

From: [REDACTED]
Sent: Tuesday, March 1, 2022 9:16 PM
To: Brian Bateman
Cc: Dave Schnider
Subject: [EXTERNAL] RE: Kitchener Planning Applications for Development - Ward 2 Kitchener

Hello Brian,

Thank you for letting me know, it's appreciated.

One more point I find interesting. I was listening to the radio today talking about "*the need for high-rise building, because of the shortage of housing options in Kitchener (and generally in the tri-city area)*". Let me try to put this in context:

- a. Some will continue to support the idea that we need to bring more and more people in the area with no real idea of "*how many is too many*" and are comfortable to not expand the city "horizontally" but "vertically".
Of course there are arguments against the horizontal expansion, mostly related to environmental reasons, but, the same line of argument can apply to both vertical and horizontal directions.
- b. Then they complain there are not enough housing options.
- c. Suppose we build those "*vertical*" options.
- d. Then they will bring more people in and then will complain again and ask for more "*vertical developments*".
- e. Of course, in the meantime they will find ways to "prove" that the population density and the traffic is still good or decent and it can take even more people in.

Do you see an exponential trend with no end in sight? Do you see this plateau-ing? How, what would be the mechanism for that?

Here is a simple question: do you think we have the specialists and urban planners capable of determining right now, what would be a population density considered acceptable, comfortable and civilized for a residential area in a North American / Canadian city? What would be their references? How can we not have already established what the maximum acceptable density is and plan so we fit within it? How can this be explained?

Thanks again,
Regards,
Sorin D.

From: Brian Bateman [<mailto:Brian.Bateman@kitchener.ca>]
Sent: Tuesday, March 01, 2022 8:58 AM
To: [REDACTED] Dave Schnider
Subject: RE: Kitchener Planning Applications for Development - Ward 2 Kitchener

Hello Sorin,

I wanted to acknowledge receipt of your comments and wish to thank you for taking the time to do so. Your comments will be taken under consideration. Will be in touch.

Brian Bateman, MCIP, RPP
Senior Planner
City of Kitchener

519-741-2200 x7869

From: sorindob@rogers.com [REDACTED]
Sent: Saturday, February 26, 2022 8:43 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>; Dave Schnider <Dave.Schnider@kitchener.ca>
Subject: [EXTERNAL] Kitchener Planning Applications for Development - Ward 2 Kitchener

Dear Mr. Bateman and Mr. Schneider,

I have read the data on the Kitchener Planning Applications website and this is my feedback and unambiguous opinion with respect to these planning projects.
It would be hard for me to hide the disappointment that such projects are even considered and it makes me believe that when various people involved are making evaluations regarding what an unacceptable level of population density, with all the consequential parameters, is considered, the references used as an evaluation scale are based on data from countries like India, Japan, Singapore or Hong Kong. I would have hoped that our "way of life" and living standard should be referred to more North American baselines and should not stray from them.
My common opinion and feedback on these projects listed below are clear: strongly opposed to anything that would further increase the population density, already above a civilized level. (see attached also).

<u>Application number</u>	<u>Address</u>
OPA22/002/F/BB	142 FERGUS AVE
ZBA22/002/F/BB	142 FERGUS AVE
OPA21/007/W/BB	1157 WEBER ST E
ZBA21/010/W/BB	1157 WEBER ST E
ZBA21/013/K/CD	1668 KING ST E
OPA21/008/K/CD	1668 KING ST E

Thank you for asking for opinions and reading mine.

Regards,
Sorin Dobrinescu, [REDACTED] Kitchener ON.

