

Garett Stevenson

From: Peters, Angela
Sent: Wednesday, October 9, 2019 10:27 AM
To: Garett Stevenson
Subject: RE: Schneiders "Metz" redevelopment

Thanks for the response Garett.

The process seems to be taking a long time. It's been weeks/months since there was any sign of work being done. It would be nice if we could be kept up-to-date. Would you happen to have the name or email of an Auburn contact we could reach out to for issues/questions? Or should we continue to go thru you?

Angela Peters

From: Garett.Stevenson@kitchener.ca <Garett.Stevenson@kitchener.ca>
Sent: Wednesday, October 9, 2019 9:55 AM
To: Peters, Angela
Subject: RE: Schneiders "Metz" redevelopment

Hello,

I have heard back from Auburn and I can confirm that the demolition is at a standstill because they are in the process of finding a new demolition contractor to complete the work.

Auburn confirmed that they have noticed some siding falling off and will investigate the issue and resolve immediately. I understand they are having issues with continuous break ins, graffiti and breaking of windows which they are addressing first.

The grass cutting is on a contract however due to safety concerns the lawn maintenance contractor is not allowed to enter the site and cut down weeds on the interior of the project. They will ask their contractor to have one of their staff cut down the weeds on the interior of the site.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP
Planner | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca





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From: Peters, Angela <>
Sent: Thursday, October 03, 2019 8:57 AM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: RE: Schneiders "Metz" redevelopment

Hi Garrett

Sorry for the late response.

Thanks for passing this information on. I attended an information mtg way back last yr however I was out of town for the recent Aug 2019 mtg.

Yes...pls add me to the distribution list for further updates.

Can you confirm for me what stage of the process the redevelopment is at right now? The "Timing and Process" page does not include any dates.

I have noticed that work seems to be at a standstill and most of the equipment is gone. I've heard a neighborhood rumor that (remediation?) work at the sight has stopped, apparently due to financial issues with the developer/investors.

Is there any truth to the work stoppage?

A couple of concerns I have at the moment:

Mine and my neighbor Tiffany own homes c... 3. The building and landscape are showing lack of "attention". Pieces of siding are falling off or hanging from the building. Garbage is collecting along the fence. The lawn/weeds have recently been cut but prior to that there was a long period of time that showed lack of attention. We are hoping someone could come remove the siding and perhaps check on the building & grounds from time to time to ensure it doesn't become dilapidated.

Also, dirt and dust from the site blows into everyone's yards causing a mess on decks, patios, furniture, bbqs etc. If we open windows, it gets into our homes as well. Thankfully this will be less of an issue with the change of the season however, next spring/summer we will be back to the same problem. We would appreciate if the city could work with the developer to do what they can to minimize the dust, perhaps wetting the grounds.

In recent years it seems that Borden Ave South has been under continuous construction with infrastructure changes, followed by light rail preparation and now the "Metz" development. With potentially 10 years of construction ahead, I'm hoping the city and the developer will do their best to support the existing neighborhood.

Feel free to pass this email on to anyone you feel should be included.

Thanks

Angela Peters

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From: Garett.Stevenson@kitchener.ca <Garett.Stevenson@kitchener.ca>
Sent: Monday, September 16, 2019 11:00 AM
To: Peters, Angela <
Subject: Schneiders "Metz" redevelopment

Hello,

Thanks for reaching out regarding this application. The application is "in circulation", meaning that the City is currently consulting with residents, internal departments, and external agencies on the proposal.

We have had a public meeting already – the initial circulation letter, the presentations from the public meeting, and the comment sheet are online. Scroll to the last bullet:

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx#Proposed-Subdivision-Official-Plan--Zoning-By-law-Amendments--Auburn-Development-Schneiders-Redevelopment>

Don't worry about the commenting deadline, I welcome your comments. If you have any questions, please do not hesitate to contact me.

I will also add you to the distribution list so you'll be informed on every step along the way.

Thanks,

Garett

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Garett Stevenson

From: George Sweetman
Sent: Tuesday, August 20, 2019 8:33 AM
To: Brandon Sloan
Cc: Garett Stevenson
Subject: Re: Potential opportunities in Kitchener

Hello Brandon and Garett. Thanks very much for the introduction.

We would love to have the opportunity to meet with the developer and explore how we might be able to contribute to the project and ideally provide some affordable housing to the community.

Feel free to pass along my contact information and we look forward to continuing the discussions.

Thanks again.

