

March 11, 2023.

**RE: Committee of Adjustment Agenda item: B 2023-010 & A 2023-037 - 709 Glasgow St
for March 21st, 2023**

Dear Ben Brummelhuis, Kitchener Planning Department, Kitchener Committee of Adjustment,
Councillor Margaret Johnston,

I am the contact for the Kitchener Green Belt Neighbourhood Association which was formed in 1978 to protect the mature forest including that on the 709 Glasgow Street property for which there is a severance proposal. , on Glasgow Street who lives next door to 709 Glasgow contacted me yesterday with information about the severance proposal.

My comments in this letter come from personally reading the proposal; it was not possible to collect Green Belt responses in just a few days.

Summary position:

- I think the request for severance is premature. The development's impact on the trees is significant because of their incorporation in mature forest
 - 1.) has only been suggested in a *Preliminary* Tree Management plan, without knowledge of the essential grading and drainage effects on this and adjacent properties, or tree environment health details;
 - 2.) without requirement of a plan of subdivision with full tree management and protection attached to the title for the newly created development lot;
 - 3.) without requirement of a new owner to adhere to suggested maximum building envelope specifications.

This proposal describes what could be, rather than what will be, without severance commitments on a future owner.

- The current property at 709 Glasgow Street is >1 acre in size so is subject to Kitchener's tree protection measures during redevelopment.
- Kitchener's Strategic Plan has Kitchener Staff working to develop tree protection measures for lots <1 acre in size.
- The proposed severed lot would be <1 acre in size; after severance, trees would not be covered by the protection they have prior to severance. Severance should not remove their development protection.
- The mature tree stand that screens the existing house from street view is not overtly referred to as being protected during the creation of a new driveway to the existing house; it should be protected by using an alternate available location.
- I support approval of the Minor variance that permits a reduced front width of the newly severed lot to maintain current zoning.
- I also support the planned use of the existing driveway for access to the new house to minimize tree removal.

I would appreciate the opportunity to speak at the March 21st Committee of Adjustment.

Sincerely,