

## Craig Dumart

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**From:** Paul Yeandle >  
**Sent:** Tuesday, April 4, 2023 6:17 PM  
**To:** Craig Dumart

You don't often get email from [why this is important](#)

Victoria st cannot sustain that amount of extra traffic. All this does is put a strain on all of us that live here and pay taxes already for roads that will constantly be busy as hell. It's all about money, taxes and profits fuck the residents right

## Craig Dumart

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**From:** jhaalboom jhaalboom  
**Sent:** Monday, May 1, 2023 8:27 PM  
**To:** Craig Dumart  
**Subject:** Victoria/Park St tower

Craig Dumart/Senior City Planner

Craig - Where are these 40 storey somethings going to end? I have to ask what social supports are in place...how are we planning for the future and the unforeseen troubles in 15 and 20 years...You may say 'It isn't going to happen and it's different today...But let's think about Mooregate Crescent...I don't think one can deny the presence of a troubled neighbourhood! How about the south side of Chicago with its 15 blocks of high rise and Jamestown in Toronto, another high rise ghetto. So you want to build up, but there is no proof that up means desired density! One person per apt and that can be in a 2 bedroom and bedroom studio. Is there no room for 4-5-6 storey style with units having 3 and 2 bedrooms where one is likely to get families with likely 4-5 people occupying them.

So if you want the tower, then why is there a jump across Park to have more towers in the Park - Victoria corner...why is there not an insistance of the opposite side of Park on Victoria...to be used first?

Recently I was in the Netherlands...it too has a need for housing, even though it has one of the highest densities, 3 times per area, same space as Boston, Mass...I travelled north to south and east to west, I did not see in any cities having 40+ storeys apt. at tram stations and along tram lines! And there is lots of green space to offer to its residents. Where is our green? Victoria Park will be shot and is at capacity!

Interestingly when we at the Region were selling intensification, we did not show this type of development..Intensification meant 3-4-5 storey units with lots landscaping and maybe at most a 15 storey apt but always with the townhouses. This is what the public accepted.

Jean Haalboom

## Craig Dumart

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**From:** v Zumbrunn <v.zumbrunn@cityofvictoria.ca>  
**Sent:** Tuesday, April 25, 2023 11:44 PM  
**To:** Craig Dumart  
**Subject:** Comments on development at Victoria and Park St/Kitchener

You don't often get email from [v.zumbrunn@cityofvictoria.ca](mailto:v.zumbrunn@cityofvictoria.ca). [Click here](#) to [portant](#)

Hello Mr. Dumart:

I am a resident of 186-194 & 200 Victoria St S, and I would like to convey my concerns regarding the proposed 97-101 Park St and 186-194 & 200 Victoria St S development.

I have lived in my apartment for 17 years, and have seen a tremendous increase in traffic on Victoria Street over the years. I don't feel that the city has adequate plans for the increased traffic flow on Victoria St as more and more high density condos/developments are built in this area. It's become increasingly dangerous for residents, children, seniors, cyclists and pets.

The scale of this development is huge, and per the plans, potentially an additional 353 vehicles will be added to the traffic flow. How is the city going to accommodate this intensity? I don't see how Victoria St can be expanded/lanes added, etc?

This is a poor proposal, and the impacts to the residents of the neighbourhood, the safety of children walking to school, cyclists, etc. need to be studied and addressed. There are already serious traffic hazards in this area that need to be assessed. I have seen numerous serious car accidents at the intersection of Victoria and Park St. The city needs to look at this historical data. This is a poor choice of location for a development of this scale.

Kind regards,

V Zumbrunn

## Craig Dumart

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**From:** Sonny Lee  
**Sent:** Tuesday, April 25, 2023 9:36 PM  
**To:** Craig Dumart  
**Subject:** comments re proposed development at 200 Victoria St S

[You don't often get email from <https://aka.ms/LearnAboutSenderIdentification> ]

Hello -

I am writing to express my concern regarding the proposed 42 storey development proposed for 200 Victoria St S and the surrounding neighborhood.

I am a resident of the apartment complex across the street

During business hours, traffic on Victoria St at this location is already too busy and hazardous, especially since Victoria St narrows to 1 lane each way at this stretch, and heavy trucks use this road. I have witnessed several collisions at the nearby Victoria and Park intersection during rush hour, and this is at a wider section of Victoria.

As a cyclist commuter, it is difficult and potentially hazardous to cross Victoria St to get to more cycling-friendly Walnut St during these hours. Further, this is also the stretch where dedicated bike lanes vanish on Victoria St eastwards, making travel on Victoria St proper dangerous given the speed, volume, and type of traffic.

In addition, we have to transport our children to and from an out-of-catchment school (Sandhills P.S.), entailing a left hand turn from our apartment driveway exit that is likewise difficult during those hours.

Victoria St S already has several high-density high-rises close to Kitchener Central Station, and more are planned. The addition of yet another large development on Victoria St, especially at the proposed location that is both narrow and distant from major N-S connectors, will significantly aggravate the already difficult traffic situation and lower the quality-of-life for current residents in this neighborhood.

- Sonny Lee

## Craig Dumart

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**From:** Ed Speers  
**Sent:** Tuesday, April 25, 2023 6:56 PM  
**To:** Craig Dumart  
**Cc:** Debbie Chapman  
**Subject:** Proposed New Building at 97-101 Park St. & 186-194 and 200 Victoria St. S.

[You don't often get email from <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Sir,

I am a resident at 205 Victoria St. S. and I've been mulling over the impact of the proposed new building that would be pretty much directly across Victoria street from where I live. I am concerned on a number of fronts and I'll freely admit my concerns are very selfish in nature, although I think I am not alone by any means.

First, is the infrastructure in area sufficient to support that many more people living here? After all the other buildings constructed along Victoria street these last couple of years with all the new tenants I wonder if the sewers, water mains and electrical service are sufficient for that many more people? I have no doubt that the proposed building that would be across Park street from the one we are discussing here, the one that the city turned down, will come back with some modifications that will make it a more viable project for the city to approve so how much more can the existing infrastructure take? At what point is Victoria Street torn up for major refurbishing of these services? How do we get in and out of our homes during that time? How much inconvenience will we suffer while this goes on?