George

George Sweetman

From: Brandon.Sloan@kitchener.ca <Brandon.Sloan@kitchener.ca>
Sent: Monday, August 19, 2019 4:53 PM
To: George Sweetman
Cc: Garett.Stevenson@kitchener.ca <Garett.Stevenson@kitchener.ca>
Subject: Potential opportunities in Kitchener

Hi George – hope you were able to get more info and some questions answered regarding the RSC matter. Will be nice to see things progress with your new site in Kitchener. Regarding other future possibilities, we just had a meeting about an important redevelopment site that is going through the planning phase. The City and community have strongly indicated that this large scale redevelopment needs to include some affordable housing. The developer is willing to at least consider and may have started some discussions with potential partners (as it is not their direct line of business). Perhaps we should connect you with them to see if there is a possible match here. From what I recall of some of your locational criteria, this could be suitable.

I'd like to introduce you to one of our planner's, Garett who is managing the redevelopment application if referring to. I'm hoping that with this virtual intro perhaps with your blessing he can connect you with the current landowner/developer. This is a large site that will likely have several development blocks or phases created.

Brandon Sloan

Manager, Long Range & Policy Planning | Planning Division | City of Kitchener
519-741-2200 x7648 | TTY 1-866-969-9994 | brandon.sloan@kitchener.ca

Garett Stevenson

From: Brielle Harrison
Sent: Friday, August 09, 2019 12:07 PM
To: Garett Stevenson
Subject: Re: Proposed Subdivision, Official Plan & Zoning By-law Amendments – Auburn Development (Schneiders Redevelopment)

Hi Garett,

Here is some feedback I have after reviewing the Developers proposal - they are proposing a significant amount of high rise apartments. Originally, we were told there would be two, but I see 6(?!?!?) on their proposal. This is going to block a lot of views, be aesthetically unappealing, and really increase the amount of traffic in the neighbourhood. Further, allowing them to build 6 high rise apartments in an area where there are currently none sets a bad precedent for the entire neighbourhood.

Courtland, and other nearby streets are all two lane streets, without the ability to increase them to 4 lane streets. There is already significant congestion whenever there is any roadwork - what are the plans to mitigate this? I see they are proposing a continuous left turn lane - not a bad idea, but where is the space for this going to come from - expropriating existing properties? Or will they be sacrificing some of their land that runs along Courtland to accommodate this?

I'm intrigued by their proposal to increase the walk space on Mill, but I'm not sure how to envision this, since Mill street is significantly far away from the Schneider's factory and is also hampered by narrow sidewalks and no room to increase walkway space by cutting down laneways since it's currently a 2 lane street. Where on Mill street are they proposing this?

Thanks, Brielle Harrison

On Thu, 25 Jul 2019 at 16:46, <Garett.Stevenson@kitchener.ca> wrote:

Hello,

The City's Planning and Development Consultations webpage has now been updated with materials presented at the Neighbourhood Information Meeting last week.

Please click the link below and scroll to the bottom of the page:

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx>

I apologize for the delay in posting – I was experiencing some technical issues. As such, I am happy to extend the commenting deadline to August 31, 2019.

Please do not hesitate to reach out with any questions. Enjoy your summer, I will be in touch in the fall once all comments have been received and considered.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

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Garett Stevenson

From: Debbie Chapman
Sent: Thursday, July 18, 2019 10:44 AM
To: Garett Stevenson
Cc: Janine Oosterveld; Alain Pinard
Subject: the metz - Paul

Thanks for all for leading the meeting at the Mill Courtland CC the other evening. I thought it was well orchestrated.

I received a call this morning from a resident who was at the meeting. He expressed a few concerns that he wanted reiterated. His biggest concern has to do with traffic. Can you tell me what the parking requirements are for that property? I assume we are still working under the 1985 zoning bylaws. If I recall correctly, Auburn plans to have .9 to 1.1 per residential unit. Is this below the 1985 zoning bylaw requirements? How many more cars could one expect accessing the retail and office space on a daily basis?

Given his concerns about traffic, he was wondering if the city would be willing to buy land in order to create an exit onto Stirling and/or Ottawa. This would reduce the traffic on Borden and Courtland. As he pointed out there could be an increase of 3,000 to 6,000 vehicles entering and leaving the site daily. Additional exits make sense to me. Has this been considered?

Finally, he would really like to see a grocery store on site. Is this something that is being negotiated with Auburn? What would have to be done to make this happen? I realize we cannot require the developer to include one, but we could probably impress upon them the virtue of one.

I also have a question about the residential unit distribution. How many units will be rentals and how many condominiums? Also what is the proposed size distribution of the units in the condos and in the rentals? I recall mention of one and two bedroom units.

Thank you in advance for your responses.

Debbie Chapman

Councillor Ward 9 | City of Kitchener
519.741.2200 x 2798 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca



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Garett Stevenson

From: Mike Leddy <mleddy@kitchener.ca>
Sent: Monday, February 1, 2021 6:53 PM
To: Debbie Chapman
Cc: Garett Stevenson; Rosa Bustamante
Subject: [EXTERNAL] Re: Re: Re: Re: Schnieders Redevelopment

Hello Councilwoman Chapman and Mr Stevenson

Thank you for your reply

Indeed, my concern with the impact this development will have on my neighbourhood, turning our street into a freeway, has prompted me to consult brokers into the selling my home.

