

**July 8, 2025**

**Re: A2025-064 – 82 Brunswick Avenue**

**A2025-065 – 82 Brunswick Avenue**

Dear Committee of Adjustment members,

I have been a resident of \_\_\_\_\_ for the past 15 years, living directly across the street from the proposed development at 82 Brunswick, and I'm writing to express my concerns regarding the proposed plans for that site.

I offer the following points for your consideration:

1. Insufficient parking

- a. The proposed reduction in parking would result in only two (2) parking spaces for the six (6) proposed multibedroom units, leaving four (4) of those units without any parking options other than street parking, which is prohibited under bylaw, as the East side of Brunswick Avenue does not have a boulevard.
- b. Developers may argue that measures have been taken by the Region to improve alternative transit, removing the need for vehicle ownership. However, a 2022 article from The Record states that 88-91% of residents still use cars as a main method of transportation, a statistic that has not changed “despite the launch of express buses, the launch of GO commuter trains and Ion rail transit, the addition of trails and cycling lanes and sidewalks, the intensification of new housing in built-up areas, and the impact of the COVID-19 pandemic.” (Outhit, 2022).
  - i. With this in mind, the likelihood that the proposed parking situation for these units will be functional for future residents and current neighbours is highly questionable.

2. Safety and accessibility concerns

- a. This leaves residents and visitors to the site with no choice but to park on the street, leading to congestion and issues with access for snow removal and waste removal, which can be blocked by street parking.
- b. Crowding on our 7 meter wide street poses safety concerns for our residents, many of whom are young children like my own, and several of whom, like myself, are disabled and will face access barriers if the street becomes congested with parked vehicles.

- i. The sidewalk on the opposite side of Brunswick Avenue does not reach the end of the street at Hartwood, meaning that these vulnerable residents need to walk in a potentially crowded street, necessitating the need for adequate parking on the 82 Brunswick site.
- ii. I personally will face serious access barriers if street parking directly in front of, or across from my home impedes my ability to move freely and safely around my neighbourhood. In the past, street parking has prevented adequate snow removal in winter, leaving me housebound for much of the winter season. Further crowding will worsen the situation, causing year-round barriers to access and making it potentially unsafe for me to navigate the community as a full-time wheelchair and mobility scooter user.
- iii. Developers may tout the convenience of a lack of parking spaces for those who do not require them, but given that up to 91% of Waterloo Region residents do use personal vehicles for transportation (Outhit, 2022), this is unlikely to be felt as a convenience either to the vast majority of potential tenants, or residents like myself whose ability to safely navigate their own neighbourhoods will be severely impacted.
- iv. While I very much appreciate the desire to reduce reliance on vehicles, it is not functional to design in a way that does not reflect the current reality. This design maximizes unit number and size while sacrificing functionality for both future tenants and current neighbourhood members.

### 3. Pre-existing example of lack of parking impact

- a. 271-273 Hartwood Avenue is a four (4) unit building with four parking spaces, two in a driveway, and two in garages. However, many local residents including myself, have frequently observed as many as six (6) vehicles parked in violation of bylaw on the street, or on a concrete path not designated for parking, causing congestion, obstructed vision to drivers attempting to turn from Brunswick onto Hartwood, and difficulties with waste collection or snow removal. Neighbours are left with no recourse but to call bylaw on tenants who were given no better options for parking due to developer's choices and must live with those consequences.
- b. The proposed two spaces per six units proposed at 82 Brunswick is even more likely to cause recurrent issues, with even less available parking per unit than the above example.

### 4. Lack of storage and green space access for future tenants

- a. The proposed design for 82 Brunswick does not include bike sheds to accommodate its supposedly carless tenants
- b. It also lacks storage for waste bins, which will be increasing in size in 2026 and will require more space than existing bins. Without adequate storage, I fear these will pose further access barriers to myself and others in the community.
- c. The proposed rear yard setback also limits what little green space will be left for tenants to enjoy and children to play on. With 6 units crowded into a 50 ft wide lot, every bit of green space is important for the wellbeing of residents and the absorption of rainwater.

Request:

- To deny applications A2025-064 and A2025-065 as these parking reductions are not good planning and will have detrimental impacts to the neighbourhood.

The current 6-unit design is simply too many units to be functional in the current space. Allowing this proposed design to go forward will result in a build that is not functional for prospective tenants, and which poses significant access and safety concerns for current residents. The developer should be encouraged to consider a tri- or fourplex that allows space for more adequate parking, storage and greenspace, while increasing density in a manner that is sustainable to the community.

Respectfully,

Leanne Charette

## **Works Cited**

Outhit, J. (2022, December 28). *Waterloo Region Record*. Retrieved July 7, 2025, from TheRecord.com: [https://www.therecord.com/news/waterloo-region/automobile-still-reigns-in-waterloo-region/article\\_19717c95-4873-5a68-a5c7-271be0cf1056.html](https://www.therecord.com/news/waterloo-region/automobile-still-reigns-in-waterloo-region/article_19717c95-4873-5a68-a5c7-271be0cf1056.html)