

Craig Dumart

From: Gina Georgiou
Sent: Thursday, April 13, 2023 12:40 PM
To: Craig Dumart; Garrett Stevenson
Cc: Debbie Chapman; Aislinn Clancy
Subject: RE: 1770 King St E, 815 and 825 Weber St E
Attachments: future site plans.jpg

The attached photo was attached with the plans for 1668 King st e.
Are the "future" itemized items 1770 King St E? or is this a separate development not yet listed?

Gina

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: March 30, 2023 12:10 PM
To: Gina Georgiou <gina.georgiou@kitchener.ca>; Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Aislinn Clancy <Aislinn.Clancy@kitchener.ca>
Subject: RE: 1770 King St E, 815 and 825 Weber St E

Good afternoon,

Thank you for taking the time to provide comments on the proposed development at 1770 King St E, 815 and 825 Weber St E. Staff look forward to discussing the development further at the upcoming neighborhood meeting April 13th.

I have provide responses to your comments below in red.

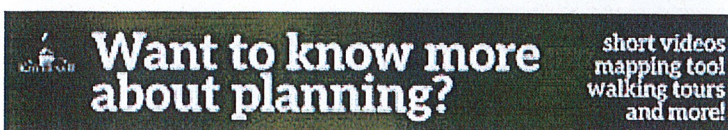
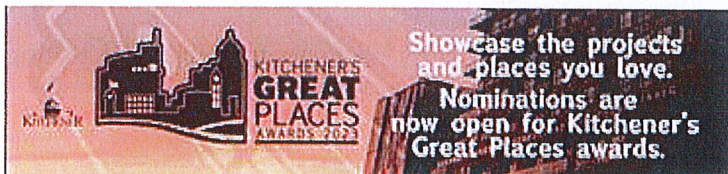
If you would like to discuss in advance of the Neighbourhood Meeting please let me know and I can set up a phone call to discuss.

Thanks,

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: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Sent: Wednesday, March 29, 2023 8:03 PM
To: 'Gina Georgiou' <Gina.Georgiou@kitchener.ca>; Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>
Cc: Craig Dumart <Craig.Dumart@kitchener.ca>; Aislinn Clancy <Aislinn.Clancy@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: RE: 1770 King St E, 815 and 825 Weber St E

Good evening Ms. Georgiou,

I want to clarify for you that the answers you received previously were truthful. Staff, including myself, provided you with the information we had in 2021, provided by the previous owner.

The previous owner has now sold the land and the new owner is not pursuing with the finalization of the severance applications from 2021 and has submitted applications for a different proposal. We have re-engaged the community as we now have a new development proposal.

Craig will be following up to your questions below and I am glad you will be attending the meeting on April 13. I will see you then.

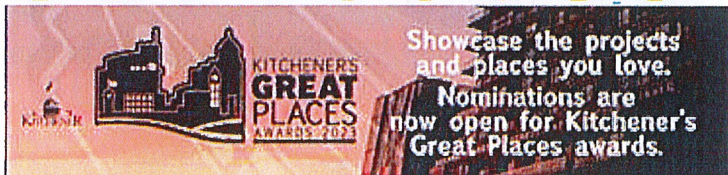
Thanks,

Garrett

Garrett Stevenson, BES, RPP, MCIP

Interim Director | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garrett.stevenson@kitchener.ca



From: Gina Georgiou <Gina.Georgiou@kitchener.ca>
Sent: Wednesday, March 29, 2023 1:16 PM
To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>; Aislinn Clancy <Aislinn.Clancy@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: 1770 King St E, 815 and 825 Weber St E

Well... I guess the answers I received when I last inquired about this "severing of property" were not truthful and the city wonders why the public does not have trust in them.

I hope, unlike 1668 King St communication/development, that:

- a) Professionals are hired by the City of Kitchener, not by the Developer to assess the impacts of this development. An example of this from my learnings on the 1668 King St E project, was that the developer hired their own firm to determine the flight path and the height restriction, and we all know how that turned out (the hired firm was incorrect). I see the development proposed is for 27 stories, where it was observed that for 1668 King st, the max height was only 23 or 24 stories.

