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**From:** Kathie Stone-Mason

**Sent:** Friday, September 1, 2023 11:32 AM

**To:** Sharon Stone

**Subject:** 254 Westwood Drive Kitchener variance application (A2023-104) in regards to parking space

I spoke to Connie yesterday and I am sending this email in regards to 254 Westwood Drive Kitchener. I live directly across this residence which was purchased by the current owner Andre in 2018. I have lived at [redacted] since July 2016, contact number is [redacted]. I am fearful of this landlord and

[redacted]. Police were called on Tuesday Aug 22, 2023 by the tenants [redacted] unit since about April 2021. There has been several visits to this address by the local by-law and recently local police.

[redacted] texted myself on Aug 22, 2023 at 6:38 pm asking if I can hear landlord yelling at her boyfriend in the backyard of 254 Westwood Dr. She was at work and could hear and see the commotion via her home camera. I told her yes, very aggressive yelling on the landlords part, yelling you need to move, you need to pay \$ 500.00 more a month. I advised [redacted] to call the police and get home. Police arrived at 7:15 pm and left an hour later. Landlord is always on the property weekly with his wife and 2 children doing various work. By-law has been called twice in July 2023 as he is working till 8-8:45 pm in the weeknights disturbing the renters, myself and close neighbours. Since then, he has refrained from making loud construction noises.

This house was rented out to a family of 7 (5 kids) shortly after the purchase in 2018. These tenants [redacted] abruptly moved just before covid due to ongoing fights with landlord Andrea about rent. This home was renovated and MADE INTO A DUPLEX AND WAS RENTED OUT IN APRIL 2021 AS UNIT A AND B. It was rented out as a duplex till end of March 2023 when tenant moved. I want the city to know that this was made into a duplex, landlord spent several months with no visible permit in 2020-2021. I believe the landlord has made it look as one unit as he removed the upper mailbox in August 2023, so now only one mailbox. He reconfigured the front

porch in 2020-2021 so that the lower unit had access to the garage entrance.

The landlord has served the [redacted] with notice in April 2023 that he wants to move BACK in and he has never lived there. This was done a week after he asked for more illegal rent increase and the [redacted] refused to pay more than the legal amount. In July 2023, I have formerly met the [redacted] tenants [redacted], [redacted]. They informed me that they are awaiting a housing tribunal date, due to the fact that he wants to move back in. I told them he has never lived there and has a home in Waterloo and he told me back in 2018 that his wife doesn't live the area and has a nice home In Waterloo. They informed me he has recently shut of the AC unit, removed internet connection, shut off power to the dryer and recently removed the dryer last August 2023.

Another close neighbour called the city for 2 years citing that the duplex is illegal and the city took 2 years to finally investigate and here we are. This is only background information for your committee of the events across the street and on August 22, 2023 when the cops arrived, the landlord informed the police he is moving in the home Sept 1, 2023 which is today. The [redacted] were on the front porch and they were advised to call the police again on Sept 1, 2023. Our neighbourhood doesn't need this aggressiveness and chaos from this landlord. Someone is going to get assaulted as this issue escalates till a tribunal hearing.

This residence as 254 Westwood Drive Kitchener (A 2023-104) was rented out as a duplex on or about April 2021 (was previously rented out to one family for entire house) with [redacted] living in the [redacted] unit and [redacted] living in the [redacted] unit. This was evident as the landlord added another mailbox and added "A" and B"" on each of the mailboxes. The front porch was also reconfigured for an [redacted] tenant. At that time, the [redacted] tenants only had 1 vehicle, so parking was not an issued until the [redacted] tenants gained a second small white vehicle which picture is attached taken Aug 31, 2023. This happened a few months after April 2021. The landlord did extend the width of the driveway before the tenants moved in, adding about 2 feet. Once the [redacted] tenants had 2 vehicles, the parking for 3 vehicles in this driveway was impossible and caused by-lay and police to attend the residence on several occasions. Surrounding neighbours are aware and myself witnessed confrontations between [redacted] tenants (before I formerly met them). This again was scary and stressful. The [redacted] who had didn't have a large vehicle could barely get in and out of her vehicle. The [redacted] tenant moved out end of March 2023 and since then the [redacted] has not been rented out.

