

Application for the Adjustments (A2025-043) and (A2025-044

I along with my husband and our two children live at the proposed site of 82 and 84 Brunswick Avenue. As a family and neighbourhood residents of 15 years, we welcome a multi-family build in that site to help address the growing housing crisis; however, we feel the scope and design of the project would not fit into our existing neighbourhood without significant loss on our part. We believe that this property, to safely be added to our neighbourhood could only have a maximum of 4 separate units. I offer the following submissions for your consideration:

- a) Inadequate Parking by eliminating the front of the yard and replacing it with 4 parking spots at 2.6 meters each
 - a. The front yard does not have enough space for the four proposed parking spots and by-law does not permit this type of parking.
 - b. A similar building around the corner at 271-273 Hartwood has a similar issue with 4 units being built and the front driveway is only permitted one car/driveway with an additional car along the boulevard. Over-crowding is a real issue and the neighbours often resort to calling by-law to issue tickets. 82 and 84 Brunswick is set to have up to 8 units and I find it very hard to believe that only 2 of them will have cars and there is no boulevard for additional space here. Please note, there is not green space on in these photos.



271-273 Hartwood

- c. There are several successful multi-family dwellings on Brunswick that all provide adequate rear parking for their inhabitants, rather than flooding the front with parking that could be used as a model to fit in better with the neighbourhood and be a safer solution than just ignoring the problem



Triplex 43 Brunswick Ave.

Sixplex and its rear parking 111 Brunswick Ave.

242 Ahrens St. W.

Street parking impact

- a. The remainder of residents and their visitors will need to park on our street, which is narrow. The width is only 7 meters and only permits parking on one side. Furthermore, this street is narrowing toward the end with Giant Tiger, which results in pedestrians, with no available sidewalk to walk, ride, scooter down the street for the remainder of the way to Hartwood and Giant Tiger. This is a popular route for shoppers and children on their way to the nearby schools, and additional parked cars and traffic would pose a significant risk to them. Giant Tiger delivery trucks also use this road to access the rear of the building for deliveries. This can be very difficult in the winter at which time the road frequently is narrowed to one lane. By-law will need to be contacted in order to issue tickets.



Typical street parking on Brunswick Ave #82 upper left of picture. Winter 2024-2025 road reduced to one lane due to excessive snow. Had to be trucked away and street eventually widened.

Negative Impact of the rear yard set back of 5.1 meters and 6.6 meters, rather than the required 7.5 meters.

- a. Our backyards have an old retaining wall holding up the soil and structures and moving a large building back further into the backyard would put extreme pressure on the already compromised structures. The retaining wall on our property has been tipping over for years but we were in the process of digging out the shrubs that the former owner of 82 Brunswick planted to replace the wall. It will need to be redone to support such a structure.



Retaining walls in rear of 82 and 86 Brunswick

- b. The small slip of land they suggest keeping as a small backyard is at the bottom of the retaining wall of the 315 Margaret Avenue apartment complex known as Margaret Place. Above this wall is their substantial parking lot and in the winter their snow is piled up along with wall and often pushed over between their retaining wall and our backyard fence. When the storm drain is blocked or overloaded, it is common for both our backyards to flood in the spring or freeze in the winter. This area has significant soil erosion.



Furthest part of the backyard 82 Brunswick Ave.

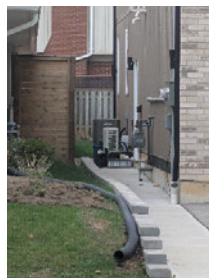
Loss of Privacy with the building right next to us

- a. The proposal is so massive that they suggest having a 1.1 m wide walkway along each side of the building to access the back entrances without mention on a fence to separate it from our property. This would have the walkway go directly behind our front garden, shed and down the existing retaining wall to reach the rear basement entrances.



Directly behind that shed is where the path with no fence is proposed. This is where my teenaged daughter spends a great deal of her time – seen here with her not so helpful brother (hat)

- b. The building at 271-273 Hartwood has a similar pathway which has been reported by their direct neighbours to be problematic when people move in and out of the building with large pieces of furniture. Even getting the lawnmower into the backyard requires them to lift over the recycling bins, air conditioners and a retaining wall to access the backyard. This building does not have rear entrance tenants such as the ones proposed at 82 and 84 Brunswick.