Second, what is the impact on traffic flow? It can be quite difficult to get out of the driveway to the buildings at h now, how much harder will that be when these additional buildings are erected and occupied? It seems to me that there is no space to add any width to the roadway so how are the extra vehicles going to be accommodated and at what cost to the existing residents?

Third, the number of parking spaces at this new building. The plan calls for 436 dwelling units plus some commercial occupants it seems but there are only 353 parking spaces. How many spaces are reserved for the commercial enterprises and how many for residents of the building? I understand from the comments I received from the last project that the developers plan on attracting residents that depend on public transit rather than owning and driving cars and I suppose that this project is the same. That is a nice idea but I think it's extremely optimistic, perhaps bordering on fantasy. I understand that there are examples that they can name where that ratio has worked but I question whether it will work here. I would suggest that for every dwelling unit where the residents depend on public transit that there will be at least one other unit where they would like 2 parking spaces because they need two incomes to support the rent payments required. In addition, what about visitor parking? Those 436 units will have a constant flow of visitors and without nearly enough parking spaces for one car per unit where will the visitors park? The building I live in has a generous amount of visitor parking and I believe that is very deliberate and well planned. I'm sure our lot will be full of visitors from the building across the street because there are very few alternatives in this area.

I am all in favour of new construction and the idea of building up rather than out, increasing population density to conserve farmland and all, however I think there may be areas in the city that would accommodate those additions without being concerned about the limitations that this older part of the city contend with.

Yours,  
Ed Speers

Tuesday, April 25, 2023

Hello, Craig Dumart  
City of Kitchener

RE: Park St/Victoria St Proposed Development

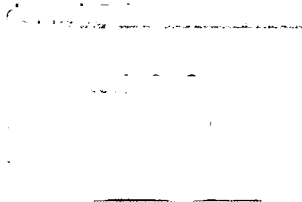
We own a business that is located directly across from proposed site location.  
We will be attending the Zoom meeting April 27/23 and we have a few  
questions/comments/concerns for this proposed development.

- 1) Have all scenarios been considered for business owners: If so, what are the plans?  
Access to my business daily during business hours (Customers and Employees) at 199  
Victoria St. S. Kitchener  
Access to my business daily during business hours for large transport truck  
deliveries/pickups at 199 Victoria St. S. Kitchener  
Access to the Emergency Vehicle Easement that travels through the driveway of 199  
Victoria St. S. Kitchener  
Damage to building foundations/structures/etc. of existing buildings?
- 2) Is there a timeline? Start date, length of time to complete?
- 3) Proposed road closures/detours and length of time for these?
- 4) Compensation for any lose of business due to reduced access because of  
construction/road closures/detours/aggravated customers/etc?
- 5) When should we expect a decision by the city of Kitchener?
- 6) For the record, I am against this development.

Thank you for your time.

Regards,

Donna Kuepfer



## Craig Dumart

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**From:** Dillyn Lankin  
**Sent:** Monday, April 24, 2023 3:18 PM  
**To:** Craig Dumart  
**Subject:** Proposed development

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Dear Craig Dumart,

I am writing to express my opposition to the proposed 42-storey building for 97-101 Park St and 186-194 & 200 Victoria St S. I am a homeowner on Walnut St, and if this proposal goes through, I will live in the shadow of a 42-storey building.

I want to be clear that I generally support high density settlement. If this project was drastically modified to address the "missing middle" in Kitchener (i.e. mid-rise buildings ranging from 5 to 11 storeys), I would support it. I oppose the current proposal because the building is far too tall for a neighbourhood that is primarily detached family homes.

In addition to the negative impact this project would have on wind, traffic, and sunlight, there is a psychological toll that comes with living in the literal shadow of a looming building that blocks out the sky. If this project goes through, it will absolutely reduce my quality of life and make me feel displaced in my own home and neighbourhood.

I understand that we are in a housing crisis. My job is in street outreach, and I work directly with those most impacted by the lack of affordable housing. Projects like this one do not address this issue, and instead contribute to gentrification because they cater to well-off individuals and couples, many of whom do not even currently live in the city. I love my home and my neighbourhood. I live across the street from an affordable housing complex, and I value the socioeconomic diversity of my street. I hope to live out the rest of my days here, but I will likely leave if this project goes through. Please oppose this proposal.

Thank you for your time.

Sincerely,

Dillyn Lankin

## Craig Dumart

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**From:** linda axman >  
**Sent:** Monday, April 24, 2023 11:12 AM  
**To:** Craig Dumart; Debbie Chapman  
**Subject:** opposition to proposed development involving 97-100 park and 186-194 Victoria st

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[earn why this is important](#)

Firstly am strongly opposed to the encroachment of these large residential towers on our Cherry Hill Neighborhood! Was there not to be a moratorium on exceedingly high high-rises going beyond the south side of park street? That was brought forth at the meeting dealing with the proposed 3 story condo structure already in the works on the south side of Park street!! These buildings will create traffic chaos in our neighborhood when we are already facing speeding cars on our streets. There needs to be a height limit on these buildings!! Has a shadow study been conducted as many of us are concerned about our established gardens not receiving the proper amount of natural light. I am not opposed to densification but not to the height of these proposed structures! I love my quiet little hood nestled near downtown and it seems like we'll soon be living in downtown Toronto....and not in the area I once loved. Condo developments are typically 90% purchased by investors and rent commands are usually in excess of what the average person can afford. We need more affordable housing and need to cap the height and the amount of investment condos which are approved if they do not provide accessible and affordable housing!!

Linda Axman



Virus-free. [www.avg.com](http://www.avg.com)



## Craig Dumart

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**From:** [REDACTED]  
**Sent:** Tuesday, April 18, 2023 12:59 PM  
**To:** Craig Dumart  
**Cc:** Debbie Chapman; jgraham@regionofwaterloo.ca; Garett Stevenson  
**Subject:** 86-194 and 200 Victoria Street S. and 97-101 Park St.

