

**From:**  
**To:** [Committee of Adjustment \(SM\); Debbie Chapman](#)  
**Subject:** Written submission regarding B 2024-021 - 62 Gage Avenue  
**Date:** Saturday, August 17, 2024 1:49:09 PM

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Hello,

I would like to make a written submission regarding the proposed severing of the parcel at 62 Gage Avenue

*5.12 B 2024-021 - 62 Gage Avenue, DSD-2024-357 159*

*Permission to sever a parcel of land having a width of 15m, a depth of 28.5m and an area of 420 sq.m. The retained land will have a width of 17.8m, a depth of 28.5m and an area of 562 sq.m. The existing single detached dwelling is proposed to be demolished and two semi-detached dwellings are proposed to be constructed.*

I wish to request consideration of tree preservation and vehicle / pedestrian safety when considering the proposed severance:

I would like to request that the mature trees on the property be maintained as a condition on the severance, excepting those in poor health or blocking road sight lines. The mature trees on the 62 Gage property provide significant benefit in the area for cooling, habitat, community well being, mitigating stormwater issues along with the other benefits outlined in Kitchener's Sustainable Urban Forest Strategy. If these trees are removed it would be a loss for folks in the neighbourhood as at least 6 mature trees have been removed from private property on that section of Gage Avenue in the last year.

As stated in Kitchener's Tree Canopy Technical Report (July 2021) Ward 9 and specifically the Cherry Hill neighbourhood (the location of the subject property) has 20.6 % tree cover. If the target tree cover is 30%, eliminating many of the trees on the property would take us further from that goal.

The report also states that *"Private lands play an important role with 59% of the existing TC and 65% of the possible TC being on private lands. Intensification is occurring in parts of this ward which could result in the loss of TC. An older area of the city, many of the lots are large with good quality and quantities of soil that can support the growing of large trees."* A condition as a term of the severance could be the opportunity to prevent this loss of tree cover.

I also understand that the Cherry Park neighbourhood is a focus area for stormwater management with work ongoing to encourage making our communities 'rainsmart', and protecting the trees definitely supports that work.

I request that the City of Kitchener Official Plan 8.C.2.6 be followed in all respects before severance and Building Permit are issued: *"The City will ... encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 11, the Urban Design Manual and the Development Manual"*

Another concern regarding property severance is traffic safety at that corner of Gage Avenue as the road makes the 90 degree turn bordering the property. Cars often greatly exceed the posted speed limit on the corner which has reduced visibility and is across the street from an elementary school (St. John's). Students from St. John's also often cross at that corner (despite the school's safety reminders). Depending on the location of a second driveway for the severed property, additional safety measures may be merited to ensure the driveway is located safely. In addition, other traffic control safety measures may be needed when school is in session and demolition or construction are ongoing.

Regards,

Janice Levangie