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Highlighted-Applications/?data_id=dataSource_12-Planning_Applications_Active_5584%3A86&views=view-2_FeatureInfo_art

From: [REDACTED]
Sent: Wednesday, November 24, 2021 8:43 AM
To: Brian Bateman
Subject: [EXTERNAL] Weber st application

Hi Brian I am a concerned resident of Pinecrest Dr in Kitchener regarding the proposed high rise at the Volkswagen dealership area on Weber st I feel the high rise will create many problems for the area. The biggest concern is traffic which with the 2 proposed entrances we will have many accidents at a already very dangerous intersection at Weber and Franklin This will also potentially put another 600 vehicles in the area with the development being done at the Fergus St Elevate project I do not believe the area can handle the extra traffic congestion, Pinecrest Dr is also used as an emergency street for fire, traffic etc when an accident occurs at the intersection and if cars are parked all over our street it will be almost impossible to use it Especially in winter when our street becomes considerably narrow with snow removal. I also have concern for garbage blowing down onto the expressway below The area already is a bit of a wind tunnel and could potentially cause many accidents on the expressway below due to flying debris During the development of the Franklin St bridge and the expressway walls built a few years ago I had all the seals in my windows broken and small cracks in my ceilings due to the constant banging of big support poles none of which we were told would be repaired by the contractor and we would need to repair them at our own cost. I do not want further damage to my home because of this. Our privacy will also be compromised due to the extreme height They will be able to look into our back yards and windows. Sun and shade will also be a problem since we will be limited due to the height. Please consider these issues before you approve this unit I would appreciate a response to my concerns. I am late writing this letter since I did not receive a proposal in the mail and have found out that many others on our street were not given the flyers. Thanks for you consideration of my concerns and I await your reply Thanks RoseAnn Adams Sent from my iPhone

From: Tina MaloneWright
Sent: Tuesday, November 23, 2021 12:01 PM
To: Brian Bateman
Cc: Planning (SM)
Subject: FW: Crosby VW Site

Hi Brian,
I am POTD today and received this email.
I believe you are the file planner for the OPA/ZBA for the Crosby VW site.
Thanks,
Tina

-----Original Message-----

From: Planning (SM) <planning@kitchener.ca>
Sent: Tuesday, November 23, 2021 8:47 AM
To: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
Subject: FW: Crosby VW Site

-----Original Message-----

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of David Knarr
Sent: Tuesday, November 23, 2021 8:36 AM
To: Planning (SM) <planning@kitchener.ca>
Subject: Crosby VW Site

I believe that there is a plan for a very large apartment\condo\business site development at Franklin & Weber. Have you done a traffic survey of that intersection? It is the only crossing over the highway and is very busy all day. Additionally, living beside the Highway 8 is noisy all day and living right on it would require residents to sign a waiver realizing the noise pollution. If the density at this corner is too great there will definitely be further problems ahead. You do realize that the ION access for us is over this pass?

Origin: <https://www.kitchener.ca/Modules/contact/search.aspx?s=yT0JiOkVn8ffkixXrAvf3weQuAleQuAl>

This email was sent to you by [REDACTED] through <https://www.kitchener.ca>.

From: [REDACTED]
Sent: Tuesday, November 23, 2021 9:18 AM
To: Brian Bateman
Subject: [EXTERNAL] Weber & Franklin building

Dear Mr. Bateman,

As our property backs on to the cemetery, we did not hear until recently about the huge development on the corner of Weber and Franklin that is proposed. I realize this is prime space but to put that size housing complex backing onto an expressway out of the city does not make good people sense. Our house is the last one on Pinecrest before Franklin, and even with the windows closed the sound of traffic is great. That intersection of Franklin and Weber also is so busy that the exit from a parking garage will be a problem. We have difficulty turning left onto Pinecrest those times that we are forced to use it. I can see commercial development on this property but the thought of that many people living in towers in that location is not a happy one.

Parking will be an issue as the side streets are not long and neither are most of the driveways!

