

Craig Dumart

From: Seth Wynes n>
Sent: Sunday, August 14, 2022 8:12 PM
To: Debbie Chapman
Cc: Craig Dumart
Subject: development on 455 Mill Street

Dear Mr. Dumart,

As a resident of Ward 9, I would like to express my support for the new development at 455 Mill Street. Given the extreme shortage of housing in our city it would be great to see almost 1500 new homes, all located **directly** next to a light rail station, with the fantastic iron horse trail nearby. It seems that the developers had this in mind as there are enough bicycle parking spaces for each home to have one spot.

The smaller number of parking spaces for personal vehicles is also a strong feature of the project. There is no need for excessive bundled parking that will increase the cost of each home in the building when there are so many options for active transport and public transit nearby.

Thank you for your work and I hope we get to see shovels in the ground in the near future!

Warm regards,

Seth Wynes

Craig Dumart

From:
Sent: Tuesday, January 24, 2023 8:32 PM
To: Craig Dumart
Subject: Notifications re Mill Street development

You don't often get email from jprodela@uuma.org. [Learn why this is important](#)

Hello Mr. Dumart - thank you for tonight's presentation. We are generally very supportive of this development although with trepidation regarding Sunday noise and parking lot management - a particular challenge in this neighbourhood in winter. Please add these email addresses to future notifications about this development:




and the mailing address:



Kitchener ON 

(Please note - we changed our name a decade ago from First Unitarian Cong of Waterloo to Grand River Unitarian; your map still shows our old name).

Many thanks, Jessica Rodela

--

In faith, Rev. Jess
GRAND RIVER UNITARIAN CONGREGATION

I strive to respond to email messages within 48 hours. Please note that Tuesday is my weekly day off, and my online presence is limited on Fridays and Sunday. For emergencies, please use the phone instead.

Craig Dumart

From: rob robring.tv
Sent: Tuesday, January 24, 2023 7:00 PM
To: Craig Dumart
Subject: tonight's meeting

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I just want to remind the City that we did not move into a property on the LRT route... you decided to build the LRT in front of our house.

My kids have grown up in a construction zone, and I'm not thrilled about that. The prospect of another major construction project in our neighbourhood is not exactly welcome.

Rob Ring

You may find that I work unusual hours. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to ensure we achieve the results we want while fostering healthy work-life boundaries.

Craig Dumart

From: Walter Eckhardt
Sent: Wednesday, January 11, 2023 8:11 AM
To: Craig Dumart
Subject: Re: 455-509 Mill Street OPA/ZBA Neighbourhood Meeting

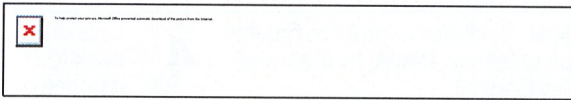
Sir
We own the nearby industrial property at 130 Imperial Drive.
While I am unable to attend this meeting, please note that we are entirely supportive of the proposed development.
Our city needs more housing, especially near the Ion stations.

Regards,
W~

Walter Eckhardt
Principal

+

N8



Connect with us:



On Tue, Jan 10, 2023 at 5:29 PM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Good morning,

As a reminder, the 455-509 Mill Street proposed development Virtual Neighbourhood Meeting is scheduled for Tuesday January 24th at 7pm. The postcard below provides more information on the zoom meeting .

Craig Dumart

From: Maura Quish
Sent: Thursday, September 15, 2022 5:39 PM
To: Craig Dumart
Cc: debbie.chapman@kithcener.ca
Subject: RE: 455 - 509 Mill Street - Kitchener

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Thanks for your response below. I have found the limited information on developments on the website. I don't see the developers name included in these sites but I need to spend some more time reviewing this.

Please know I have no interest bike spots at my age, and given our climate, I would only use a bike in June, July and August. I have mobility issues and bikes do not assist me in getting around.

As for ION, this should not be an exception for developers to reduce parking and I feel it is creating a hazard when you have developments of this size with reduced parking; I would not have visitor spots for health providers, etc.

