7 meters (22.97 feet).

- b. Without adequate parking on site, the street becomes more congested with cars being parked on the street and then by-law has to be called to issue tickets when the street is used as a driveway. This is not a developer issue because they are likely out of the picture, this is left to the neighbourhood to manage.
 - c. More importantly, vehicles parked on the street become safety issues and site line issues for crossing the street. With Giant Tiger nearby, Brunswick Avenue's one sidewalk on the west side of the street is well used.
- 3. 271-273 Hartwood Avenue – four units with insufficient parking
 - a. This is a recent development around the corner from Brunswick Avenue, this development has four units. The proposed development is double. I have observed on countless occasions six (6) vehicles on the driveway and front walk; the front walk is used as a driveway. If vehicles aren't in the driveway the vehicles are parked on the street using the street as a driveway. Attached is a picture of the property from Google Maps. The only front yard green space is on the City's right of way.
- 4. Changes to the Region's Waste Management collection in 2026
 - a. The design does not incorporate garages or storage areas at the rear or the side of the property for bikes, waste, snow shovels, toys, recycling, etc.
 - b. The walkways are 1.1 m (110cm) at the side and rear of the building to access the side and rear units.
 - c. In March 2026 the Region is moving to a cart-based collection system. The default (large) garbage cart is 68cm wide and 69cm in depth. The small black garbage cart and green cart for organics are 48 cm wide and 62cm in depth. Where will these carts go? Attached are the sizes of the carts from the Region's website.
 - d. In addition to black and green carts, there is blue box recycling.
 - e. These variance requests are significant because there are eight proposed Dwelling Units where: the front yard is parking, the side yard is 110cm is labelled a "walkway" for the side and rear units. What is not shown on the design is that the green space at the rear of the yard is sloped and is a downward gradient to the rear property line.
- 5. Negative Impact to Environment & Community
 - a. When combined, the proposed variances remove almost all green space, and what is labelled as green space will likely be paved over to accommodate for lack of parking and amenities. If this application proceeds the City should

ensure that this property is reviewed so the appropriate storm water rates are applied to this development.

- b. The existing, mature tree canopy at the side and rear of the property act as a natural buffer to the large apartment building at the rear of the property. The destruction of trees is concerning and in direct contrast to the City's Official Plan (Section 8.C.2 – Urban Forests).
 - c. The rear yard setback requests are 12% and 32%. This is a sloped area leading to storm water drains located just beyond the rear property line. Regardless of the slope, this becomes a small property when a disproportionately large building is taking up most of the space within the property lines, making the reduced setbacks substantial in nature.
 - d. The side yard setbacks do not accommodate for air conditioning units, lawn mowers if not kept on site, people moving furniture to and from the four of the eight units.
6. The developer's response to this Committee will be that "we are in a housing crisis". A housing crisis does not allow a developer to provide little to no green space, remove tree canopy acting as a natural buffer, and negatively impact storm water runoff. A housing crisis does not excuse a developer from respecting set-backs that have been set by the City of Kitchener to foster good planning, a place to call home, and community.

Request:

- To deny applications A2025-043 and A2025-044 as the variances: are not desirable, are in no way minor in nature, and do not come close to meeting the intent of the City's Official Plan or current zoning by-law.

There are meaningful ways the City can increase density, but these two applications only serve the developer in maximizing profits at the expense of the community.

Respectfully,

Cory Shantz

Cory Shantz

Attachments: Google Map Street View – 2023 of 271 Hartwood and 273 Hartwood Avenue
2026 Curbside Collection Changes – Region of Waterloo website





Region of Waterloo

2026 Curbside Collection Changes

Overview

In March 2026, the Region of Waterloo will be changing to cart-based collection for garbage and organics.

The Region provides curbside collection service to approximately 161,000 single-family homes, duplexes, and 3-to-6-unit buildings, as well as 8,500 multi-family units and townhouse complexes that meet truck-access criteria.

Currently, most of the collection is done manually, by lifting waste materials and placing them into the collection trucks. By switching to cart-based collection, the Region will improve worker safety, operational efficiency, and cut down on waste collection day litter.

Download the Waste Whiz app to receive notifications on the cart rollout.

Come see the carts!

Waste Management staff will be out in the community at various events throughout the transition process.

Upcoming events are listed below:

- Waste Discovery Day: Saturday, 9 a.m. - 1 p.m., 925 Erb St. W. Waterloo, Gate #1

Cart selection

When will residents be able to select their carts?

For garbage collection, the large black cart is the default size. Residents will have the option to choose the smaller size in June and July. There is no selection for the green cart, which only comes in one size.

When and how will the carts be delivered to residents?

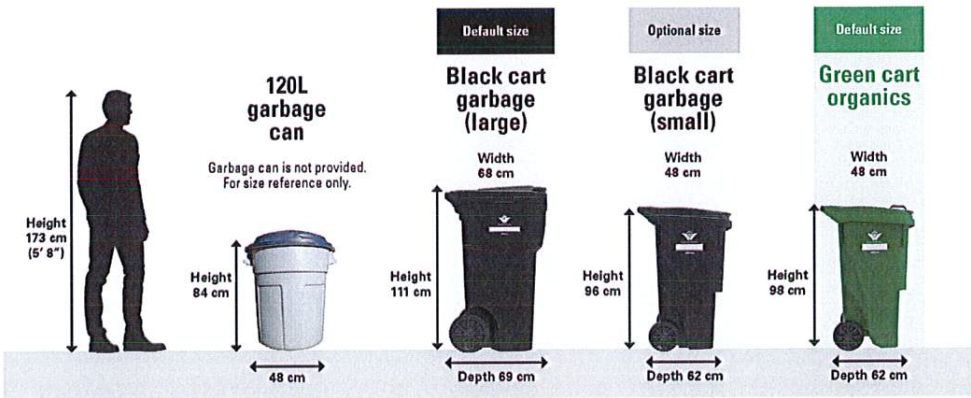
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Black and green carts will be delivered free of charge to all properties before March of 2026.

Information kits will be provided with the carts and include instructions and tips on cart usage.

Cart sizes

Below are the sizes and dimensions for the various carts available. The large black cart is the default size, and residents will have the option to choose the smaller size if they wish. There is only one size for the green cart and food scraps container.



The large black cart fits the equivalent of three full bags of garbage.

Measurements: 69 cm (D) x 68 cm (W) x 111 cm (H)

The small black cart is optional, and can be chosen by residents if they prefer a smaller size. It fits the equivalent of one full bag of garbage.

Measurements: 62 cm (D) x 48 cm (W) x 96 cm (H)

The green cart comes in one size.

Measurements: 62 cm (D) x 48 cm (W) x 98 cm (H)

The food scraps container comes in one size.

Measurements: 30 cm (D) x 22 cm (W) x 24 cm (H)

Food Scraps Container
(Default)



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