

## Andrew Pinnell

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**From:** Wen Xiao [REDACTED]  
**Sent:** Tuesday, June 28, 2022 1:59 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Feedback about 67&71 Nelson Avenue Development Project

Dear Andrew;

I am the homeowner of [REDACTED] Kitchener. [REDACTED]  
[REDACTED]

We bought this house in February this year with a high price because we love this low density quiet area, especially the big green space [REDACTED]

To be honest, I am so disappointed to see the current development plan to build 23 dwelling Units in such a small area! This high density 23 dwelling Unit development plan does not match the overall zoning layout in this area. And this plan does not show enough parking space which would create high traffic in this area especially in front of my house. And now the grand river bridge on Bridge street East has very heavy traffic especially during the rush hour. This plan would make the traffic worse for sure.

The other point is the new street added in this plan would create flood or blow heavy snow into Nelson street because the land at Sylvia Street is much higher than Nelson Ave.

This development plan does not specify either the maximum height or the square footage for each dwelling unit. And why do they want to change the zoning By-law?

Most homes in this area have a big backyard. If that's the case, does this mean everybody can apply the zoning By-law change and build multiple small dwelling units in the backyard?

I suggest we keep the same zoning with a low density residential plan and maintain the existing street layout - Sylvia street and Nelson Ave.

I don't mind if they build 5 to 6 multi-generation houses (Single detached or Semi) on each street (10 to 12 houses in total), which may generate the same amount of property tax for the City, and also good investment income for the developer (the developer only bought 2 houses on this land with very low investment).

Please consider my suggestion and look forward to your support!

Best regards,  
Wen Xiao  
[REDACTED]

## Andrew Pinnell

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**From:** Candice Belben [REDACTED]  
**Sent:** Friday, June 24, 2022 12:48 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 67 Nelson Ave

Hello,

This email is in regards to the 67 Nelson Ave proposed purpose. Adding 23 detached home to such a small area, where driveways can only fit 1 vehicle only creates problems such as:

1. More parking on the street because of tiny driveways. This creates issues for snow removal, garbage/recycling collections. Also poses safety hazards to pedestrians
2. Sylvia St is a dead end street and should remain that way to avoid busy roads around the park.
3. 23 houses means at the very least 46 more vehicles. You add in those vehicles to the other vehicles with the houses/new builds in the area and you are going to have a lot worse traffic back ups than you already have. Bloomingdale Rd is usually backed up at least twice a day as well as Bridge St from Lancaster to past Schweitzer
4. This area is not designed for more growth.
5. If you insist on building in this area at least try to keep some of the integrity.
6. There are new builds on Bridge St (opposite of Hollinger Cres). New builds/complex on Schweitzer/Stanley from what I've heard. New houses throughout the area on property that was vacant before. You also have a huge building on Lancaster/Bridgeport that is going to cause major traffic concerns

## Andrew Pinnell

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**From:** Derek Hammer [REDACTED]  
**Sent:** Monday, July 4, 2022 1:02 AM  
**To:** Andrew Pinnell  
**Cc:** Pamela Hammer  
**Subject:** [EXTERNAL] 67 & 71 Nelson Avenue Application for Development

Hello Andrew,

Our family resides on Nelson Avenue a few houses away from the proposed development at 67 and 71 Nelson Avenue. We have concerns as well as some suggested changes that we'd like to bring forward for your consideration.

Our main concern is the amount of units being proposed. We moved to this area of town because we wanted to raise a family in a quiet neighbourhood and on a low traffic and lower density residential street. The proposed development would require the removal of 2 existing houses and building 23 units on the same amount of land, which is almost 12 times the density of the surrounding established neighbourhood. With this amount of units, there brings other concerns, such as congestion on our roads (traffic and parking), increased use of the park, and the potential for an increase in criminal activity in our well established neighbourhood. These concerns are also amplified due to the additional nearby proposed development at 26 Stanley Ave & 31 Schweitzer St, as well as the glass factory that is currently being developed on Bridge St.

