

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Subject:** A2025-043-82 Brunswick Avenue concern with proposed variances  
**Date:** Friday, May 16, 2025 1:42:53 PM

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Dear Committee of Adjustment members,

My name is Leanne Charette. As a resident of \_\_\_\_\_ for the past 15 years, I'm writing to express concern with the proposed variances, which will result in a design that will not benefit our community, or the new build's future residents.

For many years, I expected the property at 82 Brunswick, directly across the street from our home, to eventually become a multi-unit residence, and welcomed the idea of this development and the prospect of new neighbours joining our community. However, the proposed design is not friendly either to this neighborhood or to its future residents. The proposed variances increase the amount of paved space, resulting in significant loss of green space and destruction of mature trees. These trees provide a vital noise barrier for the neighbourhood, and their removal goes against the City's Official Plan (Section 8.C.2 – Urban Forests). Loss of this green space will have impacts on water drainage and quality of life, as well as environmental impacts that are not minor in nature.

The current proposed design also doesn't allow for adequate parking, allotting only 4 parking spaces for the proposed 8 units. With a ban on street parking, this leaves both future residents and neighbours to deal with street congestion and bylaw violations due to a lack of planning for functionality of the space for its occupants. I have observed a similar build at 271-273 Hartwood Avenue, with only 4 units, to have 6 cars parked in the driveway with some regularly parked on a concrete path due to lack of planning on the developer's part. If this building, with only half the units as the proposed build, has such issues with parking for its residents, how much more so will these issues manifest under the current proposal for 82 Brunswick? I contend that the developer is likely to increase the amount of paved space beyond what is included in these variances to meet the need for parking. The developer must not be permitted to build in a manner that maximizes their profits while ignoring the needs of future residents and leaving them to suffer the consequences.

Even in a housing crisis, developers must build responsibly and sustainably, taking the environment and the needs of residents and community members into account. I request that you deny applications A2025-043 and A2025-044, as these variances represent a significant negative impact on the environment, are at odds with the City's Official Plan, and prioritize the developer's profit over the quality of life for future residents and longtime community members. I look forward to a thoughtful and functional design which can balance the need to protect our environment by building within existing zoning bylaws, and to welcoming our new neighbours to homes designed to meet their needs.

Sincerely,  
Leanne Charette