

Committee of Adjustment
City Hall
1 Carden St
Guelph
N1H 3A1

Re: Application # B-3/23 and B-4/23
26 Forest St

From: Sylvia Watson
■ Talbot St

With the provincial push for the intensification of urban living places, it seems likely that the C of A will feel that this application is appropriate.

That said, I have several concerns:

1. The minimum frontage of R1B zoning is 15 m: the variance is asking for 11.9 m. What is the next “minor variance” request? 11.5 m? 11 m? 10 m? How is a reasonable frontage decided on? It seems that this is a very random decision-making process and has nothing to do with existing zoning.

The question to ask is how small will a frontage become? What then is the point of the current minimum frontage requirement in the existing zoning?

2. To accommodate 3 new lots, most trees and greenery will have to be removed. Of particular concern is the boundary tree at the western property line. What provisions will be made to protect this tree knowing that there are legal implications? (www.boundarytrees.com)

As we slice up larger urban lots to provide infill, who in the City is monitoring the impact on the urban tree cover? As the process of intensification continues, often on properties smaller than .2ha, there is virtually no requirement to include how existing trees will be protected in the proposed development application.

Dealing with tree protection directly may not be within the purview of the Committee of Adjustment but the fact is that decisions made by the C of A potentially impact our urban tree cover negatively.