Supporting documents for the proposed OPA/ZBA are prepared by external professionals and reviewed by City staff. In the case of 1668 King Street east, the aviation consultant who prepared the report was correct and determined additional height was permitted within the Federally Regulated Airport Zoning (also referred to as Airport Zoning Regulations, AZR). AZR's supersede provincial and municipal planning policies and by-laws, as they are not included in City Zoning By-law. As such there is no existing height cap in the City's Zoning By-law for the subject lands as such an amendment for height increase is not necessary. Existing planning framework allows for a maximum floor space ratio of 5.0 and the applicant is requesting an amendment to increase the floor space ratio to 6.0.

- b) A documented and accessible list of the comments brought forth by the community regarding this proposed development, along with indications of whom addressed the issues, as well as the reasoning why items can or cannot be met.

All planning staff reports include public comments provided as an appendix to the report. The staff report also summarizes key themes that were identified and provide responses.

- c) The traffic studies should also include the traffic that will be impacted by 1668 King St East development, as well as the proposed development around the corner on 20 Ottawa St N (former Wright Auto Mall) and the development by 1111 Weber St E (by the Freshco) as they all will share the same artery.

A traffic impact study was provided that will be reviewed by City and Regional transportation staff along with the MTO. Modeling for increased traffic includes approved development applications.

- d) The # of bedrooms broken down as well, as a valid study (that was not provided when going through the 1668 King St East development) showing the need for 1, 2, 3 and 4 bedrooms. Affordable units (for those on pensions or other government funded programs) and barrier free units for those with disabilities.

The City of Kitchener does not regulate number of bedrooms and this is a comment we are hearing from residents with many of our development applications and we are continuing to study housing options based on census data, demand, and market sales. While the City does not regulate the number of bedrooms, a mix of unit types is strongly encouraged and we have been working with a few developers on recent applications to include 3 bedroom units which have been put on the market, but we know that sales have slowed for all unit types so we don't have sales data yet. We know that 3 bedroom units are larger, and cost more, and have higher condominium common fees, and in some cases are more expensive than ground oriented housing like a single or semi in the same neighbourhood

- In September we received new housing census data – we know;
 - We have 99,805 dwelling units in Kitchener
 - 61% are 3+ bedrooms
- We also know household data now as well
 - 58% of households have 1-2 people (26% 1 person, 32% 2 people)
 - 15% of all dwellings are in buildings greater than 5 storeys
- When you compare the household and housing data, we have 27,000 3+ bedroom homes are occupied by one or two people.
- Meaning 44% of all large units in Kitchener have more bedrooms than people living in the dwelling
- We are currently undertaking a Missing Middle study that is looking at root causes of these results and how do we get housing types of all sizes across the City.
-

There are not any existing planning tools the City of Kitchener has to require affordable dwelling units. I can confirm this proposed development is for purpose built rentals which is a more affordable housing option than home ownership.

I can confirm 15% of the dwelling units will be barrier free accessible.

e) Accessibility for pedestrians to the bus stops on Weber through to King St.

The proposed development fronts directly onto Weber Street, and King Street, both that have existing sidewalks connecting to existing bus stops.

Look forward to attending the meeting on April 13th.

Thank you
Floral St Resident
Gina

From: Gina Georgiou · >
Sent: July 9, 2021 3:59 PM
To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>
Subject: Re: Participation request for next meeting

Hi Kristen.
I do not wish to speak.
I received some answers. Hopefully the parties are being truthful.

Gina

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From: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>
Sent: Tuesday, July 6, 2021 4:26:45 PM
To: 'Gina Georgiou' <
Subject: FW: Participation request for next meeting

Hi Gina,

I wanted to follow up with you regarding your interest to be involved in the July 20th Committee of Adjustment meeting. If you plan on registering to speak in the meeting please do so by July 19th. My previous email is below with how to register. If you would like to submit a written submission/comment, please do so by 8:30 a.m on July 20th.

If you need any assistance, please reach out.

Best,

Kristen Hilborn

Administrative Clerk | Corporate Services | City of Kitchener
519-741-2200 ext. 7594 | TTY 1-866-969-9994 | kristen.hilborn@kitchener.ca



From: Committee of Adjustment (SM)
Sent: Friday, July 2, 2021 10:52 AM
To: 'Gina Georgiou'

Craig Dumart

From: J Moore
Sent: Monday, April 3, 2023 9:20 AM
To: Craig Dumart
Cc: Chris Nechacov
Subject: Re: Scheduling Clarification

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Hello Craig:

Thanks so much for your immediate response. Both initiatives are of interest to me since I live in the middle of the catchment area under review and under development.

