

Marilyn Mills

From: Michelle Jackett
Sent: Thursday, May 8, 2025 11:45 AM
To: Committee of Adjustment (SM)
Subject: Concerns about 82 Brunswick Ave. application for adjustments

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To the Committee of Adjustment,

As a neighbour of 82 Brunswick Ave. with small children, I have concerns about the negative impact these applications for adjustments will have on our street and community:

1. Overdevelopment – Proposing a semi-detached building comprised of four units each (for a total of 8 dwellings) where there used to be one single family home raises concerns for me about overcrowding on our street. While addressing the housing crisis in our region is important to me, this is not an approach that feels sustainable, or respectful to our existing community on Brunswick Ave.
2. We Need Family-Oriented Housing, Not Investor Units – There are already many condos and small rental units being developed in the area. What we lack are homes that support families—spaces with yards, privacy, and room to grow. Rebuilding a single-family home or a modest triplex would still add resale and long-term value for new owners without harming the character or livability of the neighbourhood.
3. Traffic and Safety Risks on a Narrow Street – Brunswick Avenue is a very narrow street, and adding this many new units will increase traffic and on-street parking. This poses a serious safety concern—especially for the many children who live and play on this street, including my own children.
4. Loss of Green Space and Neighbourhood Value – The proposed reductions in front yard landscaping (15% and 17%) and increased driveway widths (5.2m) will replace green space with pavement, degrading the visual appeal of the area and contributing to urban runoff. These changes erode the value and integrity of a neighbourhood that people genuinely want to live in and call home.
5. Communities, Not Commodities – These types of developments are driven by real estate investors, not families. They are changing the face of our neighbourhoods—from livable communities into congested, fragmented rental zones. Let high-density living remain in high-rise zones—not quiet residential streets where people are trying to build lives and futures.

Please let me know if you need any other information from me in order to process this submission.

With appreciation for your consideration,
Michelle Jackett