Yours sincerely,

Joyce Knarr [REDACTED]

From: [REDACTED]
Sent: Saturday, November 20, 2021 3:22 PM
To: Brian Bateman
Subject: [EXTERNAL] VW Dealership Sale - WeberSt E. Kitchener

Hello Mr. Bateman,

I would like address my concern with regards to the proposed high rise condos/commercial space proposed for the current site of the VW Dealership. I am a resident on Pinecrest Drive and have great concerns of my street becoming a parking lot for the residents of this new property, being that the proposed number of parking spaces is far from the number required for the size of these towers. I understand this city is going through so much change with the population density plans for our area but we still need to look out for our current residents.

Equal parking to units would be a reasonable restriction to implement, smaller height restrictions as well.

Thank you for your time and I look forward to hearing that our concerns will be addressed and a solution reached.

Regards,
Tina
Sent from my iPhone

From: [REDACTED]
Sent: Friday, November 12, 2021 1:43 PM
To: Brian Bateman; Dave Schnider
Subject: [EXTERNAL] Re: 1157/1175 Weber St. Meeting

Hi Brian/Dave,

I'm following up on the previous email I sent, just confirming you did get it?

Thanks,
Duane Freeman
24 Pinecrest Drive
(416)450-3734

On Wed, Nov 10, 2021 at 10:37 AM Duane Freeman <dueyf1@gmail.com> wrote:

Good Morning Brian. That was an informative meeting last night. I appreciated the opportunity to hear, and see faces, of people involved in the development of the proposal for the Crosby lands. One take away from this is that the reporting period for residences has ended? I thought we had 120 days from the day Notice was given, no?

As an aviation professional for the past 38 years, and a property owner/resident of 24 Pinecrest Drive for the last 20, I have had an opportunity to see the impact of population growth here in Ontario, and so I have an appreciation for the dichotomy the Region, and the city of Kitchener, faces in regard to residential development. As a former farm boy, I have a resentment towards outward urban growth, and support controls on the consumption of our prime agricultural land in this region. I support intensification because of what it means to limit that outward growth, and for the ability of our population to better find homes.

I say all this to you, because I do not support this development as proposed, most specifically regarding the Site Specific Provisions for increased FSR and height, and reduced parking. I believe the present property owner, and the future one, whoever that may be (Zac did not answer my question last night) should be constrained by the present zoning, although changed to accept mixed use. The building should not be allowed to exceed eight stories.

Here's why. Imagine if you will, all the same reasoning supporting the logic for developing this building are applied to another area of the city. Let's use the intersection of Franklin St N and Shuh Ave, about a block north from the present discussion, as an example. There you have a major arterial transit route, coupled with low-rise apartment buildings that could be modified or replaced to be much higher, and therefore more efficient (to quote a term used by Kristen Barisdale). Can you imagine the buy-in and acceptance of the present residents of Shuh Ave (including some guy named Berry) to such a development in their "backyard"? Why should my resistance or lack of acceptance of the present proposal be any different, just because my property happens to be on the edge of Stanley Park, instead of the middle of it? I believe the proposed development is completely out of character, and incompatible with the low-rise residences situated across Weber street from the site. I do not support the notion that Weber St provides a buffer, as surmised by GSP's report.

I have deep concerns about many of the same issues you must face on a daily basis in your job with the city. There is nothing new here, except for me, this now gets personal. My residence on Pinecrest is my home, and now someone is proposing to attack it with traffic, sound vibration, light pollution, not to mention 699 new neighbours (Kristen needs to read her own reports). I have concerns about a myriad of issues that I see some very professional people addressing. But I also see a City and Region in a hurry to develop at all costs, with little or no regard for consequences of actions. Are we at war, because there sure seems to be a wartime footing here!

For example, there has been a recent development on Fergus Ave, and now we have the start of construction of the Elevate site. Both of these developments present major change to our local community. Indeed, Elevate is only a couple of hundred metres from my home, and represents a huge influx of population. I do not believe there has been a proper amount of time to verify the consequences of these recent additions to our infrastructure. Things like traffic, parking, sewer and water functions, storm water drainage etc. We want to approve and develop a new structure so close to these pre-existing ones with no time to gauge the results from the preceding ones before we build another? Elevate should be filled and operational before we decide to build such an ambitious project at 1157/1175 Weber St.