The amount of development does not appear to be in line with our infrastructure. I see no reason why a building should be taller than 6 floors.

Noted in today's paper, the Vive developer wants more floors to an already too tall building at the old Schwaben property.

My question is again, how many thousands of people are you and the city expecting to be able cram onto the ION? Are you calculating the number of units, people in each unit, against the reduced parking spots per site, and add the number of citizens you expect to use it?

At no time have any of these developments contributed to easing our housing crisis (which is an affordable one, not one of supply). Why is the city constantly amending bylaws for developers, but yet no real plans for affordable housing. The request from this developer should include a commitment that the development include 50% affordable housing - meaning individuals earning minimum wage should be able to rent a unit.

Why can't this city plan like Guelph (much better planning with more green space and **no towers**)...or **Milton** where development was paused to make sure water and infrastructure could support the level of development occurring.?

I will be retiring soon and have much more time to devote to seeking answers from city councillors and planners.

Deb, your on city council, why?

Maura Quish

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: Friday, August 26, 2022 11:08 AM
To: Maura Quish <
Cc: debbie.chapman@kithcener.ca
Subject: RE: 455 - 509 Mill Street - Kitchener

Caution - External Email - This Message comes from an external organization. Do NOT click on unrecognized links or provide your username and/or password.

Craig Dumart

From: Mary Beth Nickel
Sent: Wednesday, September 14, 2022 1:23 PM
To: Craig Dumart
Subject: Comments for 455-509 Mill Street Proposed Development

Hi Craig,

I am a nearby resident to this proposed development on Mill Street. While still surprised at the proposed density of this development, it is interesting to see a local architect and developer re-envision the Mill-Courtland area around the Mill rapid transit station. The addition of mixed-use space will hopefully create vibrancy in the area, with the addition of a community centre, retail and public plaza.

Below are comments and concerns that I have with this development:

- 1) With an irregular shaped lot, 6 towers on 5.25 acres seems really dense for the lot. Would it not be better to have 4 or 5 higher towers with some additional outdoor parking, landscaping and usable public park space?
- 2) I am concerned about the request for site's reductions in the rear and interior side yards. The location near the transit station still needs space surrounding the buildings to make it safe for people to access the ION station from the buildings, by avoiding crowding and maintaining sightlines of oncoming ION and CN trains.
- 3) I am concerned about the safety of pedestrians at the ION tracks on Mill Street (near 455 Mill), and the potential for pedestrian/vehicle/ION accidents.

When turning right onto Mill Street you have to do a complete check to see if the ION is coming, and also check if pedestrians or cyclists are trying to cross Mill. Adding to the population in this area, without proper signalled crosswalks, increases risk.

- 4) The park at 560 m², community centre at 2,000 sq ft and plaza are small compared to the number of residents in this proposed development. It will be difficult for the outside public to use the park and community centre if there is not enough space for everyone.

- 5) 50 affordable housing units out of 1,500 is not adequate and will not help much to meet the demand for these units. It would be great to see at least 10% of the units be affordable housing. This is necessary in a PARTS development.

Thank you for considering my comments and concerns,

Mary Beth

Mary Beth Nickel 

Craig Dumart

From: hui shi ·
Sent: Thursday, September 8, 2022 5:25 PM
To: Craig Dumart
Subject: The development at 455-509 Mill Street

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Hi Craig,

I am writing to comment about the development at 455-509 Mill street. While we welcome new developments in this area/neighborhood, we also have following concerns/comments for you/city to consider.

1. The current proposed buildings are too dense. It looks like these buildings are all very close to each other and there is no any space in between. The density should be reduced. Otherwise the nearby properties and the neighborhood as a whole will be negatively affected.
2. The proposed parking spots are too few. At least one parking spot for each residential unit, in addition to sufficient spots for visitors and commercial spaces are required. Otherwise the neighborhood will be negatively affected.
3. The proposed building along Mill street is too close to the street. It will negatively impact the streetscape. Much great setback is necessary.

