

Craig Dumart

From: Bill Trick
Sent: Thursday, January 13, 2022 3:45 PM
To: Debbie Chapman; Craig Dumart
Subject: [EXTERNAL] RE: 30 Francis - Tek Towers

Hello Craig and Debbie,

I work for D2L, based out of the Tannery in downtown Kitchener. I'm writing in support of the TEK town development. High density residences is the only way out of our housing shortage. Urban sprawl isn't the solution. I'm considering investing in a unit there myself because I believe in the future of the area. I also support retail at the ground level. I think the developer should put in a parking license model in the planned parking garage so that near by office tenants can rent the under utilized covered parking garage during daytime use. That will solve two problems at once. Until we build out better public transportation, we are low on daytime parking. It will also help if/as/when the Aud moves to a downtown location. Any time a vertical development on a tarmac in downtown Kitchener is proposed, I'm going to be in support of it. We have way too much surface parking downtown so I'm happy to see this proposal which will be net parking positive as it will add more parking spots than are removed. Next up, I which uhaul would be put to a better use!

Also happy to meet up downtown when safe to do so for an exchange of other ideas.

Thanks, Bill

From:

on behalf of Peter Kotwicz

Sent: Sunday, January 30, 2022 7:53 PM

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

Subject: Opinion on 30 Francis St South Condo Building

Hi, my name is Peter Kotwicz. I have lived on _____ for 10 years. (Yes, Ward 10...) and thus am directly affected by the proposed 30 Francis St South Condo Building.

I think that the 30 Francis St South proposal is a product of crazy land valuations. The much larger neighbouring parking lots are a better fit for a highrise than 30 Francis St South. The developer likely got a good price on the land for 30 Francis St South because the seller did not think that the land was large enough for a 40+ story tower.

I do not support the developer's current proposal for 30 Francis South. However, I would support the development if the developer makes any one of the changes below to their proposal:

Change #1: Increase the height of the podium. The tower portion of the building has 10-15 units per floor which is low. I would rather that the developer build additional affordable units in a taller podium than match the podium height to the Tannery building.

Change #2: Have the developer make a cash contribution in lieu of providing parking. The proposal sucks (very little commercial real estate, no affordable housing, ...) because a large part of the building is taken up by parking due to the small lot size. The best location for off site parking in my opinion is a parking structure at the UW health campus. (A good fit because the city is subsidizing expanding the UW health campus - <https://urldefense.com/v3/https://www.cbc.ca/news/canada/kitchener-waterloo/university-of-waterloo-new-health-facility-kitchener-1.5782101> ;!!E19 NBb0RQ!QJ-ISbqMU8Q6fmsyykjZANcOvQZzQFXJaXOFscMA-mqLd2ipKUw4GMP5RujvQk6xtiiiEpY\$)

Change #3: Increase the developer's donation for affordable housing to the median price of a single detached home in the current Kitchener housing market. (~1 million?
<https://urldefense.com/v3/https://kitchener.ctvnews.ca/average-detached-home-price-passed-1m-in-kitchener-waterloo-last-month-1.5728601> ;!!E19 NBb0RQ!QJ-ISbqMU8Q6fmsyykjZANcOvQZzQFXJaXOFscMA-mqLd2ipKUw4GMP5RujvQk6xbTYEf6g\$)

Thank you for reading. Please let me know if you need any clarification (ex: how this building affects me personally) and if there is anything I can do to get the developer to improve their proposal

Craig Dumart

From: Frank Voisin
Sent: Thursday, January 13, 2022 3:22 PM
To: Craig Dumart; Debbie Chapman
Subject: [EXTERNAL] 30 Francis

Mr. Dumart and Ms. Chapman,

I am writing today in support of IN8 Development's high rise proposal at 30 Francis St S in Kitchener.

It is no secret that the region of Waterloo suffers from a housing affordability crisis due in large part to population growth exceeding new housing supply year after year. Projects like IN8's go a long way toward adding much needed supply without the negative environmental impacts of further suburban sprawl, while supporting the Region and City's investment in the LRT.

Further, additional housing density has beneficial impacts to our core in terms of supporting our tech office ecosystem and street level retail. This combination of dense, walkable live-work-play environments has been shown in markets worldwide to create the vibrancy we all envision as the future of our community.

We as a community chose the objective of increasing the density of our urban core, and now it is incumbent upon us to support those developers that attempt to build that density. I urge you to support this development proposal.

Thank you,

Frank Voisin

President

Voisin Capital Inc.

M:

E:

W:

Kitchener, ON

Craig Dumart

From: Debbie Chapman
Sent: Tuesday, December 28, 2021 10:05 PM
To: Craig Dumart
Subject: Fw: [EXTERNAL] Taxing vacant housing etc.

Hi Craig,

Please see Bruce's comments about 30 Francis St. below. Can you please add him to your mailing list?

Debbie Chapman

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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: Bruce Timmins
Sent: Tuesday, December 28, 2021 4:41 PM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Taxing vacant housing etc.

Just a note in support for the idea of charging people holding vacant housing.

Society seems to be in a tight spot here as housing is both a practical necessity as well as an investment vehicle. I find it hard to believe that the price increases of recent times have happened without speculators involved but it should not happen at the expense of persons seeking shelter. In any case the revenue would be a big advantage in providing more housing. It does not look like the private sector will carry the ball here.

44 stories, Charles and Frances. I am not sure where in the process of becoming this project exists but the location is perfect for a high rise. There is no 'residential area' aside from 4 houses at the corner of Frances and Joseph and there is traffic access to two good traffic streets. (Victoria and Charles) which run perpendicular to each other. I think this is more politically viable than taking on accumulations of hallowed detached houses.

Something trivial but pleasing. In the front of Victoria park this summer the city planted three little patches of sunflowers. I think this is a great idea as the plants are not only attractive in their own right but are a great support to birds and insects in the park.. Hope to see this again next year.

Bruce Timmins.

Craig Dumart

From: Tania
Sent: Friday, December 17, 2021 1:36 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: 30 Francis Street South - OPA/ZBA Neighbourhood Meeting #2

Respectfully suggest that staff could be pressing for much more.

Tania

On Dec 17, 2021, at 1:11 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Staff are supportive of the proposed community benefits which will be thoroughly described and outlined in the staff report.

Craig

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From: Tania
Sent: Friday, December 17, 2021 12:51:15 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: [EXTERNAL] Re: 30 Francis Street South - OPA/ZBA Neighbourhood Meeting #2

Thanks Craig, Can you tell me, is staff recommending Or endorsing that the park be considered for bonusing?

I'd like to add to my feedback on the community benefits package that I find the amount they are offering for affordable housing to be a paltry amount considering the scale of this project.

It's ironic too because that parkette did have park benches before. It is my belief they were removed because homeless people were sleeping on them.

It underscores the need for affordable housing. And that the park is what it is for a variety of reasons. The park will evolve with the community needs. And the residents who surround it.

Francis green park does not require the intervention of the developer. And if allowed to redesign it would surely be perceived as an amenity of the condominium they are building. Furthermore the very fact that hundreds of new people will be living next to it will ensure that it is not underutilized (if that's even the case).

Sincerely,

Tania Benninger

On Dec 16, 2021, at 3:02 PM, Craig Dumaru<Craig.Dumart@kitchener.ca> wrote:

Hi Tania,

Thank you for providing comments. Details of the park design have not been finalized. If the development goes ahead with this bonusing provision I will connect with our parks staff to see what level of community engagement will be involved in the park redesign.

Craig

From: Tania

Sent: Thursday, December 16, 2021 7:32 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: [EXTERNAL] Fwd: 30 Francis Street South - OPA/ZBA Neighbourhood Meeting #2

Hi Craig, Unfortunately I missed the meeting.

I am mostly supportive of this development. However I have some concern about the bonusing being allowed for the Francis Street green that already exists. In the Community Benefits Package letter, they contend that the park is underutilized. As someone who lives directly across from that park, I respectfully disagree. And while the parkette could probably benefit from *some* improvements, I question the merits of this as a bonusing contribution. The City parks staff takes beautiful care of this space already, and the gardens are some of the prettiest and well tended in all of Kitchener.

If the City does plan to allow this as a bonusing item, I would like to know if there will be public consultation on the redesign of this park?

Thank you,

Tania Benninger
Downtown Kitchener Resident

From: Craig Dumart <Craig.Dumart@kitchener.ca>

Sent: November 29, 2021 10:15 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: 30 Francis Street South - OPA/ZBA Neighbourhood Meeting #2



IRONSCALES couldn't recognize this email as this is the first time you received an email from th
Craig.Dumart@kitchener.ca

Hi Everyone,

Craig Dumart

From: Brad Noble <
Sent: Thursday, December 16, 2021 1:28 PM
To: Craig Dumart
Subject: [EXTERNAL] 10 Duke St West

Hi Craig,

Great job at the 30 Francis community meeting on Tuesday, your explanations of how developers, the City and certain bylaws interact was very informing.

I was wondering if there is a Site Plan Application proposed from VanMar Developers, for 10 Duke ST West available to the community yet? I am really looking forward to what will become of this location.

Thank you

Brad Noble | Team Leader -
"Life's brighter under the sun"

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Craig Dumart

From: Jeff Willme;
Sent: Wednesday, December 15, 2021 3:23 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: IN8 44-storey proposal

Thanks very much Craig, I appreciate your very quick response!