Some people who received this message don't often get email from

[Learn why this is important](#)

Mr Dumart,

As part owner of 28 Henry St., Kitchener, I wonder why I did not receive any notice (postcard) of the proposed development at 186-194 and 200 Victoria Street S. and 97-101 Park St. Our home is approximately 120 metres from the proposed development.

When we bought this home seven years ago, we researched our surroundings completely and decided that the Official Plan and Bylaws allowing for up to ten (10) storeys of development at the top of the street would be acceptable. We proceeded with the purchase, invested many hours and a great deal of money making the house into our Forever Home. This plan is being rapidly and forcibly removed from us by the changes being wrought in our surroundings. At what time did the Official Plan change from allowing for four storey development to 42 storeys being built? This is even more than the grotesque height of the development at Park & Victoria (38 storeys). At our advanced age, we have no choice but to stay where we are or be forced to move into one of the extremely small condos being constructed, which is NOT going to happen. Do you have any empathy at all for local residents?

Furthermore, is anyone addressing the resultant volume of traffic? You do realise that there is at least one significant accident a week on average at the Park and Victoria intersection, don't you? With the increased traffic flow which will be the result of nearly 1,600 units being built in the vicinity, it will be impossible to navigate in and out of Henry St. and Theresa St. safely. It is not just the projected residents' vehicles, but all of the required service vehicles for their life style which will produce chaos. Much of the extra traffic will use Henry as a shortcut, as already happens, to avoid the Park and Victoria intersection thus making this street, with its blind hill, even more dangerous than it is currently for the families, particularly those with children, who live here. Where are all the visitors and other extra cars using these developments going to park? The answer is 'on Henry and Theresa', particularly during construction. What a cash cow for the City Parking Enforcement Department, if they ever come and check. What a nightmare for anyone wanting to drive along Victoria St. South.

When we moved here, Victoria Park was a Jewel in Downtown Kitchener. Now, even before the next two developments are built, the Parks Department is struggling to keep up with the maintenance. The residents in the neighbourhood do not use the Park on the weekends as it is so over-subscribed and under-serviced. In the last three years, camping has been allowed, contrary to by-laws and this, coupled with overuse, particularly on the weekends, makes the Park more of a blight on the City's landscape than the oasis that was originally intended. And you want more people in the neighbourhood?

When will this Development Ridiculousness end?

Yours,

Jane Reed,

## Response to the Development Proposal for 186 Victoria Street South

Submitted to Craig Dumart, Senior Planner

### City of Kitchener

It is disheartening to review another proposal for a development that far exceeds the current zoning and falls short of many of the urban design policies set out in the city's Official Plan. This continues the trend of developers and city planners failing to recognize that Victoria Street South is situated in two established neighbourhoods – Cherry Park and the historic neighbourhood of Victoria Park. Instead, the developer and city planners recognize only the very recent development to the east of this development on Victoria Street. Developers make the case that the Victoria Street towers are not adjacent to the residential streets, but the City of Kitchener Official Plan definition of adjacency includes separation by a road:

City of Kitchener Official Plan - A Complete & Healthy Kitchener

Adjacent - lands, buildings and/or structures that are contiguous or that are directly opposite to other lands, buildings and/or structures, separated only by a laneway, municipal road or other right-of-way (A-1)

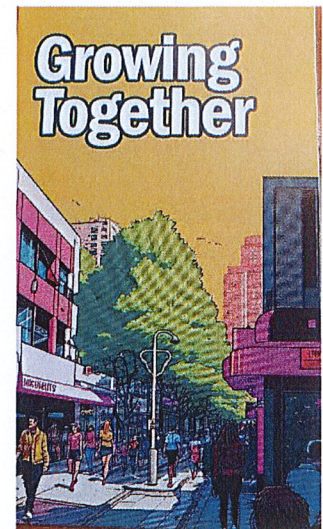
Your post card regarding this proposed development states that “We want to hear from you!” At every opportunity, residents make the case to city planners that developments along Victoria Street are within established neighbourhoods and yet city planners continue to dismiss this reality. The actions of city planners undermine the claim that you want to hear from residents.

I recently viewed the Building Together card deck, the purpose of which I assume is to support the planning decisions being made by the city. The image on the front of each card is representative of nothing that has been built along Victoria Street South including the proposed development for 186 Victoria. You only need to look at the promising image on the card and compare it to the proposed development to see how city planners continue to mislead residents as to what *Growing Together* actually looks like.

#### Lack of Transitions

The image shows a transition from low rise buildings to tall buildings. The practice of planning for transitions in building heights in order to achieve of good urban design is well established. The need for transitions is documented in the City's Official and Urban Design Manual:

Official Plan – Section 15 Land Use Policies – Urban Growth Centre –Streetscape



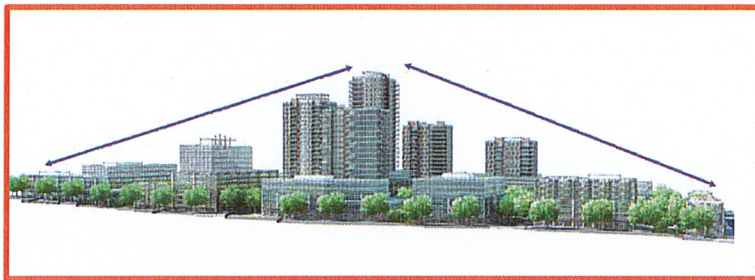
15.D.2.32 Where new development or redevelopment is proposed between two land use districts or between a land use district and a central neighbourhood, the scale and massing of both sides of the street should be coordinated to provide a uniform streetscape and pedestrian experience.

### Urban Design Manual – Major Transit Station Areas – Compatibility – Scale and Transition

Higher density development adjacent to established neighbourhood areas is to provide a suitable transition in scale, massing, building height, building length and intensity through setbacks, stepbacks, landscaping and compatible architectural design/material selection.

