

## **Subject: Objection to Requested Variances at 82 Brunswick Ave**

Dear Committee of Adjustment,

I am writing to formally express my opposition to the proposed minor variance for parking and rear yard setback at the proposed development at 82 Brunswick Ave. As a resident of the neighbourhood, I have serious concerns about the negative impact these variances would have on our community.

The current parking requirements are in place to ensure that developments are designed responsibly and with adequate infrastructure to support local needs. Granting this variance would set a precedent that undermines those standards. It will lead to increased congestion, reduced safety, and limited access for residents, service vehicles, and emergency responders. In the absence of adequate parking, residents will park on the street. This is a safety hazard for the children and pedestrian traffic as this section of Brunswick Ave does not have a sidewalk. We already have issues with current Brunswick residents parking on the road, and the safety hazard this poses when you cannot see beyond the parked vehicle. I have observed many close calls as drivers go too fast, and cannot see around vehicles parked on the road.

At the May meeting, the developers stated that there is a desire for housing that does not include parking. However a 2021 survey demonstrates that in the tri-city area 94% of households have at least one vehicle. One parking spot per 3 units does not make sense. The required 2 spots per 3 units, per bylaw, would provide the option of a 'no-parking included' unit while providing a visitor spot, or parking for the other units.

In an area where street parking is already limited and the street is narrow, allowing a reduction in required parking spots will only add to the strain on surrounding streets. This change could significantly impact the quality of life for nearby residents, creating tension between neighbors over limited parking resources. Additionally, Kitchener has strict rules prohibiting street parking in the winter. Inadequate parking will lead to conflict between the city and residents and be an unsafe situation for children, cyclists and pedestrians.

The requested reduction in the rear yard setback of nearly 2 m on the future 84 Brunswick lot compromises essential open space between properties. Rear setbacks are in place not only to maintain privacy and natural light for adjacent homes, but also to allow for green space, drainage, and future maintenance access. Permitting this variance would erode those protections and negatively affect neighboring properties. It will directly affect the family at 86 Brunswick, as residents will likely use the side of the building for storage of outdoor equipment and garbage bins.

These requested changes are not minor in their impact. They would set a concerning precedent for future development and intensification in our neighborhood without proper regard for existing zoning standards or the well-being of residents.

This neighbourhood has many examples where adequate parking and adequate set back and greenspace facilitate the intensification of housing in a desirable, safe manner. There are several

multiplex units on Brunswick Ave and Ahrens St that provide adequate parking and a density of units that attracts long-term renters. I want to emphasize that my view is not against intensification. I understand that it is essential for the growth of our communities and housing needs. However, intensification that is merely intended to maximize developer profit, that does not provide sufficient parking or greenspace, is not in line with the province or municipality's long term community development plans. The developer still has an opportunity to work within Kitchener's bylaws and standards and develop a multiplex with adequate parking and green space if these variances are denied.

I respectfully request that City Council deny the requested variances and uphold the integrity of our zoning bylaws. Please consider the broader implications this could have on the long-term character and livability of our community.

Thank you for your attention, and I ask to be notified of any future hearings or decisions regarding this application.

Sincerely,  
**Racheal Miller**