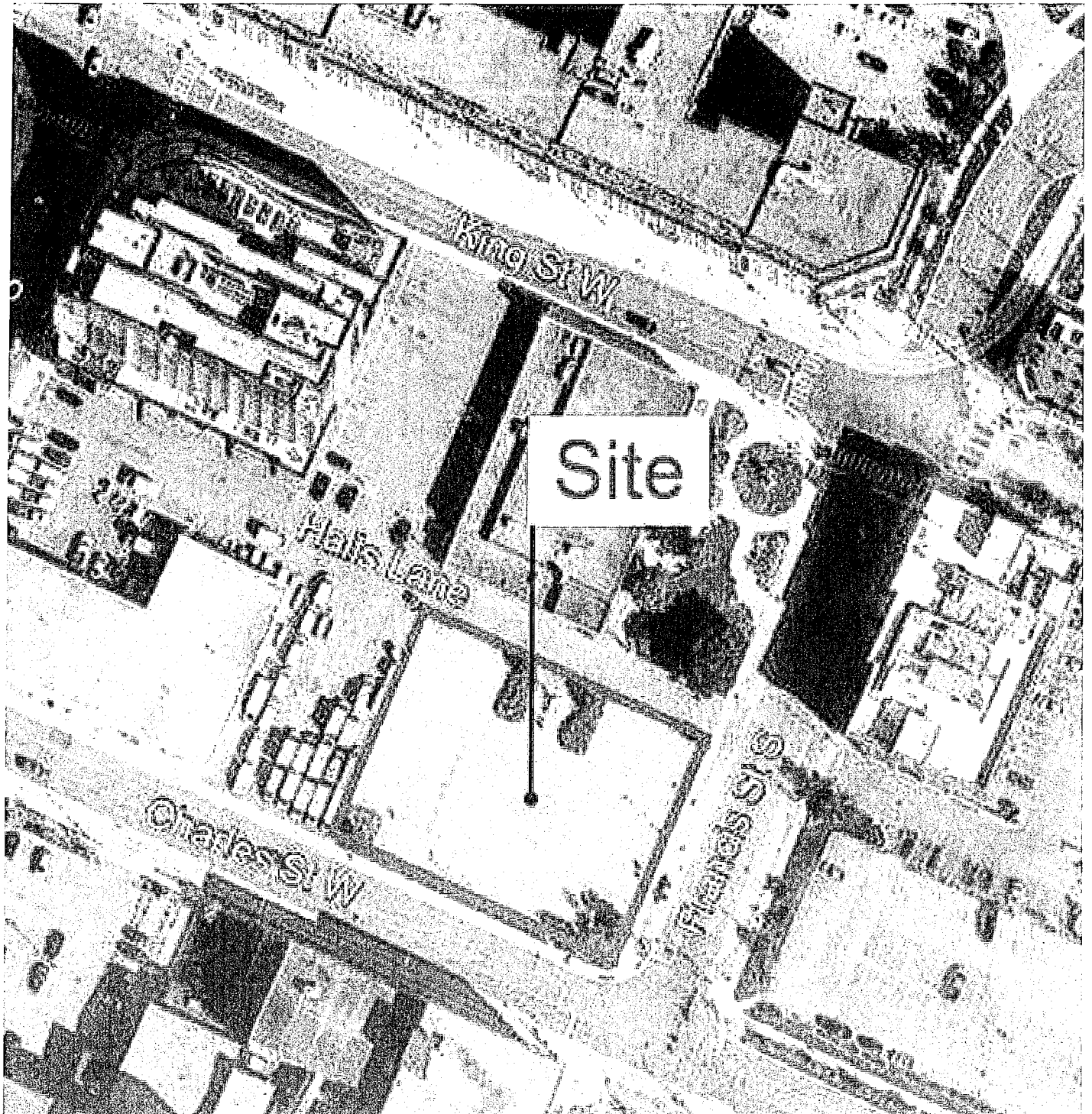
(Now, if you can just convince U-Haul to sell to a developer...)

JW

On Wed, Dec 15, 2021 at 1:21 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Jeff,

I am doing well thank you. 30 Francis Street South is located at the corner of Charles and Francis (currently a vacant parking lot) across from the tannery building.



From: Jeff Willmer
Sent: Wednesday, December 15, 2021 3:19 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: [EXTERNAL] IN8 44-storey proposal

Hello Craig, I hope you are keeping well.

I read the Waterloo Region Record story on the proposed development at Charles and Francis. Just out of curiosity, which corner is it?

Thank you.

JW

Craig Dumart

From: Ara Parker
Sent: Wednesday, December 15, 2021 2:10 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: 30 Francis Street South

Thank you so much for your prompt reply and all you do!
Happy Holidays!

Dr. Ara Parker

4

...here.

On Wed, Dec 15, 2021 at 12:55 PM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Ara,

Thank you for attending yesterday's meeting and your comments. Community concerns will be addressed in the staff report going to council in the new year.

Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Ara Parker
Sent: Tuesday, December 14, 2021 8:20 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: [EXTERNAL] 30 Francis Street South

Hello Craig Dumart,

I appreciate the invitation to have participated in tonight's Neighbourhood Meeting.

I hope the Q & A concerns are included in comments that will be presented to those who will be reviewing this application in February.

In addition, I remain concerned about the "appropriateness" of 44 stories.

That is a very tall (uniquely tall) building for the area.

Also, even on just the 6th floor (I'm in the Kaufman Lofts across the street) in recent high winds, debris has been flying off balconies onto the street below - I can only imagine the debris flying from 44 stories affecting a large radius.

Thank you,

Craig Dumart

From: Soo Hyun Sue Kwon
Sent: Wednesday, December 15, 2021 12:53 PM m>
To: Craig Dumart
Subject: [EXTERNAL] 30 Francis Street South-44 story condo tower-concerns and issues

Dear Mr. Dumart

I am one of the owners of 1 Victoria Street South condo.

I have attended the Dec 14th Zoom meeting and I have my concerns that I would like to address.

1) Bonus agreement

I felt that there was nothing in the bonus agreement that the City of Kitchener should be excited about. I felt that that was the minimum that the developer can do for the City and surrounding areas. The City of Kitchener can ask for more in terms of green space, parking, and affordable housing and the developer should deliver. \$300K for affordable housing is better than nothing, but I believe that they can do better than that, and I don't understand why the City would accept anything less than that.

2) 44 Story is too high

Infrastructure around that area is not equipped to handle 44 story building and 532 condo units.

I am not sure what kind of study states otherwise, but I am living there right now and it is not built for that. The traffic is very bad along Victoria Street and King Street.

How about power and water supply?

I sometimes get my power on and off due to whatever reason my building would have or the area have.

3) Francis Street -Pedestrian walk is quite narrow.

Halls Lane West-Is full of UHaul trucks and delivery trucks all the time.

I saw from the proposed plan, parking in front of Francis Street South is proposed for 30 Francis Street S condo people to drop off people etc. If you ever have walked that area, you know making that area drop off is an accident waiting to happen.

Also, Halls Lane West is always so full of UHaul trucks that customers of UHaul park the truck anywhere in Halls Lane West and run into the store all the time. So, at any given time, Halls Lane is blocked by the UHaul trucks, so that Halls Lane West becomes only one way.

And it is very dangerous and again another accident waiting to happen here as well.

Perhaps, UHaul or the City should get involved to mark the parking for UHaul more clearly or the City should mark the Halls Lane West more clearly, so that increased traffic to this area flows better. I know there is a study done for the traffic flow, but I don't think they live in this area.

I know that we can't legislate all human behaviors, but simple things like that may help in the long run. These are my concerns and thank you very much for your time.

Soo Hyun Kwon

Craig Dumart

From: Debbie Chapman
Sent: Wednesday, December 15, 2021 12:33 PM
To: Michael Brisson; Dayna Edwards; Rosa Bustamante
Cc: Craig Dumart
Subject: Re: [EXTERNAL] 30 Francis

Thanks for your suggestions Michael. I am copying Craig Dumart, the City planner overseeing this project, on this message.

Debbie Chapman

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Councillor | Ward 9 | City of Kitchener | 200 King St. W. N2G 4G7
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Our 24 Hour Contact Line for Issues or Questions 519-741-2345



From: Michael Brisson
Sent: Monday, December 13, 2021 8:35 PM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Dayna Edwards <Dayna.Edwards@kitchener.ca>; Rosa Bustamante <Rosa.Bustamante@kitchener.ca>
Subject: [EXTERNAL] 30 Francis

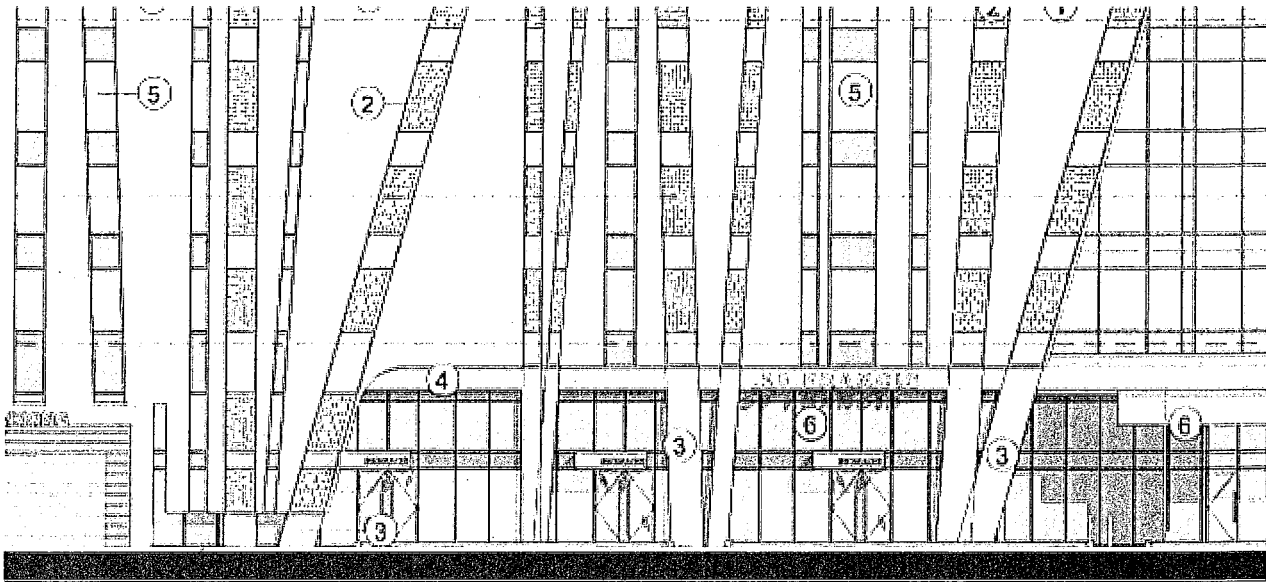
Great change - shops/cafe on Charles St. ! They need to have numbered addresses on Charles St. - the "30 Francis" sign on the Charles facade is confusing and potentially dangerous in emergencies when orientation is critical . Separate street addresses on corner sites is standard in matures cities - see Astor Tower , Chicago as an example.

