

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Application for the Adjustments (A2025-043 and -044)
Date: Monday, May 19, 2025 10:08:07 PM

[You don't often get email from . Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

A neighbour brought to our attention the above application and, in their material, they mention the recent build at 271 and 273 Hartwood Ave. Since we live beside it, I would like to share our experience and ask that you consider it when contemplating the changes in the above application.

We recognize the need for additional housing, but completing tearing down and sending to land-fill a well-maintained home, in order to construct 2 luxury homes, containing 4 units, is not the most environmentally sensitive decision. Nor has it provided homes that a person starting out can afford. The houses have not been offered for sale and have had a number of tenants - at one point, a young man told me, 2 in each bedroom of the main and upper floor unit, and at least 1 in the basement. That could be as many as 14 in both, so an apartment building. I would stress, the tenants have been good neighbours, not noisy and not disruptive. There certainly have been garbage issues - that many people produce a lot of garbage. I've given them the Region of Waterloo waste guides and mentioned the app, but they may not be passing that information along to roommates or subsequent renters, so they often have garbage out on a day it will not be picked up. It doesn't always get brought back in promptly, but sometimes better than others.

The two most disturbing things about living next door are the sheer size of the units. They have maximized the house to the lot size, such that it completely dominates the houses on either side. The units have, to our understanding, 9 foot ceilings, including in the basement apartments, and 10 foot ceilings in the master bedrooms. This means they are very tall and block the light coming into our house. The bungalow on the other side is impacted much more as every single window on the back of their house, presumably all the bedrooms, look directly out into a wall of beige vinyl siding. It must have darkened their house considerably.

The builders chose to put in asphalt driveways and concrete pads; in effect making the entire front yard a parking lot. Frequently, there are 4 cars parked across. We have talked to Bylaw enforcement about it and they have said they have given warnings and/or tickets, but it has continued. I would say it is slightly better than it was before, but I have recently seen one tenant do a u-turn to leave the driveway, so they are treating it as a parking lot. This is, I think, the most disappointing thing to the neighbourhood, as it removed green space and is unattractive. It also means the tenants have nowhere to put their snow and have shovelled it on to our lawn (and on top of plants in my front yard). We will ask them not to do so next winter, but I don't know where they will put the snow. Since the backyard is rarely used, it would have been better to make the builder put the parking back there, hidden by the fences, and had green space - and better rain water drainage - out the front. There is not a tree on the lot and we know the value of trees in our urban environment.

I have no inherent concerns about rental units - though I would have liked families to move in, rather than a rotating number of young adults (but as I said, they have been fine) - I would really like to see the size fit better into the neighbourhood and not completely overwhelm the neighbours. I also think housing should be more moderate, not luxury homes, whether for purchase or rent, that people cannot afford. Two very large new houses on Margaret Ave. are examples of this high-end building, which is not helping young couples and families get started in home ownership. I would also ask that you not allow parking lots in the front of home or buildings.

Mary Corry