I fail to understand why not all traffic from this site can not be directed to Courtland Ave, a main arterial road through this area. Instead, the traffic seems directed parallel to this road and through Borden and Grenville.

I would like an opportunity to speak on the topic and of neighborhood input and consultation, which seems minimal.

I can be available most afternoons this week. I will be home most of the day Friday if any time after 10am works for you.

Thank You again

Mike Leddy

On Sat, Jan 30, 2021 at 2:19 PM Debbie Chapman <Debbie.Chapman@kitchener.ca> wrote:
Hi Mike,

As you saw in Garett's recent message there will be a public engagement in the Spring. That does not preclude you or others from contacting me with your concerns. If a group of neighbours wanted to hold a zoom call with me before the spring, I would be happy to facilitate that.

Debbie Chapman

Councillor | Ward 9 | City of Kitchener | 200 King St. W. N2G 4G7
O: 519.741.2798 /C: 226.752.7104 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca
Our 24 Hour Contact Line for Issues or Questions 519-741-2345



From: Mike Leddy <[redacted]>
Sent: Thursday, January 28, 2021 8:57 PM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Rosa Bustamante <Rosa.Bustamante@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Re: Schnieders Redevelopment

Hello Councilwoman Chapman

Could you possibly help make aware the residents of Borden and Grenville ave of the impact this development may have on our neighbourhood? There may be as many as 5000 cars needing to access this site daily. The Four story parking structure proposed certainly confirms that. Can the neighbourhood possibly get help from our elected officials to make aware and offer a voice?

Mike Leddy

Grenville Ave

On Fri, Jan 22, 2021 at 6:47 PM Mike Leddy <[redacted]> wrote:
Hi Garrett

Thank you for the response. I have to say though, i have never received a mailing for meetings for this project. I found our only about one meeting that was held at Cameron Heights in August of 2019 and at that time, the only plan presented was the City of Kitcheners Rockway plan regarding the plan presented in regards to the LRT project. Will all residents of Borden and Grenville Ave be informed of meetings through a mailing? Would it be possible for me to receive resources to canvas our neighborhood regarding this plan and making sure there is awareness? Perhaps a printing of the plan I can present to all residents of our neighborhood with a canvas as well as a contact list.

I have presented concerns with this development and asked for communications as far as July of 2019 but I have not seen any communications until I communicate. The Auburn development website has not been updated for a final plan since 2019 and neither has the any changes to the cities site plan. This is a major development that will have have a major impact on my neighborhood and there should have be input from all area residents.

Mike Leddy

On Fri, Jan 22, 2021 at 6:10 PM Garrett Stevenson <Garrett.Stevenson@kitchener.ca> wrote:

Hi Mike,

I will be sure to make sure that residents in the area are aware of the engagement (when scheduled) so staff can answer all their questions.

I will be in touch.

Garrett

From: Mike Leddy <Mike.Leddy@kitchener.ca>
Sent: Wednesday, January 20, 2021 10:12 PM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Rosa Bustamante <Rosa.Bustamante@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Schnieders Redevelopment

Hi Garrett

Thank you for your reply. I just wonder, do you feel the people that live on Borden Ave and Grenville Ave have been made well aware through public notice that there is a great chance that the character of this neighbourhood may change greatly with this development? Has a traffic study been done and what is an acceptable increase in volume? This development proposes 15 000 plus residents? I certainly do not propose stopping the development, I welcome it and it is very exciting I would propose that rather than make the access to Borden of Old Fashion Way one way but to eliminate that access all together. All access should instead from this development should instead be directly to Courtland ave.

I appreciate your correspondence

Mike Leddy

On Wed, Jan 20, 2021 at 5:36 PM Garrett Stevenson <Garrett.Stevenson@kitchener.ca> wrote:

Hi Mike,

Thanks for reaching out. Since we last emailed, I have been working with City and Regional staff to address issues that were identified by the community as well as review staff – including transportation and traffic.

City and Regional staff have been analyzing different transportation scenarios, including potentially making the future street "Old Fashion Way" a one way out to Borden, which will restrict any inbound traffic from your street to the site.

I will be holding a digital public engagement meeting this winter (February or March) to provide a full update to the community as changes are vetted through technical reviews. I can confirm you are on the

circulation list. We are still working on technical updates due to ground water and parkland – once we have a better understanding of what other changes to the development will be required, I will provide update materials online and set up the engagement event - I will update the community before any final decisions are made.