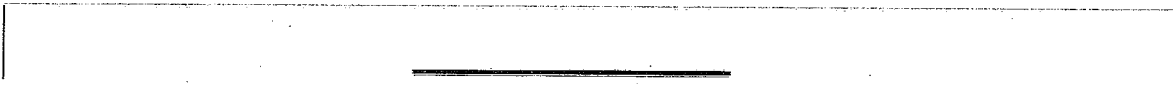
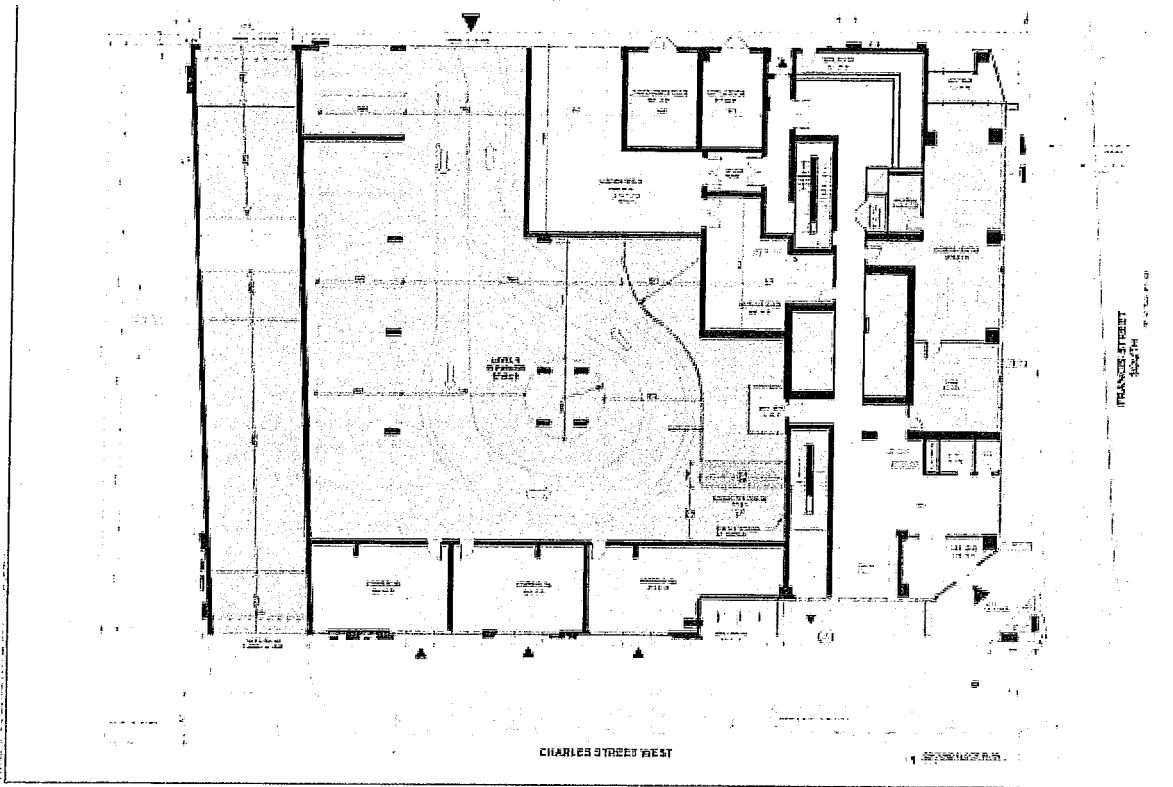
Why not move the Fitness/Yoga to Level 7 - a conventional location - rather than the awkward units with outdoor space at the common garden level ?
The glass street front location for Gym/Yoga has been shown to be problematic - (the infamous Park Ave. Social conflict in Montreal & others)- why not more shops/cafe ??

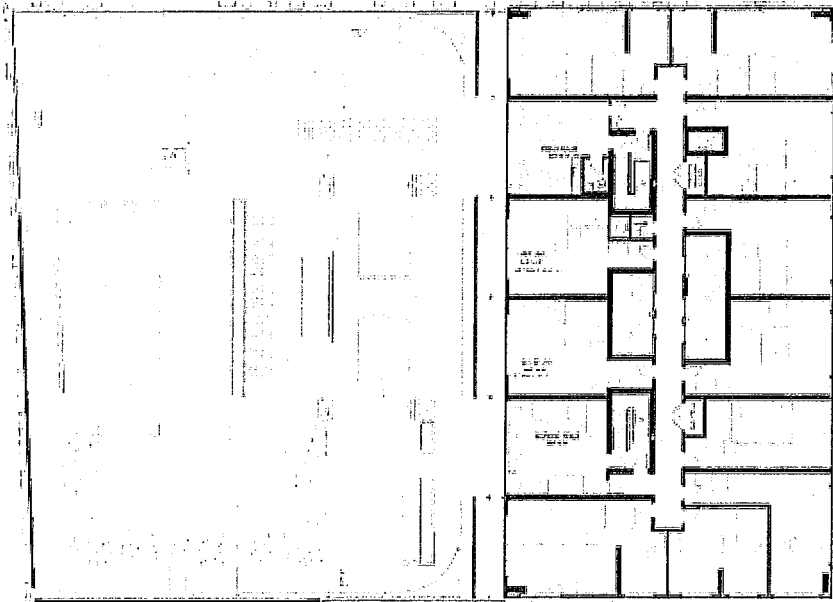
Thanks for the change on Charles - an important contribution to a better city !

Best,

Michael







GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SERVICES AND UTILITIES.



818
30 Francisco St

LEVEL 7

SPA2.5.r9

Sent from my iPad

Craig Dumart

From: John MacDonald
Sent: Wednesday, December 15, 2021 9:06 AM
To: Craig Dumart
Cc: Garrett Stevenson; Debbie Chapman
Subject: [EXTERNAL] Francis and Charles Proposed Development

Craig,

Can you please provide a link to the newly negotiated development documents for the above-noted project.

The Kitchener.ca/planningapplications link does not appear to work, and takes me to a blank page.

Is it that my browser is incompatible?

Thank you for the opportunity to provide comment on this development application.

I remain confused by the negotiation process that has taken place, and increasingly so after last night's NIM. Apparently the Planning Department believes the file is but two months from Council official public meeting and decision, yet staff and proponent are unable to articulate the actual "community benefits" that contribute to the public good and thus deserve reward of additional density in staff's self-described "negotiating" scenario.

I assume things are basically a done "deal" at this point, given the timing, so it's disappointing that neither side in this negotiation can point to specific targets that have been achieved and that further the public good. Nor does there seem to be a commitment to having these targets specifically set out in the approval that staff is crafting. I'm not being harsh here. Answers at the public meeting from both staff and proponent failed to identify credible and enforceable public benefits in almost all cases. There should be a very high bar for achieving such benefits.

Illustrations of this situation, and I think worthy of my skepticism, include:

- the Sustainability efforts outlined in the presentations and answers. They may provide **private** benefit (increased quality of construction to the benefit of the buyer, lower energy use and utility bills for the renters, longer life span for the relatively poor construction for which this building type is noted and thus lower renewal costs down the road, etc) but there are no actual targets. Just vague statements.
 - **but where is the public benefit?**
 - the constant reliance on the word LEED indicates a naivety on the part of planning staff regarding sustainability. LEED means little unless specific targets are identified and agreed. It's clear this hasn't been done and it seems clear that the developer and designer are resisting commitment to any specific targets.
 - as I stated at the meeting, CMHC funded projects require minimum 25% better than National Building Code and OBC minimum for energy performance. Surely there is no public benefit until at least this target is met. Yet there's no target at all.
 - this building type (the investor condo tower) is inherently poor in terms of sustainability because of its typically poor exterior enclosure and mechanical systems performance. The investor class buyer is not interested in performance and it's not part of the development strategy. Quality of construction has nothing to do with the basic real estate transaction.