Regards,

502 Mill Street

Craig Dumart

From: CK DeGraaf
Sent: Wednesday, August 24, 2022 10:07 AM
To: Craig Dumart
Subject: Project 455-509 Mill St. Tower development

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Craig Dumart,

Thank you for sending out the information flyer about the proposed development project for 455-509 Mill St. I am very interested in the project. I live down the street and would love to continue to be in the information loop.

Thank you from
R, Curtis DeGraaf

Craig Dumart

From: Sandra Henderson
Sent: Wednesday, August 17, 2022 11:31 AM
To: Craig Dumart
Cc: Rodney Felka
Subject: 455-509 Mill Street, Kitchener

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Hello Craig,

I hope this email finds you well.

I received a flyer in the mail regarding a proposed development for 455-509 Mill Street in Kitchener, for which you are noted as the Senior Planner of the project.

We own 453 Courtland Avenue in Kitchener, not far from the proposed development. Central Automotive currently occupies this property.

While we do not have any objections to the project at this time (without many details available to us), we would like to have some feedback regarding the following...

1. At what stage is this proposal? Is there a zone change required? If so, is it only at the application stage? Or are you currently at the site plan stage?
2. Has there been or will there be an Environmental Assessment (Phase I or II) required for this property? Will the results of that assessment be made public? We are very much interested in knowing the results of that assessment if possible. It may give us some idea as to what lies under our property.
3. What if any road improvements will occur there and may possibly affect the area around our property.
4. What is the timing of this project in terms of start and completion? Will it be developed in phases or all at once?

I left a voice message for you and would very much appreciate a call back or at least a response to this email.

Thank you very much.

Sincerely,
Sandra Henderson

— urer

Craig Dumart

From: joerg willig
Sent: Monday, August 15, 2022 10:38 PM
To: Craig Dumart
Subject: 455 - 509 Mill street application for development

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Hi Craig ,

I received a application for development in the mail today.

I am not in favour of this development and feel it doesn't suite the old residential area .

Potentially up to 1473 residential units combined with 686 parking spaces and commercial space in a tiny area is ridiculous.

I feel build it in an area that's close to where you live , we have been living here for over 25 years now because of the location and area.

This past year they built sidewalks on Mill street , now have no parking on the road , a 6 inch strip to shovel the snow in the winter beside the sidewalk when the plow comes by .Not sure who is on the planning committee approvals for such a busy street but now have bicycle lanes on both sides of the street that are seldom used. Not best planning in my mind .

In addition they have built a train station , and plans are also in place to build additional complex on Pattandon Ave as well .

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Craig Dumart

From: Tom Bresele m>
Sent: Monday, August 15, 2022 5:54 PM
To: Craig Dumart
Subject: 455-509 Mill st Developement

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Craig

My only concern with this development is since it is pretty much due south of our location at how long will the backyard be in shadow caused by the high structures. Will the shadow be seasonally dependant depending on the sun location relative to us.

32 stories, seem a little out of place so far from the downtown core. Is there anything this tall anywhere else in Kitchener?

I guess we want a little of Toronto in are an area that is mostly residential, even though those lots look commercial to me currently.

Regards

Tom Bresele

Craig Dumart

From: Emmy Nordstrom Higdon
Sent: Sunday, August 14, 2022 4:30 PM
To: Craig Dumart
Subject: Concerns re: 455-509 Mill Street

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Hi Craig,

My partner, Sarah, and I recently moved into Ward 9, Debbie Chapman's ward in Kitchener. We are an upper middle class couple working in tech and publishing respectively. We are both super disappointed to see the application for development for 455-509 Mill Street. We left Toronto because of the devastation of our neighbourhood by high rises, which have low mental health outcomes for those residing in them, tend to cater to higher-income professional residents rather than middle-income blue collar residents (the majority of the population in this area), and don't offer sustainable services due to the high number of residents and relatively low ratio of mixed-use space. Low-rise developments have been shown to have greater positive impact on communities and ecosystems in the long term.