*“concentrating height and density closest to LRT stops.” UDM – Part A Major Transit Station Areas*

In the section on designing for tall buildings, Kitchener’s Urban Design manual illustrates what transitions should look like.



Other cities also include requirements for transitions in their urban design. The following is from the City of Ottawa’s Urban Design Guidelines for Tall Buildings.

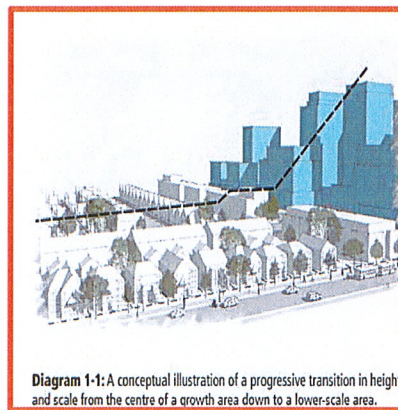
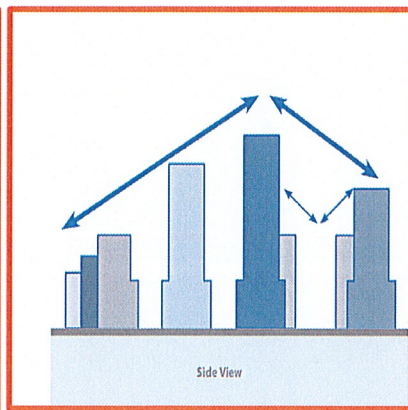


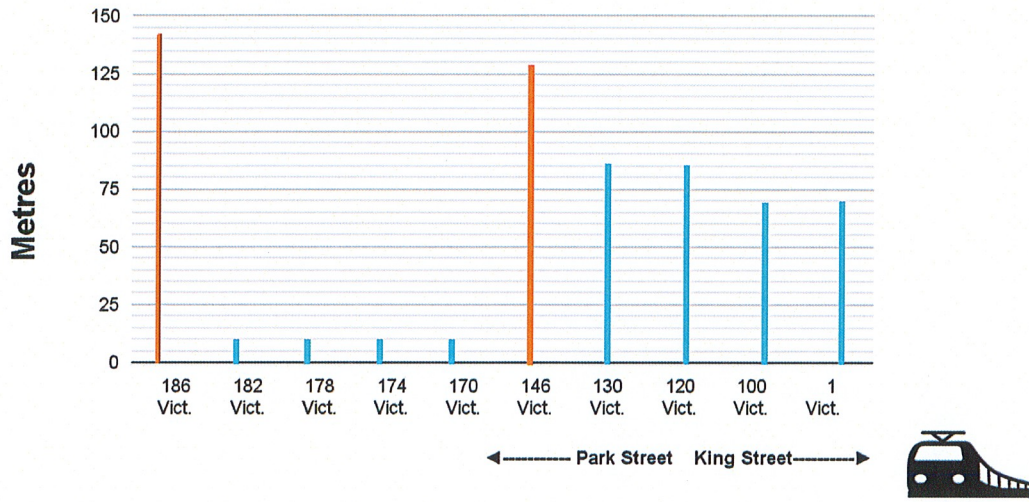
Diagram 1-1: A conceptual illustration of a progressive transition in height and scale from the centre of a growth area down to a lower-scale area.



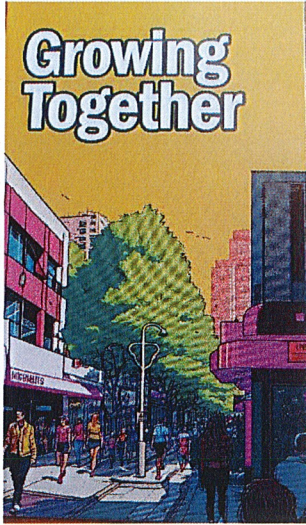
And the illustration on the right is from Mississauga’s Downtown Built Form Standards.

The chart below shows what development along Victoria Street looks like with the height of buildings increasing as you go further from the LRT stops. This is the reality of *Building Together*.

Tower heights along Victoria Street from King St. to Park St.



## Lack of Tree Lined Streets.



Look at the wonderful tree lined street that illustrates the promise of *Growing Together*. To date, none of the condominium developments on Victoria Street South have planted a single tree. The city's Official Plan and Urban design guidelines repeatedly refer to tree lined streets:

### **Official Plan – Section 15 Land Use Policies – Urban Growth Centre – Preamble**

Downtown should have green, pedestrian-friendly streets...

### **Official Plan – Section 11 Urban Design – Neighbourhood design**

11.C.1.30 The City will, through the Site Plan Control process:

d) provide landscaping which enhances each building or project as

well as streetscape;

### **Urban Design Manual- City Wide Design – Design for Sustainability**

Provide street trees along all streets with sufficient soil volume to ensure healthy, mature canopy.

### **Urban Design Manual- City Wide Design – Street Design**

Provide street trees with the goal of creating a continuous mature tree canopy wherever possible.

### **Urban Design Manual – Design for Tall Buildings – Public Realm – Streetscape**

Provide a high-quality, sustainable streetscape and landscape design

While I'm glad to see the Park Street entrance to the development is well landscaped, once again the Victoria Street elevation lacks any landscape features.

## **Proposed Public Amenity Spaces**

The development includes two proposed public amenity spaces: on the 33<sup>rd</sup> floor of the tower and one that is part of the Park Street entrance. In 2022 the city reviewed and revised the Parks Dedication Policy. At that time there was discussion about the value of privately owned public spaces (POPS). The Director of Parks, Niall Loble, clearly stated the shortcomings of POPS. In addition, Troy Glover from the University of Waterloo spoke to council about research showing the failure of POPS. He stated that management and design features make POPS

exclusive and inaccessible to the public. This will most certainly be the case for the proposed public amenity on the 33<sup>rd</sup> floor of this development. Professor Glover's concluded that POPS are intentionally inaccessible, and that developers are being opportunistic when they propose POPS as part of a development. We know from the city's review of park space that there is a critical need for more parks in some neighbourhoods. Providing this developer with a credit against parkland dedication fees will further cripple the city's ability to provide much needed parkland for the thousands of new residents living along Victoria Street.

