

From:
To: [Committee of Adjustment \(SM\)](#)
Cc:
Subject: RE: Committee of Adjustment Meeting
Date: Friday, February 13, 2026 10:42:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[Form left at front door.pdf](#)

Hello Committee,

I'm unable to attend the meeting due to a prior commitment; however, I am actively working to have it rescheduled so that I can be present. In the meantime, I want to address several concerns that require immediate clarification.

Two pieces of paper were left at my front door—presumably by the vacant property owner—without any prior communication, explanation, or discussion. There was no justification provided for the request, only an expectation that I complete the documents. This approach is unacceptable and does not allow for proper consultation with an adjacent property owner directly impacted by these actions.

Upon reviewing the situation, I examined the placement of my tree relative to the fence and noted that it contains an active bird's nest. The sudden demand regarding my tree appears directly related to the modifications submitted by the property owner, and it is clear that my tree affects their ability to meet the recommended standards. It should be noted that mature trees in our city are increasingly rare, and they serve a critical role in providing habitat, environmental benefits, and maintaining the character of the neighborhood.

As the property owner most immediately affected by these proposed changes, I am strongly opposed to any reduction in the required standards. Lowering these requirements would have a direct negative impact on my property, the environment, and the overall quality of the neighborhood. These concerns must be considered before any approval is granted.

This is what I originally submitted regarding the notice received:

Dear Committee,

I am writing to express my concerns regarding the proposed minor variances for the property located at 37 Heiman Street, particularly as an adjacent property owner. I believe these changes could potentially affect not only my property but also the broader neighborhood.

One of my primary concerns is related to the reduction in the setback for the parking lot, which is proposed to decrease from the minimum requirement of 1.5 meters to just 0.5 meters. This reduction places the parking lot significantly closer to the property line than what is typically allowed, raising potential privacy and aesthetic issues.

Furthermore, the request to decrease the minimum frontage from 19 meters to 14.2 meters for a six-unit dwelling raises additional concerns about adequate space and infrastructure. With each unit potentially requiring parking for at least one or two vehicles, the current plan might not provide sufficient parking space, forcing overflow parking onto the already crowded city street. This is particularly troubling given the existing parking challenges with the two units on the property.

The proposed changes, which fall below the established minimum standards, could have adverse effects on property values and the quality of life in the neighborhood. For these reasons, I strongly object to the proposed variances and urge careful reconsideration of these plans to ensure they align with community standards and expectations.

Thank you for considering my concerns. I look forward to your response and am willing to discuss this matter further.

Best regards,

Tammy

From:**Sent:** Tuesday, January 20, 2026 11:06 AM**To:** 'cofa@kitchener.ca' <cofa@kitchener.ca>**Cc:****Subject:** Committee of Adjustment Meeting

Subject: Concerns Regarding Proposed Variances for 37 Heiman Street

Dear Committee,

I am writing to express my concerns regarding the proposed minor variances for the property located at 37 Heiman Street, particularly as an adjacent property owner. I believe these changes could potentially affect not only my property but also the broader neighborhood.

One of my primary concerns is related to the reduction in the setback for the parking lot, which is proposed to decrease from the minimum requirement of 1.5 meters to just 0.5 meters. This reduction places the parking lot significantly closer to the property line than what is typically allowed, raising potential privacy and aesthetic issues.

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The proposed changes, which fall below the established minimum standards, could have adverse effects on property values and the quality of life in the neighborhood. For these reasons, I strongly object to the proposed variances and urge careful reconsideration of these plans to ensure they align with community standards and expectations.

Thank you for considering my concerns. I look forward to your response and am willing to discuss this matter further.

Sincerely,

Tammy Loree

Declaration of Adjacent Property Owner

This declaration is required when the trunk of the tree(s) at ground level straddles or is bisected by the property line of the lot, known as a "boundary tree".

I, _____, residing at _____ certify that:
(print name) (print address)

I/We have read and understand the required procedures under the provisions of the City of Kitchener's Private Tree Protection By-Law. I/we hereby certify that the information and plans provided are correct and truly indicate my/our intentions respecting the proposed work. In submitting this application form, I/we consent and agree to allow City of Kitchener employees to enter onto the property for the purpose of conducting any inspections required.

Signature of Adjacent Property Owner

Date

Please email it to