If you want to chat about this project, I am happy to connect any time. My number below redirects to my home office.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

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



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

From: Mike Leddy

Sent: Wednesday, January 20, 2021 11:25 AM

To: Garett Stevenson <Garett.Stevenson@kitchener.ca>

Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>

Subject: [EXTERNAL] Re: Schnieders Redevelopment

Hello

I wanted to follow up on the plan finalization on the Shnidlers re development, has there been a decision as to whether access to Grenvill from Bordan will remain or will be closed off? I am very concerned we could see a great increase in traffic on our previously dead end street.

Mike Leddy

On Fri, Dec 20, 2019 at 4:46 PM <Garett.Stevenson@kitchener.ca> wrote:

Hi Mike,

Details of the application can be found online here (third last item):

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx>

Copies of all the reports that were submitted with the application can be found online here:

<https://www.schneiderredevelopment.com/planning-approvals-process>

Kitchener City Council is the ultimate approval authority for Zoning By-law Amendments and Regional Council (delegated to staff) is the final approval authority of Official Plan Amendments,

The current zoning can be found online here:

[M-2](#) [1R](#) [155U](#) [159U](#)

Thanks,

Garett

From: Mike Leddy <Mike.Leddy@kitchener.ca>
Sent: Thursday, December 19, 2019 8:56 AM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: Re: Schnieders Redevelopment

Hi Garrett

Who makes the decision on the by-law amendments to allow the changes to current zoning? Can I view the applications someplace and find out current zoning?

If the area was never zoned for this type of development, then infrastructure, (ie roads) have never been built to support it correct?

Mike Leddy

On Wed, Dec 18, 2019 at 9:03 PM <Debbie.Chapman@kitchener.ca> wrote:

Thanks for the update Garrett.

Debbie Chapman

Councillor Ward 9 | City of Kitchener

519.741.2200 x 2798 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca



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From: Garrett Stevenson
Sent: Wednesday, December 18, 2019 3:53 PM
To: 'Mike Leddy' <>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: RE: Schnieders Redevelopment

Hello,

The Official Plan Amendment and Zoning By-law Amendment applications that are currently under review propose the increased residential density – high rise residential is not currently permitted.

A project of this scale takes time before major updates or changes are made. Once we have an update on the transportation improvements, I will be in touch with the residents of Borden and Grenville to consider options. Nothing has been decided and the applications will not be scheduled for consideration by Council before Planning and Transportation staff have an opportunity to circle back with the community to provide an update.

Thanks for checking in. I will be in touch with you in the New Year.

Thanks,

Garrett

Garrett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

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



From: Mike Leddy ·
Sent: Tuesday, December 17, 2019 9:49 AM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: Re: Schnieders Redevelopment

Hello

I wanted to follow up to my previous email regarding the development on the former Schneiders lands to find out if any decisions have been made regarding this proposal? I am most concerned with density of the plan and the effect this could have on an already very congested Courtland ave. Does the zoning for that area permit the building heights and density proposed? Are there there any updated on the proposal to close Borden to Grenville?

Thanks You

Mike Leddy

On Thu, Aug 15, 2019 at 4:49 PM <Garrett.Stevenson@kitchener.ca> wrote:

Hello Mr. Leddy,

Thank you for your comment. Sorry for the delay, I was waiting for a meeting this afternoon with City and Regional transportation to review the conclusions of the Transportation Impact Study that was provided with the application before I responded.

The comprehensive transportation review for this site includes looking at many options including reviewing surrounding streets, potentially restricting certain turns, adding left turn lanes, access design, etc. The idea of closing Grenville and Borden is being considered, among several other ideas. Traffic and transportation options were key topics of conversations at the public meeting.

City and Regional staff continue to review options to address traffic impacts and to enhance and improve active and transit options for the development and the community.

You mentioned that you reviewed the City's website – the Developer has also posted all of the reports online if you are interested.

<https://www.schneiderredevelopment.com/planning-approvals-process>

I will also add you to the circulation list so you receive written notice of upcoming meetings.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Planner | Planning Division | City of Kitchener

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



From: Mike Leddy [n>](#)
Sent: Wednesday, August 14, 2019 8:55 AM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Fwd: Schnieders Redevelopment

Hello

I wanted to express my concern regarding the traffic impact around the proposed Schnieders land redevelopment. I did not receive an invitation to the meeting July 15th so I have been trying to get information on the official plan. I live on Grenville Ave so maybe we are not part of the mailing list. I just found the proposal

on the cities website and was able to read it. I expressed my concerns to the Councillor for our ward but I saw in the letter to contact you by August 15th for concerns. I have attached the letter I wrote to her regarding my concerns. I think the traffic on my street will greatly increase with a development of this size exiting to Borden. I believe people will cut through our street to access Courtland avenue. It would be great if the exit to Borden could be eliminated altogether, there are 3 other proposed exits to Courtland in the plan. It is a substantial development with over 5000 residents so even if 5 percent decide to exit by cutting through Grenville that could be hundreds of cars per hour during the morning or afternoon rush.