I have misgivings about the report from MTE about how the Crosby development would function with the local underground utilities. Was that report made with an eye towards what was already in motion? I also agree with Rob Deutschmann in his assessment that the parking spot ratio is seriously flawed. Why would we allow a building to be built with a serious built-in flaw that would be virtually impossible to correct, once built? No, we must consider the consequences of our actions before we act! Parking needs to be at least 1 for 1.

I'm puzzled about your answer to my question about involving Transport Canada in verifying the Runway 08 approach requirements. You mentioned something about another Regional agency that I did not understand.

I'll tell you what I do understand about this issue. As a member of COPA, the Canadian Owners and Pilots Association (I once was both, but now am neither), I am intimately aware that Transport Canada, Nav Canada, and COPA, have to continually go to court with Municipalities who do not understand that the sky and the aviation infrastructure in the country are governed and controlled by the Federal Government. As an example, there was a recent situation where a developer sought and received local zoning approval to build a wind farm of substantial size, close to the Collingwood airport. It was even to the point that windmills had been purchased. The Supreme Court ruled in that case, and stopped the entire development.

I raise this concern as I know what is involved for the aircraft approaches to Runway 08, and the proposed development is very close to the present approach path. As this present path is considered a non-precision approach—it uses a localizer back course of the Runway 26 ILS, aircraft receive precision guidance for lateral displacement, but their height above ground is derived from the aircraft air data, which is not precise for a variety of reasons. As a result, Transport Canada mandates a tolerance, or buffer, into how these approaches are performed. We want to build a 210' tall structure into an area where aircraft typically descend to 500' AGL. Is that OK? My advice is you should have TC buy-in.

Another question I have is about the Applications submitted for both Amendments. I noticed that both of the Applications did not clearly answer whether the present use of the property required an HWIN

Registration as a Hazardous Waste Generator. From experience, I can tell you most emphatically that Crosby VW qualifies as a MOE Waste Generator, and would be, or has generated, hazardous waste over the course of their history. Is this a concern for the site? I doubt it, but what it does for me is demonstrate that the applicant, and their council (GSP Group) are not exactly being transparent, and thus are not entirely being truthful with the facts.

This brings me to my final point, for today. GSP Group has been hired by Mike Crosby and M.G.K. Holding Corp. This is a For Hire and Reward transaction where money was exchanged for a service. This is not an arms length transaction, and I believe there is a conflict of interest when the GSP Group reports are presented as public record for indicating the viability and suitability of developing the site as proposed. I suggest to you that I could do the same with another agency, and develop reports that do not support the present conclusions, for my benefit.

Here's the crux of the matter. Mike Crosby, and M.G.K. Holding shareholders gain financially from doing this deal. Zehr Group, GSP Group, and other commercial entities stand to be handsomely rewarded for participating in this deal. The city stands to gain substantial permitting and other rewards. The city stands to gain a substantial taxation windfall. Duane Freeman, of 24 Pinecrest Drive, gets nothing, but headaches and hassle. Where's my financial benefit? At the end of the day, where's my cheque?

Respectfully,

Duane Freeman

From: [REDACTED]
Sent: Thursday, November 11, 2021 1:36 PM
To: Brian Bateman
Subject: [EXTERNAL] Proposed Development- 1157/1175 Weber St E.

Good afternoon Brian,

My wife and I currently live on Pinecrest Drive, I was out of the country during your Zoom meeting this week and I've just returned.

My neighbour's informed me of the proposed zoning change and development plan. I sell real estate in our city and I'm always in favour of watching our region develop and grow. Having said that, the latest street construction project on Franklin made our quiet street of Pinecrest a thoroughway for traffic. I see the heavy machinery being parked on adjacent streets to the Elevate project and we do not want this to happen on our street, it is unsafe for children and pets.