I believe the landlord/owner is now trying to get a city permit for a legal duplex and pay his fair share of city taxes going forward if this is designated as a legal duplex. As a concerned neighbour, I have attached a picture of a large truck parked in the driveway from August 31, 2023. If this variance is allowed, there again is no room for 3 vehicles and again our neighbourhood will be subjected to ongoing conflicts with tenants. This driveway is small in comparison to nearby homes. There is a legal duplex across from 254 Westwood Drive and parking is ample and 3 vehicles have parked there for over a year without incident.

Three vehicles parked beside each other in a row is dangerous. The vehicle parked to the right has to drive over the boulevard in order to get out as the boulevard driveway is not as wide as the 3 vehicles. If 3 vehicles are present, the furthest right vehicle has difficulty backing out and I have witnessed this several times over the last 2 years. Lately tenants have been parking on the street as the landlord is parking in the driveway and it makes it difficult for neighbour across the street to

leave their driveway as their side of the street has no parking as is narrow. There is no way to get cars parking in front of each other, so the only option is to have 3 vehicles in a row, and again I have lived through 2 years of tenants arguing, by law and police visits, till ultimately the moved end of March 2023. I am all for improving rental properties, however I firmly believe this driveway is too small for 3 vehicles. I have witnessed the chaos it has caused when resided there. I am not looking forward to this.

**Kathie Stone-Mason**

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## Alison Fox

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**From:** Kathie Stone  
**Sent:** Friday, September 1, 2023 3:21 PM  
**To:** Committee of Adjustment (SM)  
**Subject:** 254 Westwood dr Kitchener (A2023-104)



Here is two cars parked at said residence asking for a parking variance. Landlords wife just arrived and parked to the left of the driveway. White car on the right is will be driving home from work and is obvious 3 cars cannot safely park in the driveway as it is now.

I have sent in an email earlier today regarding this matter and this pic was taken today Sept 1, 2023 at 3:20 pm



## Alison Fox

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**From:** Kathie Stone  
**Sent:** Friday, September 1, 2023 10:29 AM  
**To:** Kathie Stone-Mason  
**Subject:** 254 Westwood dr Kitchener Aug 31 pic of visitor vehicle



## Alison Fox

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**From:** Kathie Stone  
**Sent:** Thursday, September 7, 2023 10:41 AM  
**To:** Committee of Adjustment (SM)  
**Subject:** 254 Westwood dr Kitchener

Hello. There is a sept 19, 2023 scheduled for this parking variance and I already sent in my comments.

The by law was here again at this residence as the owner again was working past 7:00 pm and disturbing the rental tenants and neighbours. This was Wed Sept 6 2023 and by law was here for an hr.

Adjourning neighbour had no internet tv on wed sept 6 the day digging was going on. This neighbour came to our house to ask us our cable was working

See attached picture of the destruction owner had done to neighbours garden

Hoping the planner can come by and take more pictures. This neighbour doesn't speak much English and he and his wife spend countless hours on the garden which if it rains there is no retaining wall of bricks and part of fence is removed.

No scans of property where done before he dug up several feet of earth and same day neighbour doesn't have cable??



## **Alison Fox**

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**From:** Kathie Stone  
**Sent:** Thursday, September 7, 2023 11:01 AM  
**To:** Committee of Adjustment (SM)  
**Subject:** Re: 254 Westwood dr Kitchener

Sorry by law was here Tuesday Sept 5, 2023 not Sept 6.

Owner had his 3 kids running on the front property part 7:00 pm and his wife was also there. called  
bylaw. I had a close neighbour call myself at 7:40 pm wonder what's going on. By-law left at 8:30 pm. He had been  
warned several times about working times on a rental property that he does t live in and he continues to disobey the  
laws.