- Staff undermines its credibility with the public by resorting to such broad statements as “LEED-is-a-good-thing”. We are a more informed audience than that, and you do us a disservice in thinking repetition of the word “LEED” changes its actual meaning.
 - the slide showing “low flush plumbing” seems designed to show the public at the meeting how little informed they believe us to be. Low flush plumbing is the minimum allowed by law under the building code, and the code has increasingly strict compliance requirements for energy conservation. None of this is a community benefit. It’s the minimum allowed by law.
 - incidentally, the Sustainability slide seems designed to show the lack of respect the proponent has for Staff, and to publicly shame Staff by implying that you go along with this sort of thing. There seems to be no push back from Staff that at least counter the impression. Attendees at the NIM are left wondering at staff’s ability to negotiate on behalf of our community when “the minimum allowed by law” is sold as “public benefit to justify creation of profit through upzoning”.
 - energy conservation and conservation of resources is not worthy of bonusing. It’s the price of a building permit these days.
- the Proponent indicates with a straight face that
 - they’ve done extensive market research, and also
 - that they intend for the units to be owner-occupied
 - if they’ve done the research (which no doubt they have), then they know that 80 to 90% of condo units in the Downtown are investor and rental.
 - so their statements are simply not credible and cast doubt in the public’s mind about staff’s commitment to the public benefit and public good. These statements go unchallenged by staff or are indeed repeated.
- \$300,000 for affordable housing (but not in my building thank you) is about the cost of a single unit, or perhaps the profit on less than 10 units.
 - for this we as a community, through yourselves as negotiators, are expected to reward the proponent with many times the density (and therefore units) for its targeted investor class
 - once again, the City’s position leads an informed and engaged public to doubt staff’s sincerity and commitment to the public good and public benefit. You appear to be in the developer’s corner rather than a defender of community values and longterm public good.
- 1,800 sf for commercial space adjacent a parking garage entry facing away from the Downtown, in the face of 44 storeys of development, makes the City’s endorsement of this proposal as “mixed use” risible.
 - once again, Staff appears to be going along with this, in the face of
 - the fact that 1,800 sf is about the size of a convenience store or two
 - the privatization of the Francis side of the ground floor interface which actually faces the Downtown and should be the more pedestrian friendly street, and
 - the exploitation of the existing Francis Green as a potential park for building occupants. That parkette already exists. Where is the public benefit from the addition of some benches in the parkette. Surely we can do that ourselves without having to reward a developer with increased density and profit through upzoning.
- the addition of 5 3-bedroom units means little, and even less if the 5 units are located at top of building and are sold at penthouse prices. Where are these suites located and what is their price point?
 - again, this is a project for the investor class, and statements about “owner-occupied” are disingenuous at best.

If this development is wanted by Staff, you should say so and provide your reasoning. Present reasons for the bonusing are unconvincing. The idea that “no decision has been reached” hides the process and creates false expectation on the part of the public. Put simply and with reference to previous development applications, the public does not believe you, with good reason. Once it reaches Council it’s already done and wrapped in a bow (in the form of a staff report which dares councillors to go against it and face the wrath of the OLT). The credibility of the planning profession rests upon your ability to defend the public interest that has been articulated in the OP and the studies you undertake as a

department. It's too late at Council because it's done. If your profession's idea is that public interest aligns with and is achieved through private interest, as would appear to be the case in the weak presentation of public benefits for this project, then why are we going through this process?

This does not bode well for the Park and Victoria application. We have unfortunately enough precedents for "towers good - developers needs equal public benefit" already. If this is the position, please state it clearly and the community will know where you stand. The present obfuscation benefits only the proponent.

Thank you for your consideration of this input.

John MacDonald

John MacDonald

..... N2G 1B1

"The four most expensive words in the English language are: 'This time it's different.'" — Sir John Templeton

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Craig Dumart

From: Zac Young
Sent: Tuesday, December 14, 2021 11:50 PM
To: Craig Dumart; Debbie Chapman
Subject: [EXTERNAL] 30 Francis and Local Traffic / Pedestrian Impacts

Hi Craig and Debbie,

Following the information session this evening for 30 Francis, I didn't feel there was a fully clear answer on the conclusions of the traffic studies for this development. My understanding the city and regional staff reviewed within the design standards for the roadways and didn't have specific recommendations.

What I do not feel has been given enough consideration - in a topic area asked by a few residents - was the increasing pedestrian and active transport demands of the road infrastructure in this block.

My primary concern is the Halls Lane & Victoria St. Intersection (and Victoria St. generally)

This entrance to Victoria St from Halls Lane is routinely a negative and dangerous experience for pedestrians on the east side of Victoria St. I would generally expect this pedestrian traffic only to increase with the coming transit hub and residential density in this area.

Victoria St. is already one of the most unpleasant and unsafe places to walk downtown and has very little traffic calming and separation of pedestrians from traffic. Worse, the busy road and high rate of speed along with the ION crossing has meant 1 Victoria residents, and now 30 Francis as well, will be often blocking or hurriedly crossing a relatively busy and narrow pedestrian route. Cars have poor line of sight coming onto Victoria and often: end up straddling the sidewalk if there is traffic; having to cross two busy lanes to enter/exit at a high rate of speed to make a gap; or force pedestrians to walk out of their ROW into areas that are less visible or nearer to moving traffic.

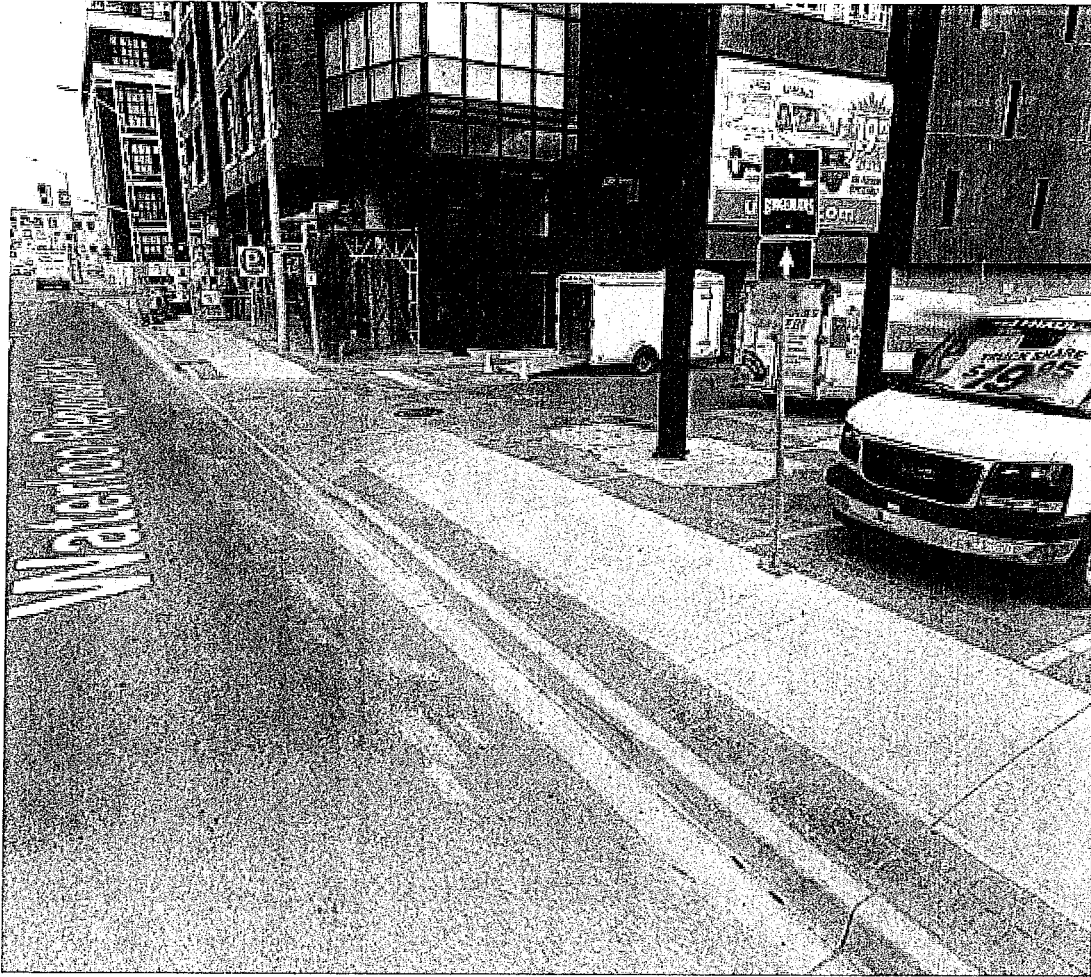
I am concerned by the safety of this intersection and the impact to the pedestrian realm by heavy car traffic into and out of building garages as this block densifies. It seems at least in part or whole this traffic would be better to filter onto Francis which is far less busy, potentially to the benefit of Victoria St. flow too.

Has the city and region considered:

- Making this one-way towards Francis to reduce entries onto Victoria St.
- Adding mid-road barriers/furniture to calm traffic and limit enter/exit to Northbound on Victoria.
- Or closing the Victoria access altogether?

Thanks,

Zac Young



Craig Dumart

From: J Brook
Sent: Friday, December 10, 2021 1:25 PM
To: Craig Dumart; Debbie Chapman
Subject: [EXTERNAL] 30 Francis

Dear Ms.Chapman and Mr. Dumart,

I will not be able to attend the information meeting next Tuesday, so I wanted to send a letter to express my discontent with the proposal at 30 Francis.

I have two main criticisms, this building as it is propose does not allow for diverse households to take up residence, and that we need a lot of amenities if we are to intensify the density of downtown to the extent that is proposed by developments like these.

Small units do not allow for diverse households

These buildings are far from providing vibrant and live-able mixed housing options like some of our existing rental towers.