### **Affordable Housing**

It has also become clear that intensification along Victoria Street is not solving the problem of affordable housing. In February of 2022, the Waterloo Region Record published an article by Dawn Cassandra Parker ([Larger builds lead to less-livable cities](#)) in which she explained: *Investors smell upzoning like sharks smell blood in the water, with similar responses. Expectations for approval of high density builds drive land prices too high for cheaper lowrise high-density builds to be economically viable.* When city planners endorse an increase in FSR like the one being proposed for this development land prices go up. Parker goes on to say *Dismantling urban design protections such as setbacks, stepbacks and shadowing guidelines is a terrible idea. While it may result in larger builds, it won't result in more viable cities.*

Please consider the need for intensification equally with other city priorities such as tree canopy, equitable access to greenspaces, affordable housing, family friendly housing and vibrant streetscapes. This is what I would like you to hear from me: Do more to achieve the vision you convey in ***Building Together***.

Gwen Wheeler

r, Ontario

April 18 , 2023

## Craig Dumart

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**From:** Christine Beard  
**Sent:** Wednesday, May 10, 2023 10:33 AM  
**To:** Craig Dumart  
**Subject:** Re: 97-101Park and 186,194,200 Victoria St

You don't often get email from [craig.dumart@kitchener.ca](mailto:craig.dumart@kitchener.ca). [Learn why this is important](#)

Craig,

Not sure if I can still comment on this or the other developments at Victoria/Park.

One of my concerns about the lack of parking for the developments relates to my personal inability to use transit/bike to get to work (just too dangerous) - which would be improved by the LRT extension.

I'm just in the USA at a transportation conference and hearing that developers need to invest in the regional transportation system where parking is not provided. Is this happening for these Victoria/Park developments?

Thanks

Christine

[Sent from Yahoo Mail for iPhone](#)

On Thursday, April 13, 2023, 4:24 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Christine,

Thank you for providing comments. I have added you to the email distribution list to keep you informed on the proposed development This is for a new development for a 42 storey building. It is separate from the project that was recently approved by the Province at the corner of Victoria and Park Street.

**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](mailto:craig.dumart@kitchener.ca)





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**From:** Christine Beard  
**Sent:** Wednesday, April 12, 2023 8:21 PM  
**To:** Craig Dumart <Craig.Dumart@kitchener.ca>  
**Subject:** 97-101Park and 186,194,200 Victoria St

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Craig,

Can you clarify if this new development proposal for a 40story tower is in addition to the one that was rejected last year? Or a new completely different one?

My comments are as follows based on what I can see.

There should be one parking spot at minimum per unit.

It is not realistic to have a mixed use development with commercial use when there is not sufficient parking. Take a look at all the vacant storefronts near the University in the new condos. Business cannot survive with only locals (presumably condo dwellers) as customers. Parking is a necessity given that most people still need to drive. Note parking at Vincenzos/Bauer exceeds the units at Bauer in Waterloo and is successful.

This tower is too tall - the adjacent condos are tall for the neighborhood at 26 stories. Adjacent to a residential neighborhood 40 floors is excessive.the tower should at minimum be no tall er than garment towers.

There are too many one bedroom condos being built in Kitchener. I'm presuming this one is the same. This is not a Seniors neighborhood and couples/singles often become families in need of 2 bedrooms. There is a shortage of entry level family housing in this city. Build more 2 and 3 bedroom condos. 2/3 of the new development should be for families.



Lastly, given that the block would become one of the densest neighborhoods in the City - the City Parking lot on Bramm should be converted to a City Park.

Again adequate parking for the development is important.

I applaud the addition of bike parking. The City should ensure this is more than a little secure given bike theft levels.

Christine Beard

[Sent from Yahoo Mail for iPhone](#)

## Craig Dumart

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**From:** J S <  
**Sent:** Thursday, April 13, 2023 11:48 AM  
**To:** Craig Dumart  
**Subject:** Park St and Victoria St

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[why this is important](#)

Hi Craig,

I received notice of the second development proposal at Park and Victoria St - 97-101 Park and 186-194 Victoria. Will there be a chance to submit feedback after the neighbourhood meeting? I noticed it says feedback to be submitted by Apr 25, but I'd prefer to attend the meeting and understand more about the project before submitting feedback if possible.

Thanks,

- Janine Stanic (she/her)

## Craig Dumart

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**From:** PARKE  
**Sent:** Wednesday, April 12, 2023 3:50 PM  
**To:** Craig Dumart  
**Subject:** 97-101 Park St. and 186-194 & 200 Victoria St. S.

You don't often get email from [learn why this is important](#)

Dear Mr. Dumart

In response to the invitation received yesterday (April 11) for the upcoming neighbourhood meeting, I am grateful for the opportunity to voice my thoughts and concerns on this proposed development. I will not be able to join in for the Virtual Zoom Meeting scheduled on Apr 27, 2023 thus I am emailing you directly.

I live at a mid-rise apartment building and when trying to make a left-hand turn from our driveway, I have experienced the traffic congestion coming from the intersection of Park St. and Victoria St. S. and also from the other direction heading from the intersection of Victoria St. S. and West Ave. With the train passing periodically nearby, holding up the traffic, shall I say it is double the challenge.

I foresee only more problems with congestion with the addition of more high rise buildings at the proposed location. What measures are you taking to track present day traffic? Are you accounting for Victoria St. S. being a major artery in this part of our city with ambulances, firetrucks and/or police several times a day on a typical day? What impact would this have on the neighbourhood during construction?

Looking forward to hearing about the decision.

Yours truly

Ms. Cheryl Parke

## Craig Dumart

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**From:** Helen H <h.hieb@cityofkitchener.com>  
**Sent:** Tuesday, April 4, 2023 10:11 PM  
**To:** Craig Dumart  
**Subject:** Fwd: MyKitchener Notification - proposed development

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

Hi Craig,

I only heard about the meeting regarding the proposed development down the street from me via the email alert below which I've signed up for. I thought it was practice to notify residents within a radius via a postcard. Am I wrong about that?

