

01 July 2025

RE: Application for B-52/25 – 4 June Avenue

Dear Members of the Committee of Adjustment,

I'm writing to express my concern regarding the severance and redevelopment proposal for 4 June Avenue. I live one street over from the the property in question and have a friend who lives right next door. We both share concerns regarding the proposal and potential inconsistencies in the information that's been presented to the public.

The Notice of Public Hearing suggests that there will be *four* residential units between the severed and retained parcels. However, documents posted to the city's website (though not included in the mailed notice) indicate a total of *eight* units and sixteen bedrooms. This is a major discrepancy and raises questions about transparency. Residents may not fully understand the scope and impact of the proposed development.

My concerns are as follows:

1. Size of the Building and Neighbourhood Character

A building of this size is out of scale for the neighbourhood. Surrounding lots are shallow and a structure of this size with minimal setbacks will tower over neighbouring backyards. The current lot contains a modest bungalow and repurposed garage acting as an additional dwelling unit. The proposed redevelopment—an 8 unit, 3-storey multiplex—amounts to a small apartment building on a lot originally intended for a single-family dwelling. Other surrounding homes are all single-family homes or semis, and this level of intensification marks a sharp and abrupt change to the neighbourhood character.

2. Parking and Traffic

There are only four parking spaces included in the proposal for a building housing a total of 16 bedrooms. Two of those parking spaces are in a garage—which often end up being used for storage. This is insufficient parking in a neighbourhood where most services and amenities are not within walking distance. It is already challenging to park in the neighbourhood at times. The location is near a school zone where added vehicle traffic and congestion compromises pedestrian safety and the quiet character of June Avenue.

3. Waste Management

Eight units will generate more garbage and recycling than the site—with its small boulevard and limited frontage—can reasonably handle. There is already concern for how waste is managed at the current property. Increased occupancy will only exacerbate this issue.

4. Drainage and Site Grading

The property is on a slope and would require full regrading. This creates risk for drainage issues, soil erosion, and damage to adjacent fences, lots, and trees.

5. Privacy and Fence Setbacks

There is only a 1.68 metre buffer between the proposed interior side of the building and neighbouring lots—far too little for a structure of this scale. The proximity, height, and number of units would dramatically erode privacy and access to sunlight for the backyards of surrounding neighbours.

In summary, the proposal in its current form is not transparent, thoughtfully scaled, or context-sensitive. I respectfully ask that the committee defer the application to allow for proper community review and consultation.

Sincerely,
Laura.