Consider that the financial objectives of rental towers are to maximise occupancy and mitigate turnover; they want people to stick around and consistently pay rent. These are generally well aligned with the place making objectives of a City, and so the type of building they construct is aligned with place making as well. Victoria Park towers, for example provides 1-3 bedroom units (with many 2 bedroom units), varying between 781 to 1258 square feet (Sq.Ft.). Such buildings allow residents with various family compositions to stay in the same place through various stages of life.

In contrast 30 Francis, is currently proposing that nearly 3/4 of the units be one bedroom apartments, which limits the type of household who can happily occupy the building. This building is designed to maximise profits for the developer, and it's objective is not well aligned with the objective to the greater community. In a one bedroom apartment singles cannot comfortably share their space and cost with a roommate, and one bedrooms apartments are not ideal options for families or even downsizing couples. If the goal is densification, we need to consider the quality of the units, not just the number of the units. This type of construction will not alleviate the current housing crunch we are experiencing in this City as it does not appeal to diverse households, and is not a viable alternative to detached and semi-detached homes. The single young tech workers these buildings seem to want to cater to will eventually grow up. Our new construction should be versatile so that they can adapt to changing demographics.

Although it is understood that land is at a premium in the core which leads to proposals that try to maximize the amount of units on a property's footprint. We (residents of Kitchener) will be living with these towers for a very long time, so we cannot let short term goals such as fast densification and maximizing the profitability of developers be the leading concerns in considering such developments. We need to make sure that these towers contribute positively to the livability of our City. This problem has been repeated in major cities around Canada, these towers are often partially vacant, or used as short term rental and do not contribute to the community as promised. We should learn from their mistakes and make better choices when considering new developments.

If an amendment to the floor space ratio is allowed, it should come with conditions, such as changing the composition of the units constructed, much more two bedroom units, some three bedroom units, and much less one bedroom units.

Place making along with densification

My second objection to the proposed development, and also tall towers in general, is that they change the City's demographics very quickly. Many more residents are settling in the downtown, but almost no new amenities have been added such as green spaces, trails, parks, squares, community centres, medical buildings, schools, and daycares. By concentrating so much development in one place without equal investment in amenities, we risk not building neighbourhoods, and existing amenities will be overused. This is not a version of downtown Kitchener I want to continue to live in.

Sales materials for new condos often list all the amenities that new residents can take advantage of, but these large developments should ideally be contributing to place making in our streetscapes not just taking advantage of our existing places. The Bauer Lofts are a great example of condo development including placemaking in their design. We need more thoughtful design like lower storeys of the Bauer Lofts.

Summary

In summary, in reviewing this application please consider reducing the floor space ratio (FSR) from what is proposed, insisting on a greater diversity of units if FSR is increased beyond what is allowed in the official plan, or denying amendment to the official plan if the vast majority of units will be one bedroom apartments and it is not possible increase amenities at the rate required to keep up with the rate the downtown is welcoming new residents.

Kind Regards,

Jacqueline Brook

Craig Dumart

From: Brad Noble
Sent: Tuesday, November 30, 2021 11:22 AM
To: Craig Dumart
Subject: [EXTERNAL] 30 Francis Development

Hi Craig!

Hope your day is good, I am a resident of Kitchener further down on Victoria St S, I will be able to see this building from my intersection and would consider this a part of my neighbourhood. I was reviewing the supporting documentation for the site plan approval for the 30 Francis development that is in process and wanted to give any feedback, for what its worth.

In my opinion this development is good for the City and should get approval :

- You would have a much better understanding than me of the extreme housing supply issue we have so I wont go into details!
- Currently a derelict parking lot, I don't see much more we could use this land for that makes sense (Creating housing and jobs)
- Our growing population will not be slowing down anytime soon due to our booming economy
- As for the height, the location cannot get anymore 'downtown' than this (No family homes near by) currently an under utilized surface parking lot. Thus I don't think height should be a factor. (There are taller developments in the works, and I suspect more are coming!) **I would even say the developer could add a few more floors of affordable housing**, this way still profitable for them, compromising with the City and community, and helping the dire housing supply
- From the report it looks like the traffic and shadow studies check out
- The developer is known for using subpar architecture and cheap building materials (Eg. DTK Condos which many people call an eye-sore) However, this development does have a lot more promise! (curved balcony glass, frosted glazing panels, a sleek white spandrel material list, and a well thought out podium. I think this will look much better than DTK condos/Garment St) This has to account for something as we will be looking at it for many years 😊 – I do not think the design should be revised.

Thanks for your time, have a great one!

Brad Noble |

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Craig Dumart

From: edit pesti
Sent: Thursday, June 3, 2021 3:56 PM
To: Dayna Edwards
Subject: [EXTERNAL] Re: thank you & post engagement survey

Follow Up Flag: Follow Up
Flag Status: Completed

Hi Dayna,

Thank you for your responds and the opportunity to express our concerns about DTK development at the zoom meeting last night.

It was interesting to see that most of the speakers felt uneasy about the same issues as I did. Just out of curiosity, can you please, let me know how many people/households got notified about 30 Francis St., and how far the radius of these notifications was extended?

Thank you for your time,

Edit Pesti

From: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Sent: June 3, 2021 1:53 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Subject: thank you & post engagement survey

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener. As mentioned last night, I am attaching a link to a post-meeting survey for your consideration. Filling this out will help us improve upon our community sessions. [Planning - Public Engagement Survey | EngageWR](#)

This is not the last opportunity to provide feedback, and we will be in touch in the coming months with respect to future opportunities for engagement.

In the meantime, a copy of the presentation, the recording of the session and any additional information will be provided in the coming days at www.kitchener.ca/planningapplications

Any additional feedback or comments can be provided to myself via this email,

Let me know if you have any questions,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



Craig Dumart

From: Dayna Edwards
Sent: Monday, June 14, 2021 11:04 AM
To: Gail Pool
Cc: Niall Lobley; Debbie Chapman
Subject: Re: [EXTERNAL] Re: Re: Re: thank you & post engagement survey

Hi Gail,

That is correct, towards the end of the planning process, an applicant can apply to turn a building into a condominium, however planning decisions cannot be made based on the tenure or proposed tenure of a building.

At this time, there currently are no mechanisms in place to ensure a percentage of affordable units. Under Section 37 of the *Planning Act*, a tool called bonusing can be used in certain geographies of the city to secure some affordable housing, however these agreements need to be put in place prior to September 2022 as the Province has recently disbanded this tool. It is anticipated that inclusionary zoning will replace this as a tool for ensuring affordable units in private developments. The definition of what is affordable and how the program will work, will have to be worked out in the future. The City is currently commencing the inclusionary zoning study and if you are interested in becoming involved, I would recommend you reach out to my colleague Tim Donegani @ tim.donegani@kitchener.ca

Many thanks,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Gail Pool
Date: Wednesday, June 9, 2021 at 2:23 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Niall Lobley <Niall.Lobley@kitchener.ca>, Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Re: thank you & post engagement survey

Hi Dayna,

Thanks for your information. I appreciate you taking the time from what must be a busy schedule.

Just to be clear, you wrote that the city cannot dictate tenure under the Planning Act. Does that mean that a building can be designed and pass approval at every level to being issued a building permit and the builder can later choose whether to have rental apartments or condos? If that is the case, how can the city address affordable housing needs? I have another question: can the city require a certain percentage of units be affordable and what would be considered affordable?

Gail

On Wed, Jun 9, 2021 at 9:40 AM Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Hi Gail,

To answer some of your questions, I believe the City is starting to track the number of owner occupied condos vs the number that are rented. However, under the Planning Act, we cannot dictate tenure, therefore if units are occupied by owners or rented out as an investment – this information cannot be considered in our decision.

With respect to investment condos being owned and not rented, vacant land taxes have been levied in other jurisdictions, however this is beyond the scope of this application.

The City will be actively pursuing a mixture of unit sizes as part of this development to appeal to families and to provide for a mix of people and lifestyle varieties in the downtown.

I want to thank you for your comments and feedback as part of this application and I hope that you are able to participate in the City's Places and Spaces study commencing soon,

Thanks,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Niall Lobley <Niall.Lobley@kitchener.ca>

Date: Monday, June 7, 2021 at 12:29 PM

To: 'Gail Pool' <

Cc: Dayna Edwards <Dayna.Edwards@kitchener.ca>, Debbie Chapman <Debbie.Chapman@kitchener.ca>

Subject: RE: [EXTERNAL] Re: Re: thank you & post engagement survey

Good afternoon Gail,

Thank you for this; my apologies, Places and Spaces is a Parks and Open Space strategy that will speak to park access and provision in a growing and changing City; it does not address the planning queries you raise below. This strategy will be widely promoted over coming months as we start the engagement process, but again, I should stress that this is only in respect to parks space provision. I can leave these questions for Dayna to respond to as she is able to. I remain more than happy to address and provide answers to any park related questions you may have.

Many thanks, Niall

Niall Lobley (Pronouns: him/he/his)

Director, Parks & Cemeteries | Infrastructure Services | City of Kitchener
519-741-2600 x 4518 | Cell 519-505-4958 | niall.lobley@kitchener.ca



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24/7
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info@kitchener.ca
519-741-2345

From: Gail Pool
Sent: Monday, June 7, 2021 11:16 AM
To: Niall Lobley <Niall.Lobley@kitchener.ca>
Cc: Dayna Edwards <Dayna.Edwards@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Re: Re: thank you & post engagement survey

Hi Niall,

I have questions about development in the core that I hope you are considering. As you know, the city undertook a study of how to engage the public in a more effective way. Yet I only heard about this study when the NIM was held on Francis. So will the study be inclusive of the people who now live in the city's centre? Will each development proposal consider the ultimate consumer/buyer/renter and the needs of the people who want to live in the core?