Thanks

Mike Leddy

Kitchener, On

----- Forwarded message -----
From: **Mike Leddy**
Date: Tue, Aug 13, 2019 at 4:15 PM
Subject: Schnieders Redevelopment
To: <debbie.chapman@kitchener.ca>

Hello Councillor Chapman

I recently saw the plan for the re development and although it looks quite exciting I have to express my concern with the traffic it will bring to the area. I already find that Courtland is quite backed up now and I am already often stuck at the bottom of the hill on Courtland near Stirling. I am unsure why the traffic has become so snarled as it was not really been an issue until the last 3 years or so. I see that a major arterial road seems to be planned running parallel to Courtland and exiting onto Borden. As a resident I am concerned that our quiet street will become a cut through street to access this development as well as Courtland in peak hours. This so often happens to quiet streets when busy arterial roads become clogged in rush hour. We witnessed it several times over the past few years during the closure of other roads around us for construction. Cars sped up the road and sped out again when people realized that they could exit to any other road.

I know that traffic was not cited as a concern in the official plan but I can tell you I am concerned that we will go from a quiet dead end street to a major, speedy thoroughfare for this development.

I am wondering if council or city planners might consider closing the end of Borden to make both Dead end streets to eliminate the possibility of becoming pass through roads? I know this is drastic but I am unsure why even now they are connected as the route is seldom used by residents.

I am also wondering where I can get a better image of the proposed development? I have seen the one published in the Record but it is a little difficult to read see. The plan shown on the Auburn site is the City of Kitchener study completed around all ION neighborhoods, not the specific plan they are going to develop. I have not seen any meetings planned where the neighborhood was invited in past the Feb 2018 meeting held at Cameron Heights. I have been watching the Auburn website for any meeting announcements. I would like to attend any meetings regarding this site plan.

Mike Leddy

Kitchener, On

Garett Stevenson

From: Rebecca S
Sent: Saturday, July 27, 2019 3:15 PM
To: Garett Stevenson
Subject: Re: Proposed Subdivision, Official Plan & Zoning By-law Amendments – Auburn Development (Schneiders Redevelopment)

Hi Garett,

I have a few questions about the proposed development plan. Would it be possible for someone from planning to provide a response to my questions?

- I am concerned about the limited amount of public space included in the proposed development. I understand that ~5.6ha of open space is required based on the City's Parkland dedication policy, and that only ~0.47ha of public space has been included in the plans. Why is so little public space proposed as part of the development?
- Within the J.M. Schneider Square, there are two areas identified as "depressed areas for SWM." These areas represent a significant portion of the public park. Why is the developer not responsible for treating stormwater from the development outside of lands that will be turned over to the public? This takes away from the potential use and functionality of this space. Will these lands become inundated with stormwater during rainfall events? If so, how will this affect the use of the public space.

On Thu, Jul 25, 2019 at 4:46 PM <Garett.Stevenson@kitchener.ca> wrote:

Hello,

The City's Planning and Development Consultations webpage has now been updated with materials presented at the Neighbourhood Information Meeting last week.

Please click the link below and scroll to the bottom of the page:

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx>

I apologize for the delay in posting – I was experiencing some technical issues. As such, I am happy to extend the commenting deadline to August 31, 2019.

Please do not hesitate to reach out with any questions. Enjoy your summer, I will be in touch in the fall once all comments have been received and considered.

Garett Stevenson

From: Rebecca S <
Sent: Thursday, August 8, 2019 12:09 PM
To: Garett Stevenson
Subject: Re: Proposed Subdivision, Official Plan & Zoning By-law Amendments – Auburn Development (Schneiders Redevelopment)

Interesting! Thank you. Looks like there are no plans to move beyond golf uses anytime soon. It is a tremendously valuable piece of land, especially considering the densification that is planned in the surrounding neighbourhood. Any opportunity to provide access to the ~90% (or more) of the population who do not golf would be a bit win for the community.

Thanks for passing this along,
Rebecca

On Thu, Aug 8, 2019 at 11:54 AM <Garett.Stevenson@kitchener.ca> wrote:

Hello,

I have heard back from our Golf folks and received the following response:

"I anticipate Rockway Golf Course will continue to operate as a golf course for many years ahead. That doesn't mean it will be exclusively for golf. We are working with the KW Nordic Ski Club to move their winter outdoor skiing track to the golf course. We would love to add an outdoor rink as well if the weather cooperates. We will also continue to have a need for food and beverage service and banquet bookings and would be interested in exploring opportunities for a year round restaurant. We are exploring an indoor golf simulator for the post golf season."

