

**July 3, 2025**

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

Dear Members of the Committee of Adjustment,

I am writing to express my concern regarding the severance and redevelopment proposal for 4 June Avenue. I respectfully request that this application be deferred due to inconsistencies in the information presented to the public and to allow for proper community review and consultation.

The Notice of Public Hearing states that there will be a total of *four* residential units between the severed and retained parcels. However, documents posted to the city's website — but not included in the mailed notice — indicate a total of *eight* units.

Increasing the number of rental units from three to eight and the number of floors from one to three will affect neighbours on June Avenue, Kathleen Street, and Freeman Avenue in particular; the neighbourhood and city residents have a right to investigate and understand what is being proposed.

If the application is indeed proposing to sever the lot and build large-scale, purpose-built rental units, I believe the project is out of scale with the neighbourhood. The current lot contains a modest bungalow with two rental units and a repurposed garage acting as an additional dwelling unit (ADU). The proposed redevelopment — an 8-unit, 3-storey multiplex — amounts to a small apartment building on a 60 x 100 ft lot. Surrounding properties are freestanding or semi-detached homes, and this aggressive intensification represents a sharp and abrupt change to the neighbourhood's character.

I live immediately adjacent to the property and support gentle intensification. I understand the urgent need for more affordable housing and value the diversity it brings to communities. I am not opposed to redevelopment of the current lot or an increase in the number of units on the lot. The scale and density of what's being proposed go far beyond what is typical — or appropriate — for the small lots on June Ave, which consist of one to two unit semi-detached houses.

I am asking the Committee to defer the application to ensure residents can gain clarity on the issues outlined.

Thank you for your consideration and time.

Sincerely,

**Emily Tyschenko**