In brief, I suggest that there is a problem with the density target when it does not equally consider the amenity issue and housing issues for all levels of income. So, should the city support high rise density when the units are, as in the Francis case, 3/4 one bedroom units of about 650 square feet? Yes, we may be getting high tech immigrants who want to live in the core, but will amenities and entertainment venues make it an attractive place? What is available now in downtown Kitchener? The overall plan needs to be re-examined. The city's Places and Spaces cannot come too soon because planners need to field applications as they are proposed.

So I have several questions:

1. The Covid effect has shown that as people work from home, they now realize that there is not enough space in their one bedroom condos. The amenities and desire to avoid commuting that drew people to the centre are no longer a factor, so they move to the exurbs to have a bigger space. The attached article explains some of this effect.
2. Will condos be only an investment? What about a non-resident tax? Is the amount of non-resident ownership being studied?
3. Will we have dark towers with nobody resident?
4. Will low income residents be displaced?
5. There is a lack of variety in development proposals with almost no 2 or 3 bedroom condo units that might house a family. This leads to a uniformity in income with little lifestyle variety.

So, which of these concerns are being addressed/studied?

Gail

On Mon, Jun 7, 2021 at 9:41 AM Niall Lobley <Niall.Lobley@kitchener.ca> wrote:

Good morning Gail, Cllr Chapman,

I would be happy to talk to you about Places and Spaces, timelines and the opportunities for public engagement – which will be a key element of this.

Many thanks, Niall

Niall Lobley (Pronouns: him/he/his)

Director, Parks & Cemeteries | Infrastructure Services | City of Kitchener
519-741-2600 x 4518 | Cell 519-505-4958 | niall.lobley@kitchener.ca



From: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Sent: Monday, June 7, 2021 9:32 AM
To: Gail Pool
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Niall Lobley <Niall.Lobley@kitchener.ca>
Subject: Re: [EXTERNAL] Re: thank you & post engagement survey

Hi Gail,

Thank you for your email and your participation in the meeting last week. The Places and Spaces Study will be an internal study completed by City staff and there will be opportunities for engagement throughout the process. Look for this commencing later this year. I will be sure to forward your comments and interest to the Parks team running this project.

With respect to 30 Francis, I appreciate you taking the time to share your experience with me. I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development.

Please don't hesitate to reach out if you have any further questions/comments,

Many thanks,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Gail Pool
Date: Friday, June 4, 2021 at 8:16 AM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Re: thank you & post engagement survey

Hi Dayna,

I would certainly be interested in the Spaces and Places study you mentioned. Is this an internal study or will there be an opportunity to have a community forum or charrette? There is a lot of concern about the public realm, as the chat and questions showed. You may not have time to read community responses, but Facebook posts also show a lot of dismay at the proposed development.

In short, there is a lot of hesitation to have such a large tower on such a small space.... unless the city commits to balancing density with additional open spaces. In other words, approval might be forthcoming but only if there is balance. Density drives planning but we need to plan for amenity proximity.

I am more in favour of the type of development at Station Park, where limited open space is included in the proposal. Also, the Station Park proposal is a mixed development with commercial space, even a grocery if the developers can convince a chain to go there.

The Francis street developer talks about amenities on site for residents, but these are a place on the podium, bike racks, etc. People do not remain in their apartments, so there needs to be a balance there as well. We need to design our city centre so that residents can get what they need (food, medicine) within a 15 minute walk. People who live in high rises need such services and they do not appear on their own without planning for them. The developer also mentions how the proposed high rise is close to Victoria Park. That is fine, but developments elsewhere in the downtown are also within a short walk of the park, which is already crowded. Covid has exacerbated the crowding, but then we may have more pandemics in the future. Plan for them and increase public spaces.

As a delegation to one meeting put it, we are responding to proposals as we must; however, what we need is for planners to offer proposals and see who can come up with the best plan. I realize that such planning is difficult, but it is being done in other places as I have discovered at C40 and 80 Cities, to cite only two examples.

Gail

On Thu, Jun 3, 2021 at 1:54 PM Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener.

As mentioned last night, I am attaching a link to a post-meeting survey for your consideration. Filling this out will help us improve upon our community sessions. [Planning - Public Engagement Survey | EngageWR](#)

This is not the last opportunity to provide feedback, and we will be in touch in the coming months with respect to future opportunities for engagement.

In the meantime, a copy of the presentation, the recording of the session and any additional information will be provided in the coming days at www.kitchener.ca/planningapplications

Any additional feedback or comments can be provided to myself via this email,

Let me know if you have any questions,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



Craig Dumart


From: Gail Pool < >
Sent: Friday, April 23, 2021 11:48 AM
To: Dayna Edwards
Subject: [EXTERNAL] 30 Francis St South OPA21/001/F/DE

Hi Dayna,

I would like to be kept informed about this development... Can you tell me what is being requested for the setbacks and density requirements? Can anybody view the details about this proposal before the meeting?

Secondly, is an HIA required since the Lang Tannery is on the non-designated registry?

Thanks, Gail


(Mr) Gail Pool

Kitchener, ON N2G 1Z5



From: J Brook
Sent: Wednesday, May 5, 2021 3:49 PM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] 30 Francis S & 20 Queen Street

Dear Ms. Chapman,

I received your newsletter yesterday and was heartened to hear about neighbourhood and pilots projects in our ward that make our ward so livable and vibrant.

I am contacting you regarding two new proposed developments in the downtown core, 30 Francis S & 20 Queen Street. These are proposed to be 44 and 34 storeys tall respectively.

When my spouse and I decided to settle in downtown Kitchener in 2009 we were attracted to the community spirit in the core, the incremental and thoughtful revitalization that was occurring such as the resurfacing of the King St in the downtown, development of old industrial buildings like the Kaufman lofts, the Tannery, the Arrow Lofts, 72 Victoria St S, and affordable but livable housing options like the Bread and Roses Cooperative housing and made for rental towers with large floor plans like the Iron Horse towers and Victoria Park Towers.

In the time we've been here, the revitalization has continued with investments in transportation (e.g. downtown cycling network, ION, transportation hub), and investment in the community (e.g. new central public library building, public washrooms in Victoria Park, and a commitment to updating and maintaining neighbourhood parks).

We are proud to live in Kitchener, a City that seems committed to do things differently than other growing communities in southern Ontario. In the last couple years though, there has been a worrying trend of allowing very large glass condo towers consisting of predominantly small one bedroom apartments to be built in our core. Every new proposed tower seems to be asking to be built taller with smaller units. We now have an inconsistent and unpleasing juxtaposition of 2-4 storey buildings standing beside the 18-20 storey glass towers. These buildings are being built in the name of densification of the urban core, but I contend that they do not do so in a desirable way and they are changing our city's skyline permanently.

Unaesthetic Cityscape

I expect that it is the rare person who drives through downtown Mississauga or the westside of Toronto along the Gardner and Lakeshore and thinks "*What a great place, I wished I lived here!*". Although there are beautiful examples of apartment towers in built up cities across the world, the best we seem to be able to hope for in Southern Ontario is "not that ugly".

While towers will reasonably be part of the cityscape in Kitchener, we need to consider how high is too high. For example 20 Francis St S, at 44 storeys high would be more than double the height of One Victoria next door (18 storeys high), which is already very high compared to its neighbouring properties (the pharmacy building and Kofman lofts). Similarly, 20 Queen Street, proposes capping an existing low rise building with a tower 30 storeys above all the low rise mixed-use buildings surrounding it on Queen Street.

Small units do not allow for diverse households

Other than being inconsistent and non complementary to our existing cityscape, these buildings are far from providing vibrant and live-able mixed housing options like some of our existing rental towers.

Consider that the financial objectives of rental towers are to maximize occupancy and mitigate turnover; they want people to stick around and consistently pay rent. These are generally well aligned with the place making objectives of a City, and so the type of building they construct is aligned with place making as well. Victoria Park towers, for example provides 1-3 bedroom units (with many 2 bedroom units), varying between 781 to 1258 square feet (Sq.Ft.). Such buildings allow residents with various family compositions to stay in the same place through various stages of life.

In contrast 20 Francis, is currently proposing that nearly 3/4 of the units be one bedroom apartments, which limits to the type of household who can happily occupy the building. This building is designed to maximize profits for the developer, and it's objective is not well aligned with the objective to the greater community. In a one bedroom apartment singles cannot comfortably share their space and cost with a roommate, and one bedrooms apartments are not ideal options for families or even downsizing couples. If the goal is densification, we need to consider the quality of the units not just the number of the units. This type of construction will not alleviate the current housing crunch we are experiencing in this City as it does not appeal to diverse households, and is not a viable alternative to detached and semi-detached homes.

Although it is understood that land is at a premium in the core which leads to proposals that try to maximize the amount of units on a property's footprint. We (residents of Kitchener) will be living with these towers for a very long time, so we cannot let short term goals such as fast densification and maximizing the profitability of developers be the leading concerns in considering such developments. We need to make sure that these towers contribute positively to the livability of our City. This problem has been repeated in major cities around Canada, these towers are often partially vacant, or used as short term rental and do not contribute to the community as promised. We should learn from their mistakes and make better choices when considering new development, especially since the City is effectively subsidizing some of these developments by waiving development fees. If the City is subsidizing these developments it should have real demands of the developers of the type of buildings it wants to have built.