I hope this helps to answer your question.

Thanks,

Garett

From: Rebecca S <

Sent: Saturday, July 27, 2019 11:15 AM

To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>

Subject: Re: Proposed Subdivision, Official Plan & Zoning By-law Amendments – Auburn Development (Schneiders Redevelopment)

Hi Garrett,

Thank you for your presentation the other day. This is unrelated to the Schneider development site, but I was wondering about the future of the Rockway Golf course. I understand the city is trying to expand winter uses of this site. Is there any will to explore other year-round uses for this property (other than golf)? With all the development expected in Rockway Centre in the coming decades, repurposing the golf course as parkland could serve as an important centre for this community. I understand this is city owned land, has there been any discussion at the city related to the future of this site?

Have a great weekend,

Rebecca

On Thu., Jul. 25, 2019, 4:46 p.m. <Garrett.Stevenson@kitchener.ca> wrote:

Hello,

The City's Planning and Development Consultations webpage has now been updated with materials presented at the Neighbourhood Information Meeting last week.

Please click the link below and scroll to the bottom of the page:

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx>

I apologize for the delay in posting – I was experiencing some technical issues. As such, I am happy to extend the commenting deadline to August 31, 2019.

Please do not hesitate to reach out with any questions. Enjoy your summer, I will be in touch in the fall once all comments have been received and considered.

Garett Stevenson

From: elyse vaile <elyse.vaile@cityofkitchener.com>
Sent: Monday, September 23, 2019 8:46 PM
To: Garett Stevenson
Subject: Re: Proposed Subdivision, Official Plan & Zoning By-law Amendments – Auburn Development (Schneiders Redevelopment)

Hi Garett,

Has there been any update on the development? I just want to confirm the following questions will be answered:

- What is the plan for the service road between Grenville and Borden? As discussed we don't want this to become a regular route for people
- Traffic study to be completed for Grenville Ave
- There is a lane way connecting Ottawa and Grenville that shows up on Google Maps, this needs to be removed to prevent regular use
- Parking during construction – where will contractors park?
- Construction – please confirm there will be no construction traffic on Grenville eg. dump trucks etc.
- A bollard required for path to LRT from Grenville, we've seen a couple people try to drive down this path recently.

Thank you,
Elyse

On Thu, Jul 25, 2019 at 4:46 PM <Garett.Stevenson@kitchener.ca> wrote:

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Please do not hesitate to reach out with any questions. Enjoy your summer, I will be in touch in the fall once all comments have been received and considered.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Planner | Planning Division | City of Kitchener

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



Auburn Developments (Schneiders Redevelopment) "The Metz"
263 & 321-325 Courtland Avenue East, 230 & 240 Palmer Avenue, and 30 Vernon Avenue
Neighbourhood Information Meeting Comment Form

Thank you for attending the Neighbourhood Information Meeting. Please provide your feedback using this comment sheet. Please return (by mail, email or fax) to the address listed on the back of this form by August 15, 2019.

1. Do you have any comments on the proposed draft plan of subdivision (new roads and blocks)?

It's unfortunate there's no road access on Ho. Stirling Ave. to separate car traffic and Ion trains on Borden. That street (Borden) will be a bottleneck. ~~and potential~~

2. Do you have any comments on the proposed land use designations and zoning by-law regulations (the policies and rules/regulations that will guide future development)?

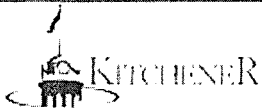
3. Do you have any additional ideas to suggest for the proposed development concept?

Need public transit connection(s) to Ion stations which are long walks away for elderly or otherwise infirm people.

4. Do you have any additional comments or concerns regarding the proposed development concept?

5. What do you think it is the single most important issue for Planning staff and Council to consider for these applications?

Your Address: _____



Please complete this section if you attended the Neighbourhood Information Meeting. The City's Planning Division appreciates your input on the meeting as well. Please circle 1 to 5 below.

1. I found the information to be presented in a clear and understandable manner.
(disagree strongly) 1.....2.....3.....4.....(5)(agree strongly)

2. I feel that my questions and concerns were heard by City staff.
(disagree strongly) 1.....2.....3.....4.....5 (agree strongly)

3. I found the meeting location and time convenient.
(disagree strongly) 1.....2.....3.....4.....(5)(agree strongly)

4. How did you find out about the Neighbourhood Information Meeting?

Notice at Mill Courtland Community Centre.

5. Do you have any other comments regarding this Neighbourhood Information Meeting?

Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address. Please note that all comments and addresses noted on this form may be used as part of a public staff report; however your name and any other personal identifying information will be kept confidential in accordance with Freedom of Information regulations.