The current amount of traffic in our neighbourhood has increased substantially since moving into the Bridgeport area in 2016. The traffic over the bridge and through the roundabout at Bridge/Lancaster is frequently congested, as Bridgeport is an access point for people commuting from the east (e.g. Guelph), on top of our existing Bridgeport traffic. Building another 23 units, in addition to the 71 units proposed for the Stanley/Schweitzer development brings additional concerns on the traffic situation in the area. The road going in and out of Bridgeport (Bridge St.) has no potential to be widened due to the proximity of existing residences to the road. With the increased residential density proposed for this and other development in the area, there brings concerns on the general increase in traffic in the area (longer travel times to work, appointments, etc.) but more importantly, concerns about emergency vehicle access to our community. In addition to the main roads, we also have concerns that the units will add traffic to our street, compromising the safety of our children playing on or near our street.

Parking on Nelson Ave will also be affected by the number of units proposed due to the small property sizes. Most home owners have more than one vehicle, especially in this area since the transit system does not run 24/7 and the length of time it takes to get in/out of our community. Nelson Ave will likely serve as a parking overflow from this proposed development, as with the current design, there will be no room for more than one vehicle per driveway (they are considerably smaller than the driveways in our existing neighbourhood), and "Street One" is guaranteed to be full of parked vehicles. The street parking on this section of Nelson Ave is already regularly more than half full from existing residents.

Residents in the area (including our family) frequently use Sylvia Park, which has a small playground for young children. The additional units adjacent to the park will increase playground traffic. The playground is quite small, and we feel as though the park would be taken over by residents of the new development, making it difficult for children in the existing community to access.

We are also concerned that increasing the density of housing in the area will come with an increase in criminal activity to our community, and specifically to residents on our street.

In summary, we are concerned the number of units proposed is not in the best interest of our community and we ask that you strongly consider reducing the amount of units proposed, and possibly consider semi-detached or larger detached homes with larger property sizes in place of the smaller units, which would make the development more uniform with the existing community.

Thanks for your time and consideration,  
Derek and Pam Hammer



## Andrew Pinnell

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**From:** James Kuttelwascher [REDACTED]  
**Sent:** Saturday, June 18, 2022 8:28 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 67 & 71 Nelson Ave. Kitchener building proposal

Hello Andrew,

I am writing to you today to voice my concerns with the proposed building plan for 67 and 71 Nelson Ave. in Kitchener. We live across the street, and this development affects us directly.

Firstly, our neighbourhood cannot accommodate the increase in population as the roads are small. Traffic is already an issue coming in and out of bridgeport. This increase in population will bring more traffic and more issues.

Secondly, with the proposed visitor parking being on the road, this is not a realistic plan for the neighbourhood. The roads are narrow, we do not have sidewalks and we barely have enough road parking for the current residents. This will not only congest these roads, but make it unsafe for our family to go walking as well as our neighbours families.

Lastly, this is a mature neighborhood. We do not want this new development in the area. We moved here to enjoy the quietness and maturity. Creating this many homes in the area is going to ruin a wonderful place to live. This will bring chaos and noise to a quiet area. With this being "low income housing", it will also bring the negative effects that low income housing brings. A prime example is Paulander Dr and Howe drive in Kitchener. We have a small family and would like to continue living in a safe and quiet neighbourhood.

We understand this land is going to be developed at some point. It would be greatly appreciated if you would take into consideration all the people it affects. We can all work together to come up with a plan that suits everyone. We recommend no more than 4 houses be built on this land. 2 on Nelson, 2 on Sylvia. This would maintain the current appearance and traffic flow of the neighbourhood.

Thank you,

James Kuttelwascher  
[REDACTED]

## Andrew Pinnell

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**From:** Jim Meagher [REDACTED]  
**Sent:** Tuesday, June 28, 2022 5:12 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 67 and 71 Nelson Avenue

Hello Andrew,

I am responding to a feedback request.