Throwaway buildings

Another concern with these towers is that they are proposing to use glass wall construction, which provides a sexy exterior, great views and is cheap to build, but has a high cost for the owners as it has a short life cycle and is not energy efficient. Consider that condo towers are often built with glass walls (cheap with a short life cycle), but rental towers are mostly built with masonry walls and conventional windows (more expensive but a long life cycle). In summary when a developer is committed to a building long term as a rental property they don't choose glass walls, and when they aren't committed to a building longterm unsuspecting owners that get stuck footing the bill for this cheap design in perpetuity. We should not be allowing this kind of unsustainable construction in our community! Here is a cbc article on the subject: <https://www.cbc.ca/news/canada/toronto/throw-away-buildings-toronto-s-glass-condos-1.1073319>

Place making along with densification

My last objections to the towers being proposed, and also tall towers in general, is that they change the City's demographics very quickly. At this rate it is changing faster than the City is building new amenities for the new residents such as green spaces, trails, parks, squares, schools, and daycares. By concentrating so much development in one place without equal investment in amenities, we risk not building neighbourhoods, we will have the overuse of existing amenities, and in this case we also risk creating sleeper towers for people working in the GTA. This is not the Kitchener my spouse and I were drawn to.

Sales materials for new condos often list all the amenities that new residents can take advantage of, but these large developments should ideally be contributing to place making in our street scapes not just taking advantage of our existing places. The Bauer Lofts are a great example of condo development including placemaking in their design. We need more thoughtful design like the Bauer Lofts integrated in its lower storeys.

Conclusions/or Request

- Just because some less than ideal towers have been constructed or broken ground does not mean that we should continue to allow this type of construction to proceed throughout the City with each getting bigger and less livable than the last. We especially should not be subsidizing these developments by waiving development fees. If our City is to subsidize construction of towers, it should be to encourage larger 2-3 bedroom affordable apartments not luxury 1 bedroom apartments.
- The proposed heights of 30 Francis S & 20 Queen Street are too high. 30 Francis should be capped to the height of the neighbouring property at Victoria One (18 storeys) maximum. At 20 Queen Street, 34 storeys will look incredibly out of place and is a ridiculous proposition. To be in keeping with the aesthetic nearby a 5-8 storeys seems much more reasonable.
- If the City is wants to encourage densification, it also needs to create more common space in the form of parks, small green spaces, squares, trails, and it also needs to encourage more amenities to be established in the core like grocery stores, health services, merchants, and day cares.
- We should try to achieve more densification through changes to zoning, such as the CRoZBY initiative, allowing and encouraging more small apartment buildings, duplexes and triplexes to be built in existing neighbourhoods, and encourage mid rise building instead of single family dwellings in new developments.
- If we subsidize large developers could we not subsidize small scale developers like people who might split their lot to make infills?

Yours truly,

Jacqueline

Craig Dumart

From:
Sent: Wednesday, June 2, 2021 10:35 AM
To: Dayna Edwards
Subject: [EXTERNAL] public meeting tonight

Good morning. My husband and I would like to watch this meeting. We are very interested in this issue as we live on Michael Street. We have been living in a construction zone for several years. We also don't want Kitchener to keep on the path that Waterloo has taken with its large number of highrises. We are aware of the fact that one of the condos on Victoria Street (across from Oak Street) was 75% to 80% sold to investors - not people who actually live there.

Please send us the link to the meeting tonight.

Thanks

Jane Harding and Michael Canivet

Craig Dumart

From: Jeffrey Bennett
Sent: Thursday, June 10, 2021 3:13 PM
To: Dayna Edwards
Cc: Debbie Chapman
Subject: [EXTERNAL] RE: RE: 30 Francis Street South at Charles

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

Good afternoon, Dayna.

Thank you for sending me the three documents that I had requested in my June 2, 2021 email (below).

I have just now checked the City's web pages for the Supporting Documents (for both OPA and ZBA applications) and note that none of these three documents have been posted there yet.

While I appreciated receiving the documents directly, my expectation was that these three documents would soon also be posted on the City's website so that they form part of the public record for these applications and, thus, would be available for other interested parties to see.

Please advise when these documents will be posted on the Supporting Documents web page.

At this time, I have two additional document requests:

- Record of Pre-Submission Consultation Meeting (held August 11, 2020);
 - o Both the OPA and ZBA Applications indicate this document was included as part of the applications package, but I did not notice the Record on either of the Supporting Documents web pages.
- Phase One ESA report.
 - o Perhaps the Record of Pre-Submission Consultation Meeting will speak to this matter, but given that the location of the 30 Francis St S property is relatively close to areas where there have been environmental remediation efforts (i.e. removal of coal tar) and other warehouse/manufacturing operations that I suspect would have been sources of ground pollution (e.g. tanneries, gas station, etc.), I would have expected a Phase One ESA to have been prepared for this site.

Thanks for your assistance.

Jeffrey Bennett

From: Dayna Edwards [mailto:Dayna.Edwards@kitchener.ca]
Sent: Thursday, June 03, 2021 11:51
To: 'Jeffrey Bennett'
Cc: Debbie Chapman
Subject: RE: RE: 30 Francis Street South at Charles

Hi Jeffrey,

My apologies, the items you requested were not posted online. I have attached them for your review. The remaining items as part of the submission have been posted at www.kitchener.ca/planningapplications

Let me know if you have any additional questions,

Dayna Edwards, M.PL, MCIP, RPP

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca

From: Jeffrey Bennett
Sent: Wednesday, June 2, 2021 12:55 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] RE: 30 Francis Street South at Charles

Dayna, I followed that link and was unable to identify those documents - either on the page that appeared or in the Supporting Documents page that was accessible through the first page.

Please advise how I can find these documents.

Please call, if that would be most effective in answering this matter.

Thank you.

Jeffrey Bennett

From: Dayna Edwards [<mailto:Dayna.Edwards@kitchener.ca>]
Sent: Wednesday, June 02, 2021 12:20
To: Jeffrey Bennett
Cc: Debbie Chapman
Subject: Re: 30 Francis Street South at Charles

Hi Jeffrey,

They should all be posted here www.kitchener.ca/planningapplications.

Happy to hear you are able to attend tonight's meeting,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Jeffrey Bennett <jeffrey.bennett@summit2.ca>
Date: Wednesday, June 2, 2021 at 12:16 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] 30 Francis Street South at Charles

Hello, Dayna.

I have received a link, from Tara, for this evening's meeting. Thank you.

Please provide a link to a page on the City's website where I can retrieve the following documents:

- Official Plan Amendment Application
- Zoning By-law Amendment Application
- Cover letter from GSP Group that was provided when the OPA & ZBA Applications, and other supporting documents, were presented to the Planning Division.

I was unable to find these items on the "Supporting Documents" page for this proposal.

Thank you.

Jeffrey Bennett

From: Jeffrey Bennett

Sent: Wednesday, June 02, 2021 10:50

To: 'Dayna.Edwards@kitchener.ca'

Subject: Please forward link for Zoom information meeting tonight regarding proposed development at Francis and Charles.

Please forward link for Zoom information meeting tonight regarding proposed development at Francis and Charles.

Thank you.

Jeffrey Bennett

Craig Dumart

From: Jeremy Chamilliard
Sent: Thursday, June 3, 2021 6:02 PM
To: Dayna Edwards
Subject: [EXTERNAL] Re: thank you & post engagement survey

Follow Up Flag: Follow Up
Flag Status: Completed

Hi Dayna,

Thank you for organizing the neighbourhood meeting last night. I thought it was excellent and Richard did a great job moderating and keeping it on schedule.

To make the next one even better, I thought that the purpose and scope of the meeting might have been clarified so we didn't spend so much time debating city and region policies that were not specific to 30 Francis.

My personal interests are for more discussion of the impacts to 1 Victoria in subsequent meetings about the project.

Hope that helps!

--
Regards,
Jeremy

On Thu, Jun 3, 2021 at 1:54 PM Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener.

As mentioned last night, I am attaching a link to a post-meeting survey for your consideration. Filling this out will help us improve upon our community sessions. [Planning - Public Engagement Survey | EngageWR](#)

This is not the last opportunity to provide feedback, and we will be in touch in the coming months with respect to future opportunities for engagement.

In the meantime, a copy of the presentation, the recording of the session and any additional information will be provided in the coming days at www.kitchener.ca/planningapplications

Any additional feedback or comments can be provided to myself via this email,

Let me know if you have any questions,

Dayna Edwards

Craig Dumart

From: John MacDonald
Sent: Monday, May 31, 2021 2:37 PM
To: Dayna Edwards
Cc: Tara Zhang
Subject: [EXTERNAL] Re: 30 Francis Street South IN8 Developments 44-storey Proposal - June 2nd neighbourhood meeting

Thanks Dayna

You are ahead of us, and that's great.

John

On May 31, 2021, at 10:08 AM, Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Hi John,

Thank you in advance for attending Wednesday's meeting and for your comments and feedback. The circulation was indeed expanded (somewhat) on this application, how the City is looking at process improvements that would increase the circulation on these files. I would agree with you, that this is not a statutory public meeting and therefore the circulation should be 'above and beyond' what is required in the Planning Act. This is a work in progress and I'm optimistic we will see positive change in this regard in the future.