I also did a little research on the development company, who clearly build developments catering toward high income residents, and who have limited experience in the high rise sector. Most of their developments have been suburban low rise or single family projects. As such, I don't expect to see units in this development be priced accessibly, or cater to families, multi-generational family groups in particular, disabled folks, etc. Given the diversity of this neighbourhood and the rising cost of living in this area, that seems particularly problematic.

I would love to see what kind of environmental and sustainability guarantees there are for this project, and I think it should absolutely be required that a high percentage of units be at minimum 3 bedrooms+, and that they have a percentage set aside for affordability. Finally, the lack of green space proposed in this plan is disappointing, and it would be great to see how much space will be set aside specifically for use by children, pets, etc., since greenery and access to natural and developed spaces is imperative for productivity and health of residents.

Emmy Nordstrom Higdon, PhD
([Pronouns: they, them](#))



Good morning,

Thank you for providing comments. You have been added to the email distribution list to keep you informed on the proposed development. The proposed development is in the very early stages. There will be a neighbourhood meeting scheduled for late fall to discuss the proposed development further with residents.

Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Walter Eckhardt

Sent: Wednesday, August 17, 2022 1:37 PM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>; mike@polocorpinc.com

Subject: comments on Development Application at 455-509 Mill Street

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Mr Dumart,

We recently acquired property at 130 Imperial Drive that is very near to the 455 Mill Street parcel. We plan to operate a wholesale business there.

We are supportive of the above application in particular, and urban densification near Mill Street station and other Ion stations in general.

Craig Dumart

From: Walter Eckhardt
Sent: Friday, August 26, 2022 1:25 PM
To: Craig Dumart
Subject: Re: comments on Development Application at 455-509 Mill Street

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I hope staff and council don't give excessive weight to NIMBY whining because

1. Our city urgently needs more housing. Constrained urban housing supply has created house pricing that drives young buyers away. My kids' friends all commute from Baden, Shakespeare and Milverton - where they can afford to own homes, all to the detriment of both the environment and the commuters' lifestyles.
2. The LRT cost many times what buses cost. That huge taxpayer investment only makes sense if we finish the job and densify around the nodes.

Thanks for considering my views.

Regards,
W~

Walter Eckhardt
Principal




Connect with us:



On Fri, Aug 26, 2022 at 11:15 AM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Craig Dumart

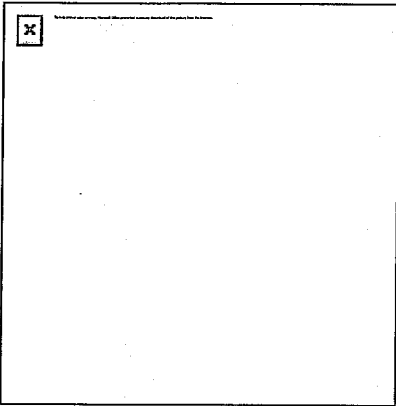
From: Emmy Nordstrom Higdon
Sent: Friday, August 26, 2022 2:05 PM
To: Craig Dumart
Subject: Re: Concerns re: 455-509 Mill Street

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Hi Craig,

Will masks be required for the public meeting?

Emmy Nordstrom Higdon, PhD
(Pronouns: they, them)
[@emmy_of_spines](#)
[www.emmy.ooo](#)



Le ven. 26 août 2022, à 11 h 02, Craig Dumart <Craig.Dumart@kitchener.ca> a écrit :

Good morning,

Thank you for providing comments. The proposed development is in the very early stages. There will be a neighbourhood meeting scheduled for late fall to discuss the proposed development further with residents. Supporting documents for the proposed development can be found here: kitchener.ca/PlanningApplications

Craig Dumart, BES, MCIP, RPP



From: Emmy Nordstrom Higdo
Sent: Sunday, August 14, 2022 4:30 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Concerns re: 455-509 Mill Street

You don't often get email from saskeah@gmail.com. [Learn why this is important](#)

Hi Craig,

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I also did a little research on the development company, who clearly build developments catering toward high income residents, and who have limited experience in the high rise sector. Most of their developments have been suburban low rise or single family projects. As such, I don't expect to see units in this development be priced accessibly, or cater to families, multi-generational family groups in particular, disabled folks, etc. Given the diversity of this neighbourhood and the rising cost of living in this area, that seems particularly problematic.