Firstly I am concerned as to the limited distribution of this request, a straw poll of the neighbours has revealed a great mistrust of this process, especially on the heels of the Stanley St proposed development.

The site plan drawing has no scale, lot sizes, unit sizes, setbacks from the street and sidewalk allowance are not revealed.

There is no indication of parking for individual units. I can only speculate that the density of the project is far different than the rest of the established subdivision, so where are the vehicles going to park?

How are emergency vehicles going to be able to service?

From what I can see this project does not meet the established standard of neighbourhood. Unfortunately there are not sidewalks and curbs throughout the whole subdivision most notably on Schweitzer, hence the roadway has pedestrian component constantly. By introducing more cars you are increasing the risk to the individuals of the neighbourhood.

Thank you for the opportunity to provide feedback.

Jim Meagher

P.s. the scale of this project does not work as presented, and does not align with the Complete Street Kitchener vision

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## Andrew Pinnell

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**From:** KATHERINE VAN OORDT [REDACTED]  
**Sent:** Wednesday, June 29, 2022 6:56 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Proposed housing on Nelson Ave.

Mr. Pinnell:

I am writing you on behalf of my family and myself regarding the proposed building that are to be built at the end of Nelson Ave and Tagge St.

My family and I have lived in this area for over 31 years and we choose this area because it was quiet , neighbours weren't close and you feel like you are in the country but still close to stores. I have raised all my children here and now one child is living in the same area as it is quiet and close to their work. My daughter and her husband have built a 3 bay garage and 2 bedroom apartment on our land. Children can play on the street with no traffic. The problem with this proposal is:

1. Increased traffic coming and going into Bridgeport.
2. Safety issues that we have already with fire, police and ambulance unable to get through during anytime of day.
3. Parking on our street will increase for visitors from that area and parking can be troublesome at times.
4. Increased traffic on a dead end street.
5. Crossing the bridge at the round about will be unbelievable.
6. 75 more houses are to be built on Stanley which will increase traffic again. Again more problems.
- 7 The area that was once Stead and Evans is now getting ready to build whatever there and then there is more traffic +++.
- 8.Schools will have to increase in size due to many more children attending. More expense.

We would like to see Tagge Street go straight through to relieve traffic flow on Nelson and build possible 6 semi-detach houses instead with no first time buyers buildings as this becomes a problem with people not looking after their homes. No low rental housing should not be allowed as this becomes a hazard with drug or meth houses which is a big problem.

Respectfully  
Kathy, Jim , Lindsay Van Oordt and Rocky Jean

[REDACTED]

## Andrew Pinnell

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**From:** Larry Musselman [REDACTED]  
**Sent:** Thursday, June 16, 2022 9:14 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 67&71 Nelson Ave

I am writing to you about the possible zone change for these properties. As a residential property owner that will be directly impacted by this proposal, I can say this is not welcome or wanted. The proposed development does not in any way fit or conform to the existing neighborhood and surrounding homes.

I purchased my property at [REDACTED] twelve years ago because of the large lot, quiet location and minimal traffic. As a homeowner I strongly disagree that a developer/builder should have the ability to take my reasons for choosing to live in this neighborhood away from me. This is an existing, established neighborhood and to completely change it, just to profit for themselves and give absolutely no benefits to the surrounding area and owners is extremely one sided. I think we all can come up with a much better solution for these properties that will be satisfactory to everyone

Looking forward to hearing from you.

Larry Musselman

## Andrew Pinnell

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**From:** Mary Ann Scroggins [REDACTED]  
**Sent:** Monday, June 20, 2022 8:04 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Application for Development

Hi Andrew-

I see that you are the senior planner for the city of Kitchener, so I hope you can help me out.

I live [REDACTED]. I moved here about 4 years ago. I used to live in uptown Waterloo, but it was getting too crowded for me.

