

From:
To: [Stephanie Stretch; Committee of Adjustment \(SM\)](#)
Subject: Application A2025-043 and A2025-044
Date: Tuesday, May 6, 2025 7:17:49 PM

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Dear City Council and Ward counselor.

I just wanted to bring to your attention the Application for the Adjustments (A2025-043) and (A2025-044) to have 82 Brunswick torn down and replaced by a semi-detached building comprised of four units each. That would a total of eight units (6000sq foot building on a small property) and a paved yard for parking, where once stood a single-family dwelling. Though we welcome a multi- family build in that site to help address the growing housing crisis. we as the direct neighbours are very concerned about the size and scale of the proposed build for the following reasons

1. Traffic and Safety risks on a narrow street - this will increase on street parking in an area where the sidewalk ends and many pedestrians and children on bicycles must switch to using the road.
2. Over-development and lack of green space by putting this many units and parking on one lot of land. Small units attract transient tenants, who rely on maintenance to remove snow, clean up garbage and provide any upkeep, as observed from the recent build at 273 and 271 Hartwood Ave.
3. The loss of green space with the reduction of 15-17% of the front yard and widening the driveway, removing the mature trees in the backyard which greatly reduces the noise pollution from the neighbouring apartment buildings
4. We need to keep with the style of our current neighbourhood that is filled with century brick homes and triplexes well back from the road to allow for single families to live and grow.
5. Eight units in one small location would be limited to one bedroom apartments. These will draw temporary residents, not the single families that are still waiting for housing solutions aimed at helping them.

If you have any questions or concerns, welcome to contact me

Sincerely.

Peter Eckstein