Name: David Warnica
Signature: David Warnica
Address: 1000
Phone: _____
Email: warnica.war.mca@kitchener.on.ca
Date: Jul 19/19.

To learn more about the planning process, you can check out the Ministry of Municipal Affairs and Housing's publication Citizens' Guide to Land Use Planning at:
<http://www.mah.gov.on.ca/Page338.aspx>

Please Direct All Questions, Comments, and Forms to:
Garett Stevenson, Planner
519.741.2200 x 7070
garett.stevenson@kitchener.ca
City Hall, P.O. Box 1118
200 King Street West, Kitchener, Ontario N2G 4G7
FAX: 519.741.2624, TDD\TYT: 866.969.9994



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1. Do you have any comments on the proposed draft plan of subdivision (new roads and blocks)?

I am very concerned with the plan
 for Olde Fashioned Way exiting to Bordon.
 I believe this will greatly increase traffic on Green willow
 & Bordon

2. Do you have any comments on the proposed land use designations and zoning by-law regulations (the policies and rules/regulations that will guide future development)?

No

3. Do you have any additional ideas to suggest for the proposed development concept?

I would like to see a larger Park and
 more commercial development

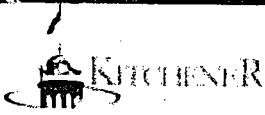
4. Do you have any additional comments or concerns regarding the proposed development concept?

Very high density for the area. I am
 concerned with how Courtland Ave can handle
 such an increase as it is very busy now

5. What do you think it is the single most important issue for Planning staff and Council to consider for these applications?

traffic patterns & congestion

Your Address: _____, On



Please complete this section if you attended the Neighbourhood Information Meeting. The City's Planning Division appreciates your input on the meeting as well. Please circle 1 to 5 below.

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(disagree strongly) 1.....2.....3.....4.....5 (agree strongly)
- 2. I feel that my questions and concerns were heard by City staff.
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5. Do you have any other comments regarding this Neighbourhood Information Meeting?

Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address. Please note that all comments and addresses noted on this form may be used as part of a public staff report; however your name and any other personal identifying information will be kept confidential in accordance with Freedom of Information regulations.

Name: Mike Luddy

Signature: [Handwritten Signature]

Address: [Handwritten Address]

Phone: [Handwritten Phone Number]

Email: [Handwritten Email Address]

Date: [Handwritten Date]

To learn more about the planning process, you can check out the Ministry of Municipal Affairs and Housing's publication Citizens' Guide to Land Use Planning at:
<http://www.mah.gov.on.ca/Page338.aspx>

Please Direct All Questions, Comments, and Forms to:
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garett.stevenson@kitchener.ca
City Hall, P.O. Box 1118
200 King Street West, Kitchener, Ontario N2G 4G7
FAX: 519.741.2624, TDD\TYT: 866.969.9994

Craig Dumart

From: Mike Leddy ✓
Sent: Friday, August 26, 2022 12:07 PM
To: Craig Dumart
Cc: Debbie Chapman
Subject: Re: The Metz

Hey Craig

Thanks for the call to discuss the traffic planning. It is disappointing that access to Borden is deemed necessary for emergency services. I still believe the 3 other access to the site at Palmer, Kent and Vernon should suffice. Asso, it looks like the Old Fashioned way is a divided road, so it's hard to understand how an accident could block all those roads.

I would like to understand the traffic calming that was proposed at the meeting. Specifically the traffic calming on the road connecting Borden and Grenville, Making the connecting road from Bordan to Grenville Ave feel like a walking path would be the ultimate solution. Having a commitment from the City on these measures rather than just a proposal would also alleviate my concerns.

On the plan to make the Old Fashioned Way exit to Bordan, how long will it be one way? Is it a single lane exit and for how far? Have these provisions been committed to or likely to change as well?

