

Opposition to Variance Applications A2025-064 and A2025-065 (82 Brunswick Ave)

Dear Committee of Adjustment,

I am writing to express my strong opposition to the minor variance applications A2025-064 and A2025-065 for 82 Brunswick Avenue.

As a nearby resident at 28 Brunswick Ave, I have serious concerns about the impact of these proposed variances on our neighbourhood.

Reducing the parking requirement from 2 spaces to just 1 per lot will only worsen the already limited street parking on Brunswick Avenue. This area has no capacity to absorb additional on-street vehicles, and overflow parking will directly affect the safety and accessibility of this family-oriented street-particularly for children, seniors, and emergency services.

Allowing rear yard setbacks to shrink to 5.6 and 7 metres from the required 7.5 metres also raises concerns about overcrowding and the loss of private green space. The proposed increase to 3 dwelling units per semi-detached lot represents significant intensification that is not compatible with the character or infrastructure of our existing residential area.

Approving these variances would set a dangerous precedent, encouraging overdevelopment at the expense of quality of life, privacy, and neighbourhood cohesion.

I urge the Committee to deny these applications in order to protect the integrity and livability of our community.

Sincerely,
Kendra Bester