Firstly, I looked at the proposed plan and it appears there are not enough parking spaces for the amount of units the developer proposes to build. The convenience of a quiet street such as Pinecrest will attract customer/unit parking on our street which is not good for anyone.

Secondly, currently it's a challenge to exit Pinecrest onto Weber St E safely. The amount of traffic these new units will add will only make it worse for us.

Lastly, the plan outlined an 18 storey building which will block the sun most days and inhibit gardens from growing and affect backyard privacy for most residents on our street, including my home. One of the reasons I purchased my home here is because of the amount of sun we get each day in the yard.

If a zone change is inevitable and you move forward with the project I stand with my neighbours in support of proposing smaller buildings with less storeys. Thank you for taking the time to address our concerns with the proposed plan. You may call me anytime at [REDACTED] or simply reply to this email.

Regards,

Connor McLeod

Sent from Mail for Windows

From: [REDACTED]
Sent: Saturday, October 23, 2021 3:16 PM
To: Brian Bateman
Subject: [EXTERNAL] 1157 & 1175 Weber st. East

Brian Bateman

I am a resident of Pinecrest drive and I have been for awhile now. Prior to this I grew up in the home that I have purchased, and I have watched Pinecrest drive for the past 59 years as my parents resided here previous to me. As a child Weber Street was extremely busy, more people getting hit at Weber and Franklin then I want to remember. Over the years fairway road was built up Kingsway drive was expanded, Ottawa grew and so forth which took the pressure off of Weber Street East down at this end. In making the decision to buy this home I based it upon the slow down of traffic, the closeness of grocery stores and malls in my retirement.

However, since residing here I've seen the completion of the Fergus avenue condominiums and apartments, the continuing development of prospect in the park with more apartments and condos, now elevate has been allowed to put several huge units down at Fergus and Weber. And you're coming along requesting to put in 378 units 309 parking spots and not giving us any information if they'll be condos, low income rentals etc... Weber Street and Franklin have now become nightmares to make a left onto. And you want to add, at the end of my street, two huge buildings that not only will create chaos for traffic, will probably also see Pinecrest drive as an alternative route to get out to Franklin... I say no I oppose. Traffic is too heavy now, too many investors have been allowed to create too much housing on a road that wasn't equipped to handle it. This end of town has already gone to s*** with the governments allowing so many people to buy a properties for rental use, you put a stag shop Right on Kingsway drive, you put the House of friendship down at the Radisson until so much damage was caused that they had to relocate.... So no I'm not happy, put your high rise apartments somewhere else, they are proposed to be even higher than the greshem buildings. Condos? High rental? Low income? I say no thanks

Heather hillier

From:

Sent:

To:

Subject:

Monday, October 11, 2021 5:10 PM

Brian Bateman; John Gazzola; Dave Schnider

[EXTERNAL] Development in my neighbourhood

I have been a long term resident of Kitchener. I was actually born in this neighbourhood and have continued to reside here even after leaving this place to go to university and then graduate school. I have always been drawn back to this neighbourhood because it's so special. However, now that there is going to be a huge development in an area which is already fairly busy, I am actually looking to move out of this neighbourhood and possibly even the city. I have put up with increased traffic and more noise as there has been numerous developments around. However the height of this new development is going to change this neighbourhood immensely with little regard to the neighbourhoods around. To have a rather large building tower looming over the quaint neighbourhoods will not only cast major shadows around, but also increase the noise and traffic in this area even more. It's already difficult making left hand turns out of businesses where no lights are available. I actually lived in a downtown area years ago both in Toronto and elsewhere but returned to this neighbourhood because it didn't make it seem like a down town area where you have large buildings that block the sky and constantly cast shadows....where there is endless noise and traffic. Yet now the neighbourhood is going to become this with yet another taller structure being build. And it's a shame because it's such a nice area to live in with some a diverse population and mix of people. Now seeing the plans I have no desire to stay here. And the sad part is I know I am only one person and my feedback and discontent with this building means nothing....it will go through like many other planning projects. But I will tell you that I am sadden to see such a large structure overpower a very special neighbourhood. And I know there are many people the come and go from this city, but I am finding it less and less my city and the place I loved growing up in. And it's because of projects like this. If I wanted to live in the downtown area with huge condos and apartments I would have moved downtown. But I also know that projects like this rarely go up in suburbs where people pay three times the price for houses.....I'm just sad to see this happening.