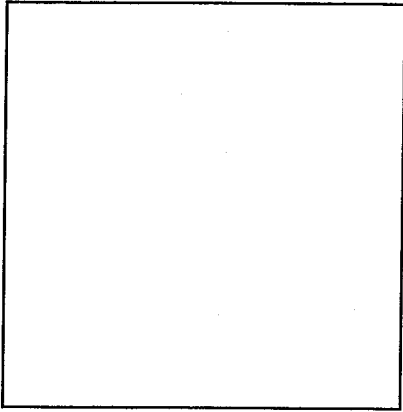
I would love to see what kind of environmental and sustainability guarantees there are for this project, and I think it should absolutely be required that a high percentage of units be at minimum 3 bedrooms+, and that they have a percentage set aside for affordability. Finally, the lack of green space proposed in this plan is disappointing, and it

would be great to see how much space will be set aside specifically for use by children, pets, etc., since greenery and access to natural and developed spaces is imperative for productivity and health of residents.

Emmy Nordstrom Higdon, PhD

(Pronouns: they, them)

Emmy Nordstrom Higdon, PhD

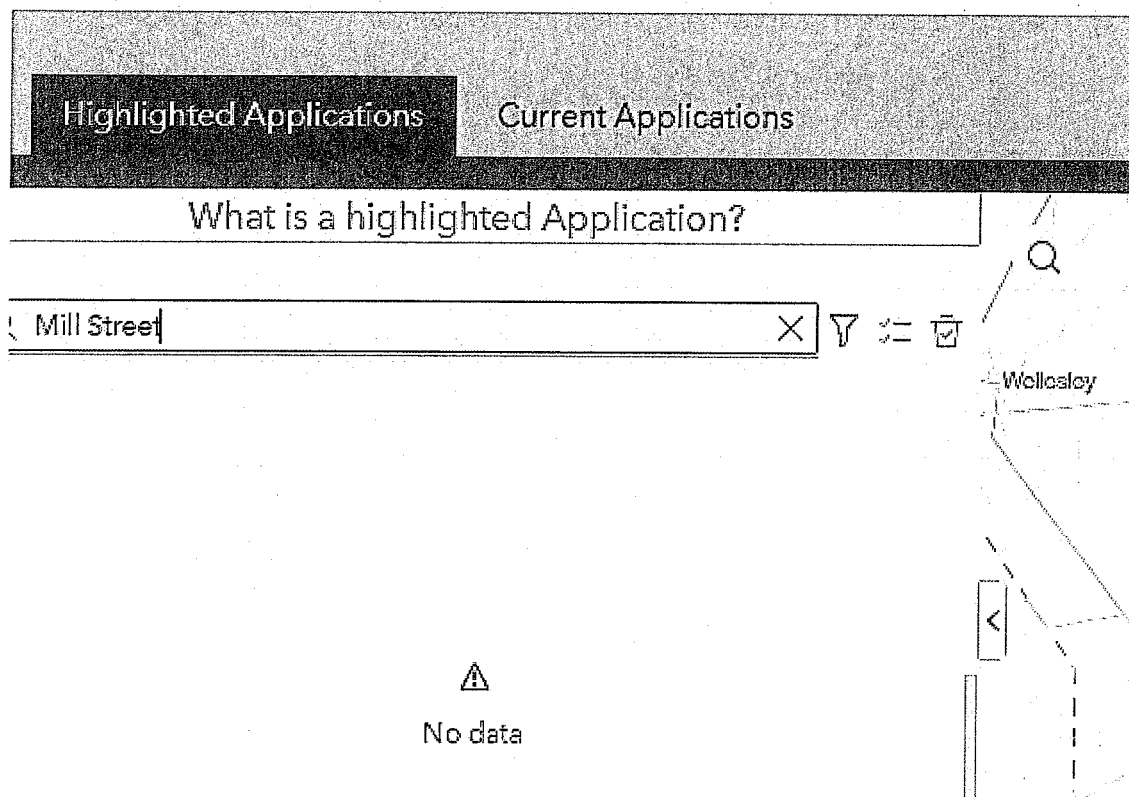




From: Maura Quish <Maura.Quish@kitchener.ca>
Sent: Thursday, August 25, 2022 10:32 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Cc: debbie.chapman@kithcener.ca
Subject: 455 - 509 Mill Street - Kitchener

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I am responding to the Notice of development application in the neighbourhood of 455 – 509 Mill Street posted in The Record. The notice indicates that “to learn more about this project.... Visit www.kitchener.ca/PlanningApplications.” Unfortunately when I did that, the message I received is below:



Please provide more information on this development.

Based on what is provided in the notice in The Record, I object to the scale of this development on this site.

Where is the greenspace built into this development; where are the trees in this development?

While the City of Kitchener's Climate Action Plan is extremely limited, the goal to reduce emissions is placing almost all responsibility on the citizens with no responsibility on developers for incorporating climate action tools such as trees (at a minimum) is irresponsible on the part of planners, and others at city hall.

Trees provide the most basic necessities for human life – they are our life support system. Cutting and removing trees from our environment is suicidal.

Additionally, the amount of residences to parking spaces is woefully inadequate. Is it because the 24 ION vehicles are now going to be responsible for transporting more people? Regardless, if you are an elderly person or person with a disability, and you require in-home service, this development could not provide adequate parking for any health care providers, even those providers who drive emission reduced vehicles