I would appreciate receiving the recording of the meeting regarding the proposed condo development project.

Regards

Jane Moore

On Mon, Apr 3, 2023 at 8:59 AM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Jane,

If you are unable to attend the virtual neighbourhood meeting on April 13th for the proposed development at 1770 King St E I would be happy to setup a meeting with you directly to discuss the proposed development. Furthermore, a recording of the meeting will be available for those who cannot attend.

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





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From: J Moore

Sent: Sunday, April 2, 2023 6:03 PM

To: SchneiderCreekEA (SM) <SchneiderCreekEA@kitchener.ca>; schneidercreekea@stantec.com; Craig Dumart <Craig.Dumart@kitchener.ca>; Aislinn Clancy <Aislinn.Clancy@kitchener.ca>

Cc: J Moore

Subject: Scheduling Clarification

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Hello to all of you!

Can you please confirm that the Virtual Zoom Meeting for the proposed development of the property currently known as 1770 King St E., 815 and 825 Weber St E., is scheduled for April 13 // 2023 at 7:00 PM

and

The in person Public Information Centre regarding the environmental review of the Schneider and Shoemaker Creeks is booked for April 13 // 2023 from 6:00 PM - 8:00 PM at Rockway Golf Course?

Regards

Jane Moore

Craig Dumart

From: Quinn DuPont <quinn.dupont@cityofking.com>
Sent: Tuesday, April 11, 2023 9:19 AM
To: Craig Dumart; schneidercreekea@stantec.com; SchneiderCreekEA (SM)
Subject: Feedback re Schneider creek naturalization

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quinn.dupont@cityofking.com. [Learn why this is important](#)

Dear Chris and Steve,
CC: Craig Dumart

I am a resident of the King East area just north of the Schneider creek area. I wholeheartedly support the initiative to re-naturalize the river. This will support wildlife and the health of our city. However, as is well appreciated by city planners, the King East area is undergoing massive, intensive, development, with no current provisions to address the lack of parks and recreation in the area. This area is already critically underserved, having being neglected by downtown planners and yet rapidly developing with no infrastructure to accommodate the population growth.

While this project is slated (and budgeted) for flood mitigation, the opportunity to attach park space to this project is one the city must consider, or else set aside large areas of land in the area for parks and recreation. In particular, the city should consider riverside park space, much like in cities such as Berlin, or Dublin's canal system. In these cities, residents often spend time next to the river, enjoying picnics and the like. The area around Kent street (currently an industrial wasteland) should be rehabilitated and naturalized to accompany park land along the entire length of the river.

Park land is becoming a critical issue for residents (and many young families) in the King East area. I speak for many of my neighbors, who see the need for further development but also require appropriate infrastructure, especially common spaces set aside for public use.

Warm regards,
Quinn DuPont

P.S. I am unable to attend the information session on April 13 and would like this email to register my opinion.

--
-

Craig Dumart

From: Hayden Short
Sent: Monday, April 10, 2023 5:01 PM
To: Craig Dumart
Subject: 825 Weber St E kitchener ontario building plans

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hi Craig,

I seen the Building plans that are being discussed for 825 Weber St E kitchener ontario, I see that they are not offering any commercial space. What does this mean for the already existing businesses in the small strip mall at 825 Weber st e, such as the restaurants or dentists, pizza place etc.

Thank you

Craig Dumart

From:
Sent: Wednesday, April 12, 2023 7:23 PM
To: Craig Dumart
Cc: Debbie Chapman; Aislinn Clancy
Subject: Fw: 1770 King St East, 815 and 825 Weber Street East

Craig, I forgot to mention one concern. I should not even have to ask but how many of the units in this building will be for people on a fixed income eg. CPP, Disability pension etc? I hope that we have made some progress in our city to influence the type of building/units our city needs vs. what the builder wants. Many of our residents are unable to afford to live in the buildings that are continually approved. IF this builder is unable to accommodate our city and needs then it's maybe time to say no. In my opinion the city should be embarrassed by allowing a monetary donation that is not sustainable to what we really need.

Forwarded Message -----

From: >
To: Craig Dumart <craig.dumart@kitchener.ca>
Cc: Debbie Chapman <debbie.chapman@kitchener.ca>; aislinn.clancy@kitchener.ca <aislinn.clancy@kitchener.ca>
Sent: Wednesday, April 12, 2023 at 04:07:23 PM EDT
Subject: 1770 King St East, 815 and 825 Weber Street East

Craig, these comments are a day late however I am sure that you can manage them.