I'm very interested in the planned developments for my neighborhood given my understanding that, to date, the city or Region hasn't flagged any concern on traffic congestion or local parks (I.e Victoria Park). I would like to know if that's because the traffic and park impact is only assessed per application Vs the collective impact of development applications within the same area.

Helen

----- Forwarded message -----

**From:** MyKitchener <[noreply@kitchener.ca](mailto:noreply@kitchener.ca)>  
**Date:** Tue, Apr 4, 2023 at 9:06 PM  
**Subject:** MyKitchener Notification (39 PARK ST)  
**To:** <[h.hieb@cityofkitchener.com](mailto:h.hieb@cityofkitchener.com)>

Hello Helen Hiebert,

Here's your MyKitchener update:

### Events

- [Neighbourhood Meeting - Proposed Development \(97-101 Park Street and 186-194 & 200 Victoria Street South\)](#) on Thursday, Apr. 27 2023 at 07:00 PM

View all [Events](#)

### News

- [E-bike and e-scooter program beginning in Waterloo Region](#)

View all [News](#)

### Job opportunities

- There are new job opportunities available! [View all job opportunities](#) at the City of Kitchener

## Craig Dumart

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**From:** Dave Steffler  
**Sent:** Thursday, April 27, 2023 1:31 PM  
**To:** Craig Dumart  
**Subject:** Re: Feedback re: proposed development along park St Victoria St S

You don't often get email from [learn why this is important](#)  
Thanks Craig. :)

On Wed, Apr 26, 2023 at 10:25 AM Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)> wrote:

Good morning,

Thank you have taking time to provide comments on the proposed development at 186-194 Victoria Street South and 97-101 Park Street. You have been added to the email distribution list to keep you informed on future meetings and updates. Staff look forward to discussing the proposed development with residents at the neighbourhood meeting this Thursday.

Have a great day.

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](mailto:craig.dumart@kitchener.ca)

**From:** Dave Steffler <[dave.steffler@kitchener.ca](mailto:dave.steffler@kitchener.ca)>  
**Sent:** Monday, April 24, 2023 11:24 PM  
**To:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Cc:** Theresa Hanley <[treegirl73@hotmail.com](mailto:treegirl73@hotmail.com)>; Debbie Chapman <[Debbie.Chapman@kitchener.ca](mailto:Debbie.Chapman@kitchener.ca)>  
**Subject:** Feedback re: proposed development along park St Victoria St S

You don't often get email from [ant](#)  
Hello Craig Dumart,

A couple of weeks ago we received a notice in the mail about a proposed development along 97-101 Park St and 186-194 and 200 Victoria St S. As per the notice I am submitting comments.

I live at 36 Henry St. Over the years we have removed part of a driveway and converted it to vegetable gardens. In addition to vegetable gardens we have two small greenhouses (one of them used to be used as a chicken coop) for growing greens. We have also planted the following fruit bushes and trees: several red currant bushes, several gooseberry bushes, a number of haskap bushes, a goji berry bush, a serviceberry tree, a plum tree, two apple trees, two pear trees, two elderberry bushes, a goumi berry tree, a grape vine, a blackberry bush, three kiwi vines, several blueberry plants, two hazelnut trees, both red and black raspberries, a jostaberry, rhubarb, etc. We have done all of this because we are striving to reduce our ecological footprint by growing as much food as possible. However, given the height of this proposed development we are very concerned about the shadow that would be created by it, i.e. the reduced amount of sunlight for growing food. We suspect that there are others with gardens and/or solar panels (or thinking of investing in solar panels and/or creating gardens) who would also be impacted by the shadow that this proposed development would cause in the Victoria Park Heritage Conservation district (the shadow would impact on the heritage qualities of part of the district, essentially negating some of these heritage and historic qualities). Hence, we are opposed to the height of this proposed development - it will have a negative effect on neighbourhood efforts to live more sustainably and would negatively impact a section of the Victoria Park Heritage Conservation District.

The shadow created by this proposed development would also impact home heating costs during the winter - another negative effect as it pertains to the neighbourhood trying to live more sustainably.

Regarding gardens, is there garden space in the design of this proposed development? The notice from the City about this proposed development cites some elements of it, i.e. mixed use, vehicle parking spaces and bicycle parking spaces but nothing about garden space, green space and trees. As it is, Victoria St is severely lacking in trees, which is very disappointing given that there have been some relatively new developments along it. A couple of these newer developments are even within, or on the edge of, the Innovation District. There is nothing innovative about the drab, sterile and uninspiring streetscape left in front of them.

We are also concerned about affordability of the proposed dwelling units. It seems like these developments are not being built with affordable housing in mind but rather with profit in mind.

Craig, these are some of my concerns.

Thanks in advance for your interest in this.

Sincerely,

Dave Steffler

RITCHIE, CIV

1928 11 3

519-

## Craig Dumart

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**From:** jason ringer  
**Sent:** Tuesday, April 25, 2023 5:46 PM  
**To:** Debbie Chapman; Craig Dumart  
**Subject:** 97-101 Park st and 200 Victoria st

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

Hello,

I am writing regarding the 97-101 Park St. and 186-194 & 200 Victoria St. S proposal one the corner of Victoria Street South and Park Street in Kitchener.

The tallest towers rival the tallest building in the Kitchener-Waterloo Region, DTK Condos, which is 39 storeys. Unlike the DTK Condos, though, it is located near established low rise neighbourhoods.

The current buildings occupying the land parcel that will be developed are only 2 storeys; the proposed development will be a substantial departure from the current skyline. According to the design report, the towers will cast long shadows over homes located in the Victoria Park neighbourhood, along Park Street, as well as within the Cherry Park neighbourhood.

As a resident of Park Street I am concerned about how the new development will impact the enjoyment of my property, which will be in the shadow of the tower.

I am concerned about the loss of natural sunlight on my property and my street, which will greatly impact the enjoyment of my home and neighbourhood. In turn, I am concerned about the value of my home and the loss of the heritage feel of my neighbourhood resulting from being so close to such a large imposing development.