I moved to Nelson Avenue because it is a quieter area with larger lots. This is still the case. However, if the development goes through at 67 & 71 Nelson Ave, which is literally 2 houses down, my move 4 years ago will have been a waste of time and money.

I realize that there will be some development however, putting in 23 new units, and some of them appear to be low rise apartments, is ridiculous and should not happen. It will completely turn the area into a much busier, louder neighborhood than it is now.

I am close to retirement. That is the main reason I moved here. I really can not afford to move again before retiring.

Please, help keep the uniqueness and quiet of Bridgeport. It is a great place!

Sincerely,  
Mary Scroggins  
[REDACTED]

## Andrew Pinnell

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**From:** Rachel Dann [REDACTED]  
**Sent:** Sunday, July 3, 2022 6:29 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Sylvia/Nelson development comments

Hello Andrew,

I live on Daniel Ave in Kitchener, in the neighborhood of the proposed Bridgeport development. I am strongly against this development as it will cause a great increase in traffic to the area, especially on Nelson Street and the Bridge St.. Nelson and Daniel are already street parking heavy, and the bridge is completely congested during rush hours of 7 to 9 am and 3 to 7 pm right now.

The bridge is the only nearby pathway from Bridgeport to the rest of the city. Existing traffic from Cambridge and Guelph already makes it a nightmare for those who live in Bridgeport and Bloomingdale. Emergency services such as an ambulance would never get through on time as it stands now, so I can't imagine adding more houses, people and vehicles to that equation. That's an accident waiting to happen. Bridgeport has already seen recent new builds making things more crowded, please do not make it even worse!!

Also, the bridge is scheduled for closure right now until Fall 2022, making traffic extra slow and jammed ....this is without adding approximately 50 more vehicles.

Please stop building in Bridgeport unless you can make another nearby roadway to the rest of the city!!

Thank you,

Rachel Dann  
[REDACTED]

Kitchener, ON.

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## Andrew Pinnell

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**From:** Robin Runstedler [REDACTED]  
**Sent:** Wednesday, June 29, 2022 6:16 PM  
**To:** Andrew Pinnell  
**Cc:** Pat Runstedler  
**Subject:** [EXTERNAL] 67 & 71 Nelson Ave. Kitchener

Dear Andrew,

We live at [REDACTED]

We moved here 18 years ago, knowing we wanted a home to grow old in.

The quiet neighborhood was what sold us on the area.

Our house needed ALOT of work and since then have put our renovations before trips or boats, snowmobiles, etc.

This development does not belong in our neighborhood.

We would like to discuss further at a public meeting.

Please inform us when and where this will take place.

Thank you,

Robin and Pat Runstedler  
[REDACTED]

## Andrew Pinnell

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**From:** Sandra Levesque [REDACTED] >  
**Sent:** Tuesday, June 14, 2022 11:42 AM  
**To:** Andrew Pinnell  
**Cc:** Scott Davey  
**Subject:** [EXTERNAL] Application for Development in Bridgeport

I received the notice of a planned development in the Nelson/Sylvia Street area in the Bridgeport area of Kitchener.

I am replying for a number of neighbours on Schweitzer Street between Nelson and Daniel Streets.

Our concern is not so much with the type of development but the impact on traffic. Currently, only as a result of recent building, traffic backs up daily at rush hours (3-6 pm) on Lancaster Street at Bridgeport Road bumper to bumper several blocks on Bloomingdale Road and on Bridge Street well past Schweitzer and Logel's. This is as bad as it was before the roundabout was built.

There already have been built multiple condos on Bridge Street going toward University as well as the first of several proposed buildings where the church was at the corner of Lancaster and Bridgeport Road. Now to add 23 more homes will only add to the congestion.