I am approaching this a little different this time as I suspect that there is nothing anyone can do to mitigate what you will ultimately approve.

- 1) When we talked about 1668 King St E there was never a master list of people's concerns. I recognize that you will categorize the concerns raised by citizens - however I would like to see a master list, without it - how can you be assured that everyone's concerns or themes are recognized. If you are asking the community for input I believe this is a fair request.
- 2) The building is wat too high - is this within the allowable floors aviation will allow? It is two floors higher than 1668 King st e. It doesn't seem right that this is higher?
- 3) The traffic impact study - from 2019 projected to 2033 with a 2.5 increase per year. Which of the new buildings that have been approved by the city along the king/weber corridor were included in the traffic assessment for this building?
- 4) Noise - the noise will be exceeded with this building as it was with 1668 King St E, there are numerous recommendations for occupants of the building at what point does planning and or council become concerned with noise levels for the existing residents?
- 5) Parking - with so many transit stops and so few parking spots being offered, why not go with zero parking for this building?
- 6) Collisions - the files say there were 73 collisions at the King St / Montgomery/Dixon Intersection in 10 years. I have no stats to provide but feel this number is significantly lower than actual.

7) If you allow this building to proceed you will be taking all the amenities that are in walking distance from this neighborhood.

8) The carbon footprint from a building this size is massive, a smaller building would be much cleaner.

9) 1, 2, and 3 bedroom mix. I see all the stats on only 2 people live in 3 bedrooms etc. but for any of us that work from home - one of the bedrooms is most often used for home office. I strongly suggest they need more 2/3 bedroom than 1.

I would really like to see several smaller apartment buildings of 8 -10 stories that would not obstruct the neighborhood and create less carbon footprint.

In addition, the city approved the development at 1668 King St E with many voices indicating that we should get this built Kitchener really needs it. The day after that meeting it was revealed that Vive development had leased the property to the Working Centre for a shelter. Should that building not get built before we approve another one in the same area?

I'm sure I will have additional comments following the presentation.

Craig Dumart

From: Craig Dumart
Sent: Monday, April 10, 2023 10:06 PM
To: n; Aislinn Clancy;
Subject: RE: 1770 King Street Kitchener Development
Attachments: POSTCARD - NOTICE OF APPLICATION AND NIEGHBOURHOOD MEETING.pdf

Good evening Randall,

A neighbourhood planning meeting is scheduled this Thursday at 7pm. I have attached the postcard that was circulated to all residents within 240 metres of the subject land. IF you did not received the postcard it may have been because you are outside of the 240 metre radius. I have added you to the email distribution list to keep you informed on the application. A Council decision on the proposed development will be made this spring.

I have responded to your questions in **Red below**.

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: Aislinn Clancy <Aislinn.Clancy@kitchener.ca>
Sent: Monday, April 10, 2023 8:49 PM
To: Dumart <Craig.Dumart@kitchener.ca>
Cc:
Subject: RE: 1770 King Street Kitchener Development

Hi Randal,

Thanks for sharing your concerns. I'll Let Mr. Dumart give you his insights and details on the project. I think it was discussed at our November meeting. Or perhaps January. If you go to kitchener.ca, there would be the agenda and minutes of the meeting and you could find it. Mr. Dumart might remember the exact date.

Unfortunately due to the Major Transit Station Area (MTSA) rules, we can't negotiate the height of the building which is still surprising to me. As a city councillor, I'd like to have more influence to request that these buildings are smaller, as it is a dramatic change from a single family dwelling zone to a high rise. We are working on zoning now to find some middle ground.

Again, sorry for the impact you worry about. I hope things turn out better than you anticipate. Mr. Dumart will share more details of the project. I hope you can look for them and we can have a chat if you'd like.

Aislinn

From: _____a
Sent: Monday, April 10, 2023 1:41 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Cc: Aislinn Clancy <Aislinn.Clancy@kitchener.ca>;
Subject: 1770 King Street Kitchener Development

Questions regarding the high rise proposal at 1770 King Street Kitchener Development.

Firstly I should apologize since I only just became aware of this plan. I live _____! somehow I managed to miss the step one and two of this process so the questions I ask may have been already answered.

1) When did this get zoned for high occupancy buildings and why or is it?

