

## **Subject: Objection to Proposed Dense Residential Development at 82 Brunswick Ave**

Dear Committee of Adjustment,

I am writing to voice my concerns and object to the proposed high-density residential development at 82 Brunswick Avenue, which I believe is unsuitable for our quiet, family-oriented neighborhood.

I am a resident of Brunswick Ave and have small children. I am deeply concerned about the significant and lasting impact this development will have on the character, safety, and livability of our community and also that it neglects an opportunity to build family-oriented housing in this space.

Specifically, my objections are based on the following grounds:

1. **Traffic and Safety Concerns:** A high-density development will substantially increase traffic volume on roads that were not designed to accommodate it. Brunswick Ave is narrow and does not have side-walks where the development is proposed. This poses a serious risk to children, pedestrians, and cyclists, especially given the proximity of schools and parks. There are many children and seniors on this street who play in front yards, ride bicycles and use walkers. They have to walk on the road where the sidewalk ends and increased traffic would compromise their safety. We already struggle with the traffic out of Giant Tiger and this additional development would further affect the safety of our street.
2. **Deviation from much needed family housing :** Based on the plan posted, it seems these 8 units would be single bedroom or two bedroom units at most. This is not a family oriented development. We need family oriented developments so families can live and grow our communities. Developments that foster community and connectivity with green space, and room to grow and play. There is an opportunity to build housing that brings families to this area, however, the proposed density of this structure is contrary to sustainable, family-based housing. This proposed development is void of greenspace and parking will be insufficient. There will not be room for children to play or for pets etc. The density proposed is out of scale and character with the existing homes in the area. It threatens to undermine the peaceful, family-friendly environment that residents have invested in and worked to maintain.
3. **Environmental Impact:** High-density construction often results in the loss of green space, mature trees, and local wildlife habitats. This development risks degrading the environmental quality of the neighborhood, contributing to urban heat effects and diminished air quality. Additionally, based on the measurements provided, I anticipate problems such as accumulation of garbage and recycling outside which draws urban wildlife such as raccoons and rats.
4. **Precedent for Further Development:** Approving this project sets a precedent for future dense developments, potentially opening the door to a cascade of similar projects that could permanently alter the fabric of our community.

I urge you to consider the voices of the residents who will be most affected by this development and to prioritize the long-term well-being of our neighborhood over short-term growth goals. The residents of Brunswick Ave, including myself, welcome development that is sustainable and in keeping with the character and priorities of the community. There are several other multi-dwelling buildings on Brunswick Ave and Ahrens that are good examples of how space can be used effectively, in moderate density with ample parking and green space. I urge you to reject the application for minor variances, and push for sustainable, less dense family housing. If they go ahead, this development will have devastating impacts to our neighbourhood. Thank you for your attention to this matter.

Sincerely,

Racheal Miller