

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Objection to Minor Variance Applications A2025-043 and A2025-044
Date: Friday, May 16, 2025 2:00:09 PM

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Dear Committee of Adjustment,

I am writing to formally object to Minor Variance Applications A2025-043 and A2025-044 regarding the proposed developments at 82 Brunswick Avenue.

As a resident of Brunswick Avenue, I have strong concerns about the impact these applications will have on our street and community. I have lived on this street for my entire life, and am proud to be a homeowner to continue to live and grow my future family in the same neighbourhood that I grew up in. One of the many reasons I have stayed in this neighbourhood is because of the strong sense of community that has developed over the years, and I believe that these applications could cause stress on the existing community. My concerns are as follows:

1. Overdevelopment on a Looked-over Street - Proposing two semi-detached homes with additional Dwelling Units in each half on one lot is extreme. These will be small, crowded units with limited outdoor space, which will enable poor living conditions. This does not address the housing crisis in a meaningfully or sustainable way as it will add additional stress on the street. Additionally, we only recently had the street repaved, something that had been a necessity since my childhood, but was continually pushed back by the City of Kitchener. These additional units would cause a quicker decline of the quality of the street, which could cause additional financial burdens down the line should the street need to be repaired again.

2. Traffic and Safety Risks - Brunswick Avenue is already a very narrow street, which becomes even more narrow during the winter months as snow piles up on the sides. Adding an increase in the number of units will significantly increase traffic and on-street parking, which is already limited as parking is permitted on one side of the street only. Additionally, we are a growing young neighbourhood and this poses a serious safety concern—especially for the many children who live and play on this street. Adding multiple wide driveways and allowing rear yard variances that reduce buffer space only worsens the situation.

3. Family-Oriented Housing over Investor Units - This neighbourhood already has existing condos and small rental units in the area. What we lack are homes that support families—spaces with yards, privacy, and room to grow. Rebuilding a single-family home would still add resale and long-term value for new owners without harming the character or livability of the neighbourhood.

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, seriously affecting the visual appeal of the area and contributing to urban runoff, which had been a previous issue for this street. These changes erode the value and integrity of a neighbourhood that people genuinely want to live in and call home.

5. We need to build 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 that can adequately support the increased strain on resources—not quiet residential streets where people are trying to build lives and futures. We have several neighbours that have made Brunswick Avenue their home for over a decade, with many that have been living here for 5+ years having the intention of staying and raising their families, adding to the fact that this neighbourhood has a well established community focused on raising families.

For these reasons, I respectfully request that the Committee deny the requested variances. I also ask to be notified of the Committee's decision regarding the applications.

Barbara Magolon (she/her)