The subject lands along this stretch of King Street East are Designated and Zoned as a High Intensity Mixed Use Corridor. The in-effect zoning was approved in the 1980's.

2) Who authorized the zoning?

City of Kitchener Council.

3) How many other high density dwellings are under consideration for this area and what are the details regarding the size and location of the dwellings? It is obvious to me with all the houses flattened on Charles Street and the other side of Ottawa Street as well as activities around the old Swabben Club. The information is probably available but I don't know where to find it.

All of King Street East from the expressway to downtown is a mixed use corridor. Mixed use corridors are where mixed use developments are planned for redevelopment. To learn more about planning applications in your neighbourhood or the city as whole please visit our planning storymaps here:

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Current-Applications/?data_id=dataSource_10-Planning_Applications_Active_5584%3A12824&views=view-2_FeatureInfo_art-copy

4) The general plan layout is does not show apartment or condo layouts. Is it known the type of units (size, bedrooms, bathrooms etc.)?

A mix of unit types are proposed. However it is important to note that the number of bedrooms, and unit sizes is not something the city of Kitchener Zoning by-law regulates. While the City of Kitchener does not regulate number of bedrooms and this is a comment we are hearing from residents with many of our development applications and we are continuing to study housing options based on census data, demand, and market sales. While the City does not regulate the number of bedrooms, a mix of unit types is strongly encouraged and we have been working with a few developers

on recent applications to include 3 bedroom units which have been put on the market, but we know that sales have slowed for all unit types so we don't have sales data yet. we know that 3 bedroom units are larger, and cost more, and have higher condominium common fees, and in some cases are more expensive than ground oriented housing like a single or semi in the same neighbourhood

- In September we received new housing census data – we know;
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- Meaning 44% of all large units in Kitchener have more bedrooms than people living in the dwelling
- We are currently undertaking a Missing Middle study that is looking at root causes of these results and how do we get housing types of all sizes across the City.
-

There are not any existing planning tools the City of Kitchener has to require affordable dwelling units. However, I can confirm this proposed development is for purpose built rentals which is a more affordable housing option than home ownership. I can also confirm that 15% of the dwelling units will be barrier free accessible.

5) If it is known, what are the details or where do I find them?

See response above.

6) I live in the neighbourhood and the average residence has more than one car. In fact I know of no residence having no car. How does the designer expect that 503 residences will get by with only 291 parking spaces? This means 212 residences have no parking space. This is not including visitors for which there are a few spaces provided which again is not even close to enough. Where do the extra cars park? On a personal note, I find it humorous the development highlights bike parking. Mine are in a garage and I suspect most would take them to their apartments rather than risk damage or theft. I don't know the security so maybe it could work. I may be wrong but if they have worked thru these details I hope the details of the apartments are detailed as well.

A traffic impact study was provided that will be review by City and Regional transportation staff along with the MTO. Modeling for increase traffic includes approved development applications.

7) What would the cost of these apartments be or is it known? Size versus cost?

This is not within the realm of the planning application. However, I anticipate market rate rentals will be offered.

8) Is there a total development cost for the project?

This is not within the realm of the planning application.

9) Are all the businesses dislodged by this plan on side with this plan or does the city care?

Demolition of existing buildings will be required for the redevelopment of the site. I do not know the status of current leases of the buildings nor is that within the realm of this planning application.

- These are just a few questions that come to mind. As a neighbourhood resident I am definitely against this plan as presented. I purchased my house 33 years ago because of its **low** density population and access. Implementing this plan would destroy my home value. MHBC should double the parking before this is even considered. I **absolutely don't** want my street turned into a parking lot because this plan was not thought thru correctly. That is not to deter from the fact I don't want my back yard view to include a 27 story apartment building. I paid and pay good taxes to avoid this. If there is an up side to this for me, please tell me. There is no doubt that putting this up will dramatically increase taxes for this square footage but what does that have to do with me? You aren't lowering my taxes any to reflect it. I bought my home to avoid this. Put it down the street near the LRT. This will kick the shit out of the value of my house turn my street and others into parking lots. If you think putting bike racks will reduce traffic I respectfully suggest you are disillusioned. Maybe in 30 years or so but it will immediately have the other highlighted problems with cars. This is not addressing any of the other infrastructure problems involving the increased population such as schools stores etc.

Noted. Thank you for all your comments.

Randall Kennedy