

We are writing to express our concerns about the proposed development at the corner of Chamberlain Street and Brighton Avenue. We live directly across the street on Brighton Avenue (the corner of Brighton and Maddison), and so we see every day how greatly people enjoy the Brighton Greenway (an official City designation) and its canopy of Garry Oaks (to which we are proud contributors, hosting three of them on our tiny lot).

So it is not a surprise that the (allegedly) protected trees on this lot are our biggest concern. We do not see how a house could be built there that would not encroach on the critical root zones and ultimately kill the trees - a loss to the street, the city, and everyone in it. We are in a climate emergency and we can not afford to create another heat island by building over what is at present carbon-sequestering green space.

We are also concerned with the concept of "site specific" zoning. Essentially a developer is asking that regulations be specially waived for them in order that their profit can be maximized. In this case, changing regulation lot sizes would squeeze the old house into an absolute minimum space, so that the tenants would have no outdoor space. As we read the application, parking for both proposed properties would access off Brighton, meaning a lot of turning off and on this busy pedestrian route. (There is no sidewalk on the south side).

In short, we feel this application is an opportunistic attempt to bend rules to the benefit of the developer alone. If density is the argument, then a small affordable unit could be added to the property without rezoning. Private profit should not be allowed to prevail over the public good.

Thank you,

Barbara Rieti  
Martin Lovelace

1903 Brighton Avenue