Why is this development so large in size with such minimal parking? Is the city expecting that we are all riding our bikes? That doesn't work well in December, January, February, March and often much of April, particularly in the evening in this climate. I guess that is how we are reducing emissions – we give up cars (even those with reduced emissions), and developers get to pour concrete (and glass – reflecting more sun and heat over the city) and I get to ride a bike or try to fit into one of the 24 ION vehicles.

I object to this development and I request that trees and greenspace be incorporated into all developments in Kitchener but particularly in a development of this magnitude.

Why can we not have a ratio of trees to be planted on a development site that coincides with the amount of residences proposed?


Maura Quish

Kitchener, Ontario

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Craig Dumart

From: Sandi H.
Sent: Thursday, August 18, 2022 4:29 PM
To: Craig Dumart; Debbie Chapman
Subject: Proposed Development - 455-509 Mill Street

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Dear Craig and Debbie,

We recently received an information card in our mailbox about the proposed development at 455-509 Mill Street. We received this alert with a deep sigh of resignation but still, I wanted to submit my thoughts. My husband will be sending in an email as well.

A little background on me. I grew up in Waterloo, living there since the early 1970s when I was in grammar school. I continued to live in Waterloo as an adult, working in the UpTown for over 30 years, and loving it! I always felt safe, loved supporting the wonderful local businesses, being close to the country and close enough to Pearson for overseas travel. There is so much to love about KW and I have always felt very lucky my parents chose to move here all those years ago.

When I married, my husband and I moved to a small farm just outside of Baden with our horses and dog. We loved the farm but time passed, our lives changed, and ten years ago we left the country for the city, buying a charming little cottage-y home on Ottawa St S from the people who built it in 1950. We took a year to make our decision. We had looked at homes in Waterloo, Kitchener, Stratford, New Hamburg, Elmira, Baden and St Jacobs. Besides falling in love with the layout of the house and its large garden, we bought it because of the neighbourhood...family homes, low rise apartments, mature trees, nearby trails and amenities. We were in the city but didn't feel like we were REALLY in the city. We were happy to call Kitchener our home.

