

To whom it may concern;

RE: Application for the Adjustments A2025-064 and A2025-065

I am writing to object to the application for the adjustments A2025-064 and A2025-065 for the proposed developments at 82 Brunswick Ave.

As a long-standing resident of Brunswick Ave, I have concerns about how the adjustments for the proposed development will affect our street and community. Similarly to the previous requested variances, I do not believe that the proposed design will positively contribute to the neighborhood but rather bring unnecessary congestion, safety concerns and will be unappealing to the groups that are being targeted.

This developer has shown that they are looking to maximize their profit, using the cities' goals of increasing housing options and moving towards a more public transit friendly city, to justify providing a development that does not take into account what daily living would look like. The proposed development with these variances will not be appealing to families or young individuals looking to start their lives as it ignores the need for privacy and outdoor space.

The reality currently is that Kitchener is still working towards a better public transit system and has room to improve in order to provide residents with an alternative to cars. As per a recent census, 94% of homes in Kitchener-Waterloo have at least 1 or more cars, and as such the current proposed variance on parking, which will provide a total of 2 parking spots for 6 units, does not reflect the current situation in our city. Brunswick Ave is a narrow street, which becomes even more narrow in the winter with large accumulations of snow and only allows parking on one side. The sidewalk is located on one side and does not extend to the end of the street, which results in pedestrians sharing the road with both cars and cyclists as they make their way to Giant Tiger, nearby parks and school crosswalks. These factors, in addition to the lack of parking provided by the development will result in increased traffic, congestion, and hazards as the residents, and their visitors, will seek alternative arrangements in order to meaningfully reside in the units.

As it stands, this proposed development does not reflect the current goals of city development and will not create meaningful long-term solutions, rather resulting in shorter term rentals and increased safety concerns. I request that the committee deny these applications, as they do not provide adequate solutions to issues currently faced by the residents of Kitchener.

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