Small path to rear of 271 Hartwood

- c. Our home has most of the windows on the Southeastern side of the property and because the current building is smaller, we do not need to keep our curtains drawn. This allows the light into our house and provides cherished views of our garden, bird bath and feeders

- d. Homes on Brunswick tend to be old brick homes that are set back from the road, however this proposal puts concrete and asphalt right to the road and nearly to the back of the property. This does not provide any usable outdoor living space for the residents they are hoping to attract. No family would be looking for a building that they can only access through narrow paths. No outdoor space for parking, bikes, strollers etc.

Loss of Greenery and a Mature Canopy

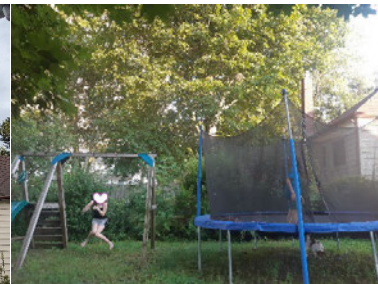
- a. There are currently 7 mature trees and countless shrubs, bushes and plants on the property at 82 Brunswick. There were more but they lost 2 mature trees to the Ash Borer Beetle, as did our property several years ago which was a natural loss that could not be prevented. However, it is a choice to remove these trees for this project and our neighbourhood would not be the same without them.



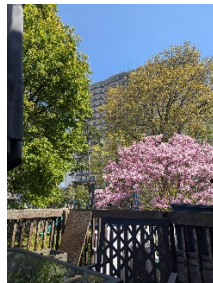
82 Brunswick Street view



Leaves filling in May 14, 2025



Full summer coverage from yard #86



Our naturally protected view from our back porch

- b. Currently these trees, 3 seasons of the year, create a natural screen from the large apartment buildings behind us on Margaret Avenue. These trees also act as buffer to the noise from the parking lot and the echo that is caused by the looming buildings behind us. It would be heartbreaking to see so many beautiful trees go when the building could be made smaller to accommodate an appropriate number of units and not encroach on so many trees.

Garbage and snow removal

- a. Since there is no space for garages or sheds, the garbage cans will need to be stored either on the front driveway area or along the narrow paths going to the back of the house.
- b. We are about to switch to cart-based collection (2026) which will only leave 42cm of path for people to walk, not to mention look terrible at the front of 8 houses. Currently garbage is a huge issue at 271-273 Hartwood, with the renters frequently putting garbage out on the

wrong days and then leaving it along the road instead of taking it back in. A number of times animals have ripped into these bags and garbage has been strewn around the street. Property owners did not clean it up; the neighbours did it. And only through their constant vigilance do they stop it from happening again. However, even last week (May 9, 2025) too many bags were put out for collection



- c. Last winter we had snowbanks of nearly 5 feet along our driveway. Where will their snow go?



Brunswick winter 2023 had average snowbanks

- d. The developer will not be here to manage the building. Leaving us as the neighbours to deal with people putting their garbage out wrong, calling by-law when the parking becomes a problem, the constant turn over of temporary tenants moving in and out regularly. The plan has too many issues to offer 8 units in a space with no parking, no yard space and no one to maintain the building. This is happening all over the city under the guise of creating homes to meet the demand caused by the housing crisis. Buildings are going up all over town, small, quickly built and poorly managed by investors from another city are overcrowding otherwise peaceful and flourishing neighbourhoods. We have multi-family homes on this street; they have been built into the fabric of the neighbourhood with adequate parking and front lawns have drawn the families that are not in a position to buy their first home.

We moved to this 15 years ago thinking it was a starter home but stayed because of the incredible neighbourhood we joined. This little narrow section of Brunswick is very close. We help each other, watch out for one another, water each others' plants and house sit for each other. Our children often are running across the street to play together (mine to babysit as they are the oldest in our end of Brunswick now), ride bikes and migrate from one backyard trampoline to another's swing set. It is truly an ideal and we are worried that the city will allow a greedy developer to place

a monstrosity, amongst some century old homes. We were drawn to Brunswick's charm, the greenery and family-oriented vibes, but we stayed for the neighbourhood we built together.

I would like to formally request this committee to deny applications A2025-043 and A2025-044 as the variances have too many units to have their parking and waste collection needs met; the loss of the mature trees that filter sound and provide a sheltering canopy would be devastating, it does not meet current zoning by-law, and it would overwhelm a small and symbiotic street.

Sincerely,

Maggie Wright