We moved in and were delighted to discover we had the more amazing neighbours on all sides that anyone could ask for. It was great! Then the LRT came to our neighbourhood. The construction was a total nightmare (no one seemed to know what was going on when, no one was accountable, calls and emails not returned, I could go on and on) and, although this isn't your concern at all or the focus here, we had a battle with the Region to return our property to the standard it was in when the construction started as per THEIR contract with homeowners. We finally got them to stand by their own documents but the experience certainly left a major sour taste on development in the region and how it is managed (or mismanaged) and how residents are treated and respected...or not. I also saw this from a business level as I dealt with the LRT construction madness every day at work in UpTown Waterloo. NOT good times and I definitely view local development with different eyes now.

Next up...COVID! During COVID I was lucky to continue to work full-time, but from my home. As advised by Regional health authorities, I took daily walks for exercise and to help maintain good mental health during a stressful and frankly scary time for us all. The daily walks allowed me to get reacquainted with the streets around us, to appreciate the homes, the gardens, and again, to feel lucky about where I live.

And now here we are, with a proposal for a large (and TALL!) development just down the street from us, and another one a couple blocks away. What are my thoughts on the development on Mill Street? After our experiences during the LRT construction, frankly I'm not sure why I'm even submitting an email as history shows local opinion on these sort of things carries almost no weight. Personally, I'm very concerned and saddened. Like everyone else, I realize that the only way for Waterloo and Kitchener to grow is up due to boundaries/city limits. Just look at the overdeveloped areas now in Waterloo like those on Albert Street, Columbia, King and many more to come I'm sure. Personally, I hate driving on the stretch of King from University to Columbia with its so called "vertical sprawl" (I believe that's the new jargon-y term?). It is claustrophobic. Unattractive. Lacking character. Dark. A wind tunnel. Overrun with high rise condos and apartments. Can anyone say mini-Toronto?

I'm not surprised someone wants to construct a development right at an LRT station. Of course they do! I'd have to be incredibly naive to think developers wouldn't want to pounce and develop around every LRT station they could get planning permission for. And hey, those are big development dollars for the City of Kitchener and City of Waterloo. And goodness, isn't this just what Kitchener needs...a condo development with combined res-com use! How necessary and innovative! (if you missed it, this is sarcasm). But minus sarcasm, proposing a 6 tower development, with their height

being up to 32 stories, in a neighbourhood of smaller 1950s home and low-rise apartments? Really? I'm almost beyond words and serious eye-rolling and head shaking is happening now. What is happening to our city and our neighbourhood?

I am not an architect, a city planner or, quite obviously, a developer and far from an expert but I have read and viewed information on urban development and the future and some real experts seem to feel livability and being part of a community ends with the high rise. Kitchener always is pushing "community, community, community" but sticking up androgynous towers in new builds in urban neighbourhoods seems to go against this mandate. High rises have also been reported as being less environmentally friendly than low or mid-rise buildings and therefore less sustainable. Sustainability and environmental soundness...I'm thinking those have been pretty key amongst those in power in the City of K in recent years but quite possibly I've been mis-reading the goals for the city and its future.

I'd be living in la-la land if I thought this proposed highrise development in the middle of our neighbourhood wouldn't happen. It will. I'd be a fool to think that a lot of the decision making on this development didn't involve the almighty dollar and fees the C of K and/or Region will get. I also would be ignorant if I thought my email would make a serious difference as, sadly, it won't. Still, living in Canada gives me the freedom to have my say and this is it.

So, after all of that, I am against the development proposed for Mill Street, for what it is worth. If it goes ahead (which it will), I'd like to see the maximum height of the towers reduced to 10 stories. I know that won't happen and the developer would laugh if he or she read that wishlist item. I feel very, VERY badly for those who live on Mill Street, Acacia and across the street on Ottawa. We're all going to be negatively impacted by the increase in the already busy traffic on Ottawa this development will bring, but those living closest to this monstrosity will also have to contend with over-shadowing, overlooking and loss of privacy.

If you made it to this end of this long email, congratulations and thank you for taking the time. I will continue to embrace the ambiance of my neighbourhood as is currently is for long as I can until what it was becomes a sweet memory and what it is, is something to be tolerated like the LRT.

Sandi Henning
Kitchener