I am also very concerned about the traffic patterns around Victoria Street and Park Street, through Victoria Park along Jubilee and along residential streets that connect to Jubilee; my neighbourhood already has an issue with high volumes of drivers and aggressive driving.

It is understood that these towers will be built in order to densify the downtown; there are already many existing towers near Victoria Park, however, these are generally not near detached homes, or are much shorter where they are near detached homes. The heights of the proposed towers are much taller than any existing tower beside Victoria Park: over 20 storeys plus taller!

I am also concerned about how such dense development will affect the fabric of the City itself. Added height and density in the downtown core will not automatically result in healthy, livable, safe and attractive communities.

Since 2016, several towers have been completed along Victoria Street South. Each development got progressively taller as new developments moved westwards from the intersection of King Street and Victoria Street.

- 1 Victoria – 19 storeys – completed in 2016 <sup>[1]</sup>



- One Hundred Tower A – 21 storeys – completed in 2020<sup>[1]</sup>
- One Hundred Tower B – 17 storeys – completed in 2020<sup>[1]</sup>
- Garment St Condos – 28 storeys – complete in 2021<sup>[1]</sup>

The 97-101 Park St. and 186-194 & 200 Victoria St.S. are considerably higher than recently completed buildings along Victoria Street. For example, at 42 storeys, the tallest tower in the Victoria and Park Towers development, would be like having both the towers at the One Hundred development stacked on top of each other plus an additional 4 storeys!!!!

Ideally, in order to better integrate into the existing streetscape and minimize negative impacts to current residents, new developments should be getting shorter as they approach established low rise neighbourhoods, not taller.

With the understanding that this parcel of land will be redeveloped in some form, I would ask that the heights of the proposed towers be greatly reduced (particularly those facing onto Park and Victoria Street) to better fit the current streetscape of the existing surrounding neighbourhoods. I suggest:

- Reducing the heights of the towers to a mid-rise scale (5-11 storeys) which would fit in more harmoniously with the existing neighbourhoods nearby.
- Increasing the set back of the towers from the road to reduce shadows on neighbouring properties.
- Stepping back of the towers (shorter near the road, taller near the back) similar to the One Hundred Towers development along Victoria Street

Another point I would also like to bring to your attention is the noise levels. With the completion of the LRT and three towers that are already complete on Victoria St. S the traffic and noise levels are considerably higher from what they used to be. My fear is that these new builds will aggressively raise these levels further and have an even greater impact on residents enjoyment of their homes.

As I just received the notice of this proposal in mail today on deadline day to submit a response to this I was not given sufficient time to real dig into all the information available. This is extremely disappointing and disheartening as it leaves the impression that regardless of how the residents in this well established heritage community feel our thoughts and feelings will not be heard.

Sincerely,  
Jason Ringer

Sent from my iPhone

April 25, 2023

Craig Dumart  
Senior Planner  
City of Kitchener  
PO Box 1118  
Kitchener, ON N2G 4G7

Dear Mr. Dumart,

I am writing on behalf of the Victoria Park Neighbourhood Association (VPNA) Development Committee in response to the proposed development at 86-194 and 200 Victoria Street South and 97–101 Park Street. Although this development is located in the Cherry Park Neighbourhood, Victoria Park residents live directly across the street and will be affected, as will others living and working in the downtown area. Our Development Committee's purpose is to advocate for sustainable and livable development in and around Victoria Park. Our four priorities for development, are to:

- Provide a supply of affordable homes, based on the City's 2020 report, *Housing for All*;<sup>1</sup>
- Balance green spaces with development;
- Develop with climate change in mind;
- Include the community as an integral part of the development process.

We would like to stress that most downtown residents understand the need for, and benefits of, urban intensification. We prefer to see our surrounding farmland and wildlife habitats preserved, rather than disappear under urban sprawl. We also want to see a vibrant and thriving downtown. What we need is a more diverse approach to intensification, and a healthy mix of housing options that will continue to accommodate people from a different range of backgrounds, incomes, and family compositions.

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<sup>1</sup> [1] *Housing for All: a blueprint for a more caring community*, December 2020, is the City of Kitchener's comprehensive strategy to realize the right to housing and make housing affordable using the tools and resources available to a local municipality. In defining affordability, it calls for the following:

- 450 Supportive Housing and 5,000 Community Housing units for those whose household incomes range from \$23,314 to \$37,266 and \$37,267 to \$49,932;
- 9,000 Affordable Rental Housing units for those whose household incomes range from \$49,933 to \$63,263;
- Affordable Home Ownership for those households earning \$63,262 to \$77,566.

We have reviewed the supporting documents related to the developer's application and are pleased to see that this development incorporates a number of features that are important to those of us living in the urban neighbourhoods surrounding downtown Kitchener. These include: 62 three-bedroom units that will enable families to live in the urban core; green space and the protection of a number of mature trees on the site; consideration of water conservation objectives, rainwater harvesting and "low-water use landscaping", a public plaza that will be accessible to the community; and some bicycle parking.

The following comments and recommended changes are related to our four priorities.

**Affordability** – The developer does not note any plans to provide affordable housing. Kitchener is experiencing a serious housing crisis for people in low to moderate income brackets. Affordable units are being renovated or torn down to make way for more expensive units and new developments, adding to the housing crunch for our most vulnerable citizens.

Recommendations:

- In response to the affordable housing crisis, as a minimum, at least 5% of all new units should be affordable, as established in Bill 23's plans for inclusionary zoning, and according to its extremely moderate definition of "affordable". Even though this aspect of the new legislation has not yet been implemented, the developer would be able to demonstrate that he is civically responsible by meeting this need and not just building for profit.

**Green Spaces** – Although the City of Kitchener Official Plan states that it is committed to creating "a safe, secure and walkable community dedicated to pedestrian activity," all of the new high rises in downtown Kitchener are being built right up to the sidewalk. This creates a very poor pedestrian experience by leaving no room for trees or green space and by increasing the heat island effect of "a concrete jungle". This is especially true of the new developments along Victoria Street between King and Park Streets and cannot be allowed to continue as development continues along Victoria.