Thanks for letting me voice my concerns.

A concerned resident

From:

Sent:

To:

Subject:

Monday, October 11, 2021 5:10 PM

Brian Bateman; John Gazzola; Dave Schnider

[EXTERNAL] Development in my neighbourhood

I have been a long term resident of Kitchener. I was actually born in this neighbourhood and have continued to reside here even after leaving this place to go to university and then graduate school. I have always been drawn back to this neighbourhood because it's so special. However, now that there is going to be a huge development in an area which is already fairly busy, I am actually looking to move out of this neighbourhood and possibly even the city. I have put up with increased traffic and more noise as there has been numerous developments around. However the height of this new development is going to change this neighbourhood immensely with little regard to the neighbourhoods around. To have a rather large building tower looming over the quaint neighbourhoods will not only cast major shadows around, but also increase the noise and traffic in this area even more. It's already difficult making left hand turns out of businesses where no lights are available. I actually lived in a downtown area years ago both in Toronto and elsewhere but returned to this neighbourhood because it didn't make it seem like a down town area where you have large buildings that block the sky and constantly cast shadows....where there is endless noise and traffic. Yet now the neighbourhood is going to become this with yet another taller structure being build. And it's a shame because it's such a nice area to live in with some a diverse population and mix of people. Now seeing the plans I have no desire to stay here. And the sad part is I know I am only one person and my feedback and discontent with this building means nothing....it will go through like many other planning projects. But I will tell you that I am sadden to see such a large structure overpower a very special neighbourhood. And I know there are many people the come and go from this city, but I am finding it less and less my city and the place I loved growing up in. And it's because of projects like this. If I wanted to live in the downtown area with huge condos and apartments I would have moved downtown. But I also know that projects like this rarely go up in suburbs where people pay three times the price for houses.....I'm just sad to see this happening.

Thanks for letting me voice my concerns.

A concerned resident

From: [REDACTED]
Sent: Monday, October 4, 2021 10:52 AM
To: Brian Bateman
Subject: [EXTERNAL] Development Weber st.

Hi Brian, We have no concerns about the proposed development at 1157-1175 Weber St. Kitchener.

E & C Meyers

[REDACTED]
Kitchener On N2A 4E10
[REDACTED]
[REDACTED]

From:

Sent:

To:

Subject:

Sunday, October 3, 2021 12:51 PM

Brian Bateman

[EXTERNAL] 1157 Weber St E

Hello,

I wanted to submit a concern I have for the proposed development. Nobody wants a building like this near them however it's happening. I live on Arlington Blvd and it is already tough turning out onto Weber St with the current traffic, the people that live in the neighborhood are concerned about all the extra traffic that this new development and the one replacing the old Howard Johnson will bring. Hopefully there are some creative ideas to help with traffic flow.

Thanks,

Brad Hummel.

From: [REDACTED]
Sent: Friday, October 1, 2021 6:26 PM
To: Brian Bateman
Subject: [EXTERNAL] 1157/1175 Weber Street E

100 Percent negative affect on residents / home owners currently living in the immediate area.
An already congested and extremely busy corner Franklin and Weber not to mention the construction traffic-noise.
Probably a great cash grab for the city tho.
We need more infrastructure like ROADS ! That includes repairs to existing ones.
Not like our opinion means anything anymore but hey we always have the option to sell our property at double its value in 5 years and also cash out.

Sent from my iPhone