

## Craig Dumart

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**From:** Cindy P <  
**Sent:** Tuesday, July 25, 2023 10:27 AM  
**To:** Craig Dumart  
**Cc:** Aislinn Clancy  
**Subject:** 83-87 Weber Street East

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[arn why this is important](#)

Good morning Mr. Dumart.

Last week I received the postcard about the proposed development at 83-87 Weber Street East here in Kitchener. I've really thought about the information given and while I think the idea of housing is a good one I can't help but see the parking pitfall.

I know there is a big push for environmental sustainability and I think it's great that the proposed information says there will be 414 bicycle parking spaces but I think that is highly unrealistic. The idea of only 14 vehicle parking spaces for 336 dwelling units isn't practical especially when there are zero grocery shopping options in the downtown core. This is just going to end up overburdening current parking lots because it doesn't say this will be geared to income affordable housing so to assume that at least 1/3 of the residents won't need to drive to get to work is idealistic and extremely short sighted. If planning to have businesses also in the building - it will hamper their business to not have customer parking available.

I think it's a great idea to have the safe and secure bike parking - I mean, almost every person I know has had at least one bike stolen so protecting your investment matters a lot. You can still push environmentally friendly transportation options and charge extra for the option of a vehicle parking space. Ruling out the parking will just cause issues of people trying to park on streets around the building - or are you going to increase parking enforcement all around the area? I personally can't imagine moving into a place where there isn't even somewhere for my visitor's to park (14 spaces for 336 dwellings means that 4% of units would have a potential spot for a guest to park in), that doesn't even begin to hit numbers because it's rare that anyone can afford to live alone so there could be an average of 672 people living in this proposed building - bringing that number to maybe 2% of residents having access to a parking spot - even temporarily.

I do think it's a nice looking building and the living space is needed but to think you can do away with parking and cars is naive and extremely shortsighted. It's also wiping out a steady revenue stream which can help you make up the cost of adding in the parking area. I believe the average parking spot rental in downtown Kitchener is about \$150/month. Having 100 parking spaces rented at \$125 a month is \$12,500 in revenue each month. The \$125 + tax is based on the underground parking at 40 Weber building up the street from the proposed site.

Thank you for your time and I hope you have a wonderful day.

Sincerely,  
Cindy Peloquin

## Craig Dumart

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**From:** Marko Savic  
**Sent:** Friday, July 28, 2023 2:29 PM  
**To:** Craig Dumart; Aislinn Clancy  
**Subject:** 83–87 Weber St E

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Hi Craig and Aislinn,

My name's Marko, I am the owner/resident of 83–87 Weber St E and received the postcard about the proposed development at 83–87 Weber St E.

This is adjacent to my backyard, so I have some questions for planning and council to consider for this development. Overall I am pro-density in downtown, so my concerns aren't around density but how density can address the housing and affordability crisis, and the city's plan for the Market District overall.

I reviewed the submitted proposal files on the City's website before providing this feedback.