Our question for the city is: What plans do you have to alleviate traffic congestion so that residents of Bridgeport are not physically "trapped" each day for several hours. I am not exaggerating. I invite you to sit at the roundabout some day and see for yourself. Our suggestion would be to either build a roundabout at Lancaster and Bridgeport Road or build the bridge across the river that will ultimately serve the new? road to Guelph, giving residents an alternate path to the rest of the city.

On behalf of my neighbours I would urge you to schedule a Neighbourhood meeting to discuss further plans.

Thank you for the opportunity to express my concerns.

Mrs. Sandra Levesque  
[REDACTED]

## Andrew Pinnell

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**From:** Schneider Garland, Trena [REDACTED]  
**Sent:** Tuesday, June 28, 2022 11:21 AM  
**To:** Andrew Pinnell; Scott Davey  
**Subject:** [EXTERNAL] Application for Development 67 & 71 Nelson Ave

Hi Andrew and Scott,

I wanted to provide some feedback and I have a few questions regarding the Application for Development for 67 and 71 Nelson Ave.

In order to support a build like this the infrastructure around Bridgeport needs to be improved. Some points that need to be addressed:

1. The traffic bottle necks at the bridge over the Grand River all of the time. The quickest access to any emergency services is over this bridge.
2. The roads in this area do not have sidewalks or bike lanes. This is a safety concern for our children and citizens that play and walk in this area. The increased traffic is going to make it less safe.
3. The speed limit in this whole area is still 50 km/h and many people drive way faster than that. The speed limit needs to be reduced with increase signage as well as crosswalks, speed humps, and road lane signs.

What is the plan for the park on Sylvia St? Will it be removed? Will there be fencing put up around it? What will the speed limit be around this park?

That is all I can think of for now.

Thanks,  
Trena Garland

## Andrew Pinnell

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**From:** TAMMY LAPPAGE [REDACTED]  
**Sent:** Wednesday, June 29, 2022 3:12 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Comments to Application for Re-Zoning at 67 & 71 Nelson Avenue - ZBA22/011/N/AP

Hello Andrew,

My name is Tammy Lappage and I live at [REDACTED] and I would like to offer the following comments to the proposed development and Re-zoning application.

I have lived at [REDACTED] for 22 years. When my husband (now deceased) and I were purchasing our new home, we looked at various properties in the Kitchener area. We happily settled here in the Bridgeport East Community as the area had exactly what were looking for. A quiet neighbourhood, low traffic streets, large back yards, street scapes mostly the same (bungalows) and minimal people.

Granted, we did have to give up some amenities such as street lights, no schools, no shopping plaza such as groceries etc., last on the list for snow removal etc. but we happily did that as the latter was more important to us.

BEFORE we purchased our home, we did our due diligence and investigated the [REDACTED] as that area was forest back in 2000 and had not yet been developed.

ALL of the Zoning was R-3, single residential and still is. We also investigated that Tagge Street had a right of way proposed to be extended to Daniel St.

Over the years, I have invested time and money into making my home and my back yard my oasis and I did all of this with the existing layout of the houses surrounding me and with consideration for my neighbours.

When the property at 67 Nelson was purchased, due to the death of the original property owner, I was content to know that, yes, I would get new neighbours but it would be a single family. Possibly a new build but still only one house and one family.

Actually, another family currently does live in the house at 67 Nelson Ave.

I have reviewed all of the Supporting Documents listed on the City website and I could provide all of my comments about all that is wrong with the current proposal BUT will simply say this:

I am NOT in agreement to the current proposal. This proposal is in no way compatible to the existing neighbourhood and certainly not to the homes that are on Nelson Ave.

So where do we go from here? Firstly I would like to thank you for listening and hopefully hearing my concerns. Has the developer provided other options for our community to look at?

I would be quite happy if both parcels of land remained R-3 single residential but I am not naive and know that something will change but this first proposal cannot and should not be it. It will be too intrusive to the way of life for the current residents in the area.

I will await your response and any instruction for the next step that is to be taken.

Tammy Lappage  
[REDACTED]