Recommendations:

- That the development be set back from the sidewalk the same distance as other houses on the block between Park and Walnut to allow for green space, rainwater infiltration and trees. There are several reasons for this:
  - first, walkability and the pedestrian experience are greatly enhanced by tree canopy and greenery; the trees especially provide essential shade for pedestrians on the hottest days;
  - second, both the trees and additional green space will help to clean the air, offset the heat island effect of concrete and tall buildings, and help make up for habitat loss due to the insertion of this new development;
  - third, that ribbon of green space will provide the opportunity to introduce rain gardens under the vegetation, reducing runoff from extreme wet weather events and mitigating the potential for flooding;

- and finally, the use of pollinator plants in that space will add beauty and habitat for essential insects and birds.

**Climate Change** – In 2019, the City of Kitchener joined all other Region of Waterloo municipalities in declaring a climate emergency. It is incumbent on all new developments to maximize ways of protecting the environment and minimizing their greenhouse gas emissions.

Little is said about the developer's specific plans to conserve energy and water, other than to note that these issues will be addressed in the Site Plan Application. An environmentally sustainable building needs to include design and construction features based on materials selection, water usage, energy efficiency, responsible land use, and other considerations. It's not something that can be added on later in the process. We are eager to know exactly what the developer will do to build with climate change in mind, since we are already experiencing negative changes in our climate.

The developer does note that there will be 353 parking spaces for cars but doesn't specify the number of EV charging stations. He further notes there will be 296 bicycle parking spaces provided in the garage. Given plans for 436 units, and the likelihood that more than one person in many units will have a bicycle, substantially more bike parking is needed, including for visitors. As some residents are likely to want e-bikes, EV charging stations will be needed for these, as well as for cars.

#### Recommendations:

- That maximum efforts be made to construct all aspects of the building with climate change in mind, including: sufficient EV parking for the future; energy sources, choices, and conservation; water conservation; rain water run-off and heat mitigation; choice of building materials; bird die-off from collisions with tall building windows (not just the ones at ground level). Some specific recommendations include:
- That all car parking be equipped with EV charging stations.
- 400 bicycle parking spaces be provided and that there be 40 EV bicycle charging stations.
- That water conservation considerations include: leak monitoring and detection; sub-metering of water use in individual units; rainwater harvesting for plant watering (and ideally the pool); ensuring all water using fixtures (particularly toilets) are MaP Premium HETs to align with Region of Waterloo water conservation priorities.
- That use of fossil fuels for space/water/pool heating and cooking be minimized; that air source or ground source heat pumps be used to heat the building if at all possible; that electric/induction stoves be standard; and the incorporation of solar panels be considered. Building low-carbon now saves future retrofit costs and should be considered essential.

- That green roof elements be incorporated into the rooftop patio to provide public education, rainwater collection, and reduce the heat island effect and temperature on the patio.

**Community Engagement** – During the pre-application stage, there is a great deal of discussion that takes place between developers and planners, prior to any consultation with citizens. Both developers and planners usually seem to be committed to a design that is already far advanced before citizens have a say. It is our belief that it would be helpful to all – developers, planners, and citizens – if the community were engaged earlier in the process. Citizens know their neighbourhood “on the ground” and usually have excellent insights into ways development can contribute to the community in positive ways, both for existing and future residents.

Recommendation:

- That a Citizens’ Engagement Committee be formed, composed of residents from affected neighbourhoods, including Victoria Park, the developers’ representatives, and City Planners, to ensure ongoing consultation and communication throughout the development process.

We are committed to a positive and collaborative approach to development in our neighbourhood. We want to work with developers, city staff, and other neighbourhoods to continue to make our City a healthy, vibrant, and inclusive place to live.

Thank you for your consideration of our comments and recommendations. We would like to be informed of all opportunities to contribute to this development process and we look forward to hearing from you.

Sincerely yours,

*Peggy Nickels*

Peggy Nickels, Chair  
VPNA Development Subcommittee  
c/o Victoria Park Neighbourhood Association  
Downtown Community Centre

CC Councillor Debbie Chapman, City of Kitchener, [Debbie.chapman@kitchener.ca](mailto:Debbie.chapman@kitchener.ca)  
Garett Stevenson, Interim Director of Planning, City of Kitchener,  
[Garett.Stevenson@kitchener.ca](mailto:Garett.Stevenson@kitchener.ca)  
Members of the Victoria Park Neighbourhood Association Development Committee

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## Craig Dumart

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**From:** Claire D'Alton  
**Sent:** Wednesday, April 26, 2023 12:18 AM  
**To:** Craig Dumart  
**Subject:** comment on 97-101 Park st. and 186-194 & 200 Victoria St. S

You don't often get email from [nt](#)  
Hi Craig Dumart,

My comment and concern: I have lived on Park Street for twenty-three years now and we have been in constant construct for more then half that time.

We have put up with noise pollution, dust every where and traffic congestion and large truck all day and night.

Obviously, the people who live in the homes in this area do not matter.

We are given very little notice, as it comes out in a card like junk mail

Maybe someone can let us know how long we have before this all starts and how long it will take to complete.

Look forward to the meeting.

Thank you.  
Claire D'Alton  
26 Park St.



**Claire D'Alton** (she/her)  
Intermediate Administrative Assistant/  
UHIP Plan Advisor  
International Student Support

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## **Craig Dumart**

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**From:** Michael Brisson  
**Sent:** Wednesday, May 3, 2023 8:54 AM  
**To:** Craig Dumart  
**Subject:** 97 Park / 200 Victoria  
**Attachments:** 677489\_Rail Vibration Assessment.pdf

Hi Craig,

Do you have a link to the 2 tower proposal for this site as mentioned in this vibration report letter ?

Thanks

Michael

[https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/677489\\_Rail%20Vibration%20Assessment.pdf](https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/677489_Rail%20Vibration%20Assessment.pdf)

Sent from my iPad