- This proposal looks like Vive is re-using another one of their proposals to change the zoning in order to flip the land, so it's hard to take this proposal at face value for any criticism
- The 8-floor podium feels very imposing
- I'm glad to see a mix of 3-bedroom units, which seems to be a missing middle in downtown, assuming this is a real proposal
- This will not help affordable housing at all, as Vive is a for-profit, high rent landlord – I'm not sure if they are contributing to any affordable housing initiative as part of their re-zoning request
- I am pro-transit/cycling/pedestrian infrastructure (I sold my car and I walk everywhere), but the extreme lack of parking is going to create a substantial impact on the neighbourhood, particularly with all of the surrounding roads being converted to bike paths and Duke becoming one-way. Regardless of whether it attracts car-free residents, 336 units will have more than 14 visitors on a daily basis. I imagine this will have a substantial impact on the Kitchener Market and Market Square (Conestoga) parking garages now.
- The retail makes no sense with the lack of parking and how busy Weber St., is as a vehicle corridor. There are already vacancies in the King/Cedar area, additional retail opening in the Drewlo towers, and the retail proposed on Scott St. was converted to amenities. There's a way to set up retail for success in this location, but this proposal is not it.
- The density of the tower, the height, and the lack of parking are going to set a precedent for the rest of the block that is currently for sale (Weber & May Pl. to Cedar). Whether City planning/council wants that to happen or not, if this is approved as is it will increase the likelihood of another developer going big and if denied by the city, pushing for an OLT ruling in favour of density (similar to what recently happened on Victoria & Park, though at least that's a nice looking building and appropriate for that area of downtown). Again, I'm in favour of density, but the planning for this section should be done holistically and not on a proposal-by-proposal basis.
- If this is approved, it means it's going to create a substantial change to the "market district." If that goal the City has for this area remains a "market village" vibe, that will disappear. If the City were to take inspiration from European cities with market neighbourhoods, 6–8 stories seems to be the style that works best. That seems to be the case for the property being developed at King/Eby, the 3-story townhomes proposed on Cedar, and the upcoming redevelopment on the other Cedar St. Properties. It's going to be quite a strange setup around the market to have homes like mine on Duke with 25 story towers directly behind them. Unless the city plans to support the redevelopment of Duke to medium-density later, the scale of the neighbourhood is going to be very, very weird. Whether the density is right for the area or not isn't my concern, but the shape of the

neighbourhood is going to be pretty nonsensical if the zoning for this Duke/Cedar/Weber block isn't considered together.

- Given the focus of the proposal on bicycle parking, and lack of bicycle infrastructure and high levels of high speed vehicle traffic on Weber, it seems it would make sense for the plan to connect onto Duke through a pedestrian/bike pathway – I imagine that will happen organically through the Racquet Club parking lot, which I doubt they are going to like.

If the City wants this level of density in this part of downtown, I can get behind it, but I would ask that the overall neighbourhood redevelopment be considered. If this is approved as is, the City will lose control over the rest of the redevelopment by setting precedent for this height, on this block, which is far outside the City's official plan. The Kitchener Market is great, and the idea (still to form) of a market village is very cool, but this would change that substantially.

Really, the City just needs a plan for this area. For example, I wanted to open a bakery in my home (perfect for the market village vibe) but that's not allowed in the zoning plan today, which makes absolutely no sense (given my front door looks at the Market). Then given all the redevelopment uncertainty, I'm not sure it's worth the investment in a zoning variance and renovation if this whole neighbourhood is going to become generic 25 story towers, under construction for the next 5–10 years.

Hope that's helpful,

Marko

RE-FILE MANAGER

CRAG DUMPERT

MY NAME IS TRACEY  
GRAHAM I AM A RESIDENT  
AT

I HAVE LIVED  
HERE FOR OVER 10 YEARS,  
ASLO I AM ON ODSP.

I HAVE BEEN LOOKING  
FOR A PLACE TO RENT FOR  
THE LAST 6 MONTHS, AND  
HAVING A HARD TIME.

I PAY \$817 FOR A ONE  
BEDROOM APT. THE  
MAXIMUM I CAN PAY  
IS \$1000. A MONTH, AS  
MY TOTAL INCOME IS  
\$1550.<sup>00</sup> ~~00~~

CRAG DUMPERT SAID  
~~WE~~ (THE RESIDENTS)  
COULD RELOCATE WITH  
THEIR HELP. IF SO  
CAN THIS BE DONE

I WILL NEED HELP I  
HAVE NO FAMILY OR FRIENDS  
HERE TO HELP ME

I NEED TO KNOW  
WHERE I STAND. ARE  
YOU GOING TO MAKE  
ME HOMELESS JUST  
FOR PROFIT?

I AM HOPING I CAN  
GET A PLACE I CAN  
AFFORD BEFORE YOU  
DEMOLISH MY HOME.

VERY CONCERNED  
-AND VERY WORRIED  
TENDER

TRACEY GRAHAM

Tracey Duche