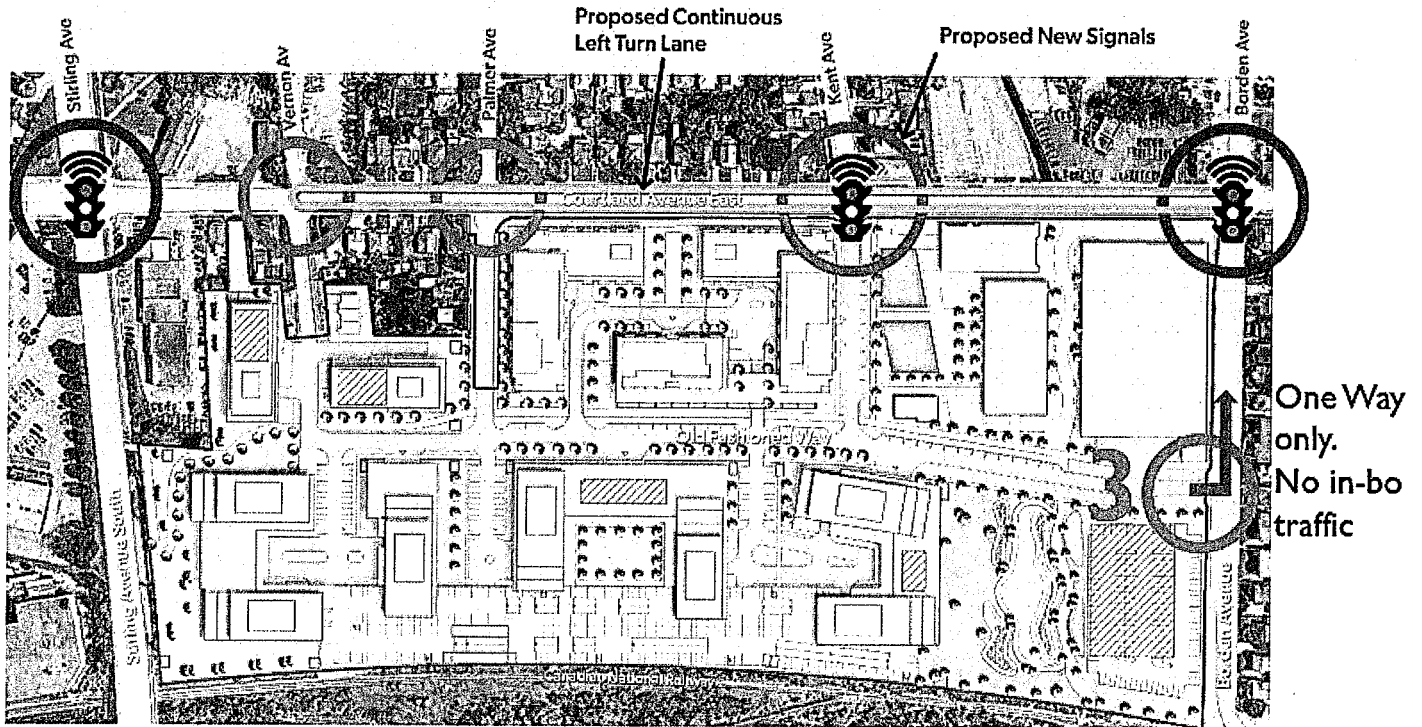
Mike

On Fri, Aug 26, 2022 at 11:00 AM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

I have availability 11-11:15 this am. I was hoping to provide some clarification on the proposed road networks as there may be some confusion on what is proposed as there are exits to and from the site at Vernon and Palmer Avenue and Kent Avenue (see below).

Traffic Impact Study - Recommendations

- 1 = Continuous Left Turn Lane along Courtland from Vernon to Borden
- 2 = New signalized intersection at Courtland and Kent
- 3 = Out-bound traffic only from Olde Fashioned Way to Borden



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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Hi mike,

Are you available today or later in the week next week to discuss (I am off Monday-Wednesday) I would be happy to set up a call to discuss the proposal with you.

Craig

Get Outlook for iOS

From: Mike Leddy
Sent: Thursday, August 25, 2022 12:20:20 PM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: The Metz

You don't often get email from
Hello Counselor Chapman

[why this is important](#)

I have to say, I was very disappointed that at this stage of the project, there is still no concrete plan to deal with traffic concerns on Borden and Grenville. There are some loose proposals, but nothing concrete. I firmly believe people from this project will treat our streets as their driveway, and probably a high speed one at that. We go "maybe's", but not solutions to concerns brought up over 2 years ago. No left turns from Courtland to Borden would incentivize cars to use Grenville even more to gain access to Old Fashioned Way. There needs to be some concrete deterrence put into place to stop cars from using that cut through from Grenville to Borden. Putting a "no left turn" at the Old Fashioned Way-Borden intersection will have little effect on people doing just that. Making Courtland to Borden a "no left turn" intersection will only incentivize the cut through of Grenville especially if there is congestion on Courtland. I looked at the traffic report and Grenville is mentioned at all.

This is a very large development, with a great deal of residents, which does not really fit into the surrounding neighbourhood. It will have a significant impact on our neighbourhood, I am simply asking to know what the actual plan will be to address traffic concerns to alleviate our concerns of suddenly living on an arterial road.

Here is a concrete solution-eliminate the access to Borden altogether and direct all traffic to Courtland and if that is insufficient figure out a way to get the traffic to the next arterial road-Stirling ave. Why must our enjoyment of

our quiet-dead end street now be comprised for this development. Short of that, lets see something concrete put out there.

35% of the inhabitants not using cars seems wildly optimistic. Especially if they are putting 3000 parking spots on the site with 2400 units. should it not be 1600 parking spots?

Mike Leddy