The local neighbourhood association was circulated on this application,

Looking forward to Wednesday night's meeting,

Thanks,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca

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<image006.png> <image007.png> <image008.png>

From: John MacDonald

Date: Friday, May 28, 2021 at 7:32 AM

To: Tara Zhang <Tara.Zhang@kitchener.ca>

Cc: Dayna Edwards <Dayna.Edwards@kitchener.ca>

Subject: [EXTERNAL] 30 Francis Street South IN8 Developments 44-storey Proposal - June 2nd neighbourhood meeting

Tara,

Please register me for the upcoming June 2nd 7 pm online neighbourhood meeting regarding this project.

John MacDonald

john@kitchener.ca

john@kitchener.ca

As I live exactly two blocks from this project but haven't received any notice of the meeting, I'd ask that the City please ensure that notice is distributed beyond the owners of the parking lots and a strict Planning Act radius. As the meeting is not "necessary" under the Planning Act (as I understand) then the notification also need not be strictly according to a radius.

Such a development affects neighbourhoods both in and surrounding the downtown, for the pressure it will put on scant public amenities in the Downtown and surrounding neighbourhoods. Can the DTK neighbourhood representatives please be notified, as well as all Neighbourhood Associations surrounding the Downtown?

Thanks kindly

Craig Dumart

From: Dayna Edwards
Sent: Wednesday, June 9, 2021 10:38 AM
To: john Stannard
Subject: Re: [EXTERNAL] Re: thank you & post engagement survey

Good Morning John,

I appreciate you taking the time to attend the virtual public meeting and to share your experience with me. I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development.

The wind study, in addition to all of the other studies have been posted online at www.kitchener.ca/planningapplications. The 2023 construction commencement date is a target at the moment. The project is in the early stages of the planning process and approvals by the City/Region have not been granted.

Sincerely,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: john Stannard
Date: Monday, June 7, 2021 at 8:20 AM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Subject: [EXTERNAL] Re: thank you & post engagement survey

Dear Ms. Edwards,

Thank you for the virtual meeting this week and the opportunity to provide feedback on the proposed development. Our concerns are somewhat different than those expressed at the meeting and are largely concerning the real world impacts of being a very close neighbour across Hall's Lane at 417 King St. West. In general we are in favour of the development and were impressed by some of the design features shown in the presentation. The proposed interior pick up and drop off area at ground level will alleviate issues on Hall's Lane to some extent and appears to be a new innovation in Waterloo Region. Our major concerns are listed below and are a result of experience with our close proximity to Victoria 1.

1) Our building is completely dependent on Hall's Lane and any impediment to access will be difficult for the 5 downtown businesses in the building which employ 30 people and have a constant flow of customers and clients.

2) Related to this the proposed development has a "Zero Lot Line " footprint, this poses huge problems during construction. Where are the cranes and other equipment going to be positioned, where is access for supplies, concrete trucks etc.

3) During construction of Victoria 1 our parking lot was showered with debris and on 1 occasion a piece of steel pipe was dropped from 11 stories up and went right through the hood of a car belonging to an employee of the Ziggy's Store. If it had hit her it would have been fatal. There are technologies in use in Toronto where a shroud is placed around the building as it goes up. This would avoid a potential disaster and a lot of blowing garbage in the downtown.

4) One continuing impact of the building is access for the lifetime of the building for trades and service people who are engaged either in maintenance activities, deliveries or upgrades. Many of their vehicles are too high to go inside or fit under the overhangs. The result is that they park illegally in our lot and displace people who need to be there, or block Hall's Lane. Over the years this has led to a great deal of friction and unpleasant exchanges with trades people who just want to get their job done. Attention to the detail, particularly height clearance of the ground floor could avoid most of this and reduce the number of calls to Bylaw.

5) There will be some impact of wind at ground level. The Victoria 1 tower has resulted in a huge increase in wind speed in the area of our building. We have had to replace, repair or upgrade the doors on the back of the building several times and customers have had doors pulled out of their hands, very alarming. The presentation referred to a study by RWDI, is that available for review?

6) In the discussion period a start date of 2023 was mentioned. Is there a schedule for the construction? We realise we are at an early stage and things will change as the process evolves.

Thank you again for involving us in the process and we look forward to some feedback on our concerns.

Best Regards

John Stannard and Margaret Pachnik

On Thursday, June 3, 2021, 01:54:12 p.m. EDT, Dayna Edwards <dayna.edwards@kitchener.ca> wrote:

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener.

As mentioned last night, I am attaching a link to a post-meeting survey for your consideration. Filling this out will help us improve upon our community sessions. [Planning - Public Engagement Survey | EngageWR](#)

This is not the last opportunity to provide feedback, and we will be in touch in the coming months with respect to future opportunities for engagement.

Craig Dumart

From: KATHY STORRING 1>
Sent: Monday, June 7, 2021 3:23 PM
To: Dayna Edwards
Cc: Debbie Chapman
Subject: [EXTERNAL] Francis Street condos

Good afternoon Dayna:

Thank you for hosting the recent public meeting on the Francis Street condos and for accepting feedback.

First, I wish to echo some of the overall concerns brought up by meeting participants, mainly:

- Victoria Park really is getting close to exhaustion, even off-season. As well, at many times of the day, Jubilee Drive is a busy thruway rather than a cruise through a beautiful park. The Francis Street development – plus Charlie West – will push the park to the brink.
- Affordable housing has become a huge issue downtown. Family-sized housing is yet another matter. Our condo frenzy is a missed opportunity to address that. (At the very least, why can't the ever-present promise of main floor commercial space be housing units?) We keep hearing about how condos are going to create a vibrant DTK – let's make sure the "ordinary people" who work in restaurants, retail, charities or support jobs are still welcome.
- Is 44 storeys too high? Of course, it is and the city's FSR proves it. Surely, the last thing the city needs is a "my condo is bigger than your condo..." competition.

Overall:

I can't help but wonder why city planners and council are still catering to developers as if we are desperate for their business.

In the beginning that *was* true, and the City rightly waived fees to attract new growth. But now the tables have turned as demonstrated by the runaway push for development. The City should realize that and take back control:

- The official plan – presumably created in good faith to balance the mantra of "density" with a DTK vision we can be proud of – should be an ..."official plan," not the lowest rung in the negotiations with developers. It was clear at the meeting that the Francis Street developer has nothing but contempt for the rules set out in the official plan. His explanation was that the other guys have broken the rules big time, so he should be able to do that too. Wow.
- And IF a developer has a solid reason for breaking the official plan, why are the penalties not clear cut? (And yes, they should be framed up as penalties, not bonusing.) The Francis consultant fed the public a message about a commitment to affordable housing, but would not be pinned down – this from a developer who could describe the building inch-by-inch. This should not be a matter of future negotiation – or worse still, platitudes. If the tradeoff for this development is affordable housing, THE CITY should be telling HIM what that means.

The development frenzy is changing our streetscape rapidly and forever. Residents need to know that the City is in control and has a clear vision of where we are heading.

Kathy Storring

Craig Dumart

From: Kyla Abbott
Sent: Wednesday, April 28, 2021 1:05 PM
To: Dayna Edwards
Subject: [EXTERNAL] OPA21/001/F/DE amendment application ZBA21/002/F/DE

Follow Up Flag: Follow Up
Flag Status: Flagged

Hello Dayna,
we are all for new develops in the downtown Kitchener core.
The only concern is the proposed height. 44 stories is much too high.
I think 24 stories is much more reasonable.
1 Victoria St. S is around 20 stories
100 Victoria St. S is around 20 stories
Going up to 44 stories all in the same area - in a downtown core that doesnt have such high rises.would be very out of place.
It will also have a great impact on the area given the much larger number of units proposed.

Thank you for asking for feedback

Kyla



Craig Dumart

From: Michael Brisson
Sent: Thursday, May 6, 2021 7:01 PM
To: Dayna Edwards
Subject: [EXTERNAL] Fwd: Charles & Francis

Follow Up Flag: Follow Up
Flag Status: Flagged

Hi Dana,

High water table towers were underway in Calgary in the late '60s
Ask the architects & developer to call
Jeremy Sturgess in Calgary. I am sure somebody has built a parking podium wrapped with units there - it is 2021 !
Jeremy will be able to direct you.

Say hi to Jeremy - he is a smart & helpful guy .

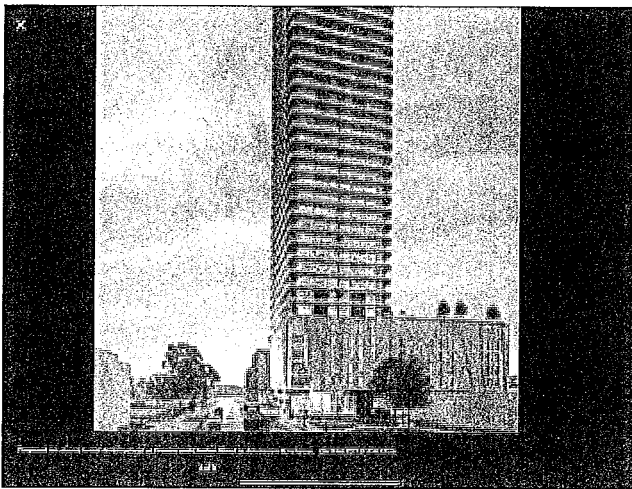
Cheers

Michael

Sent from my iPhone

Begin forwarded message:

From: Michael Brisson n>
Date: May 5, 2021 at 12:43:53 PM EDT
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>, Debbie Chapman
<Debbie.Chapman@kitchener.ca>
Subject: Charles & Francis



Hi Debbie,

This is the worst developer in the region . The differences between the images shown for approval & the final results on their Waterloo Northdale & their DTK tower on the former church site on Frederick are

astounding.

The issue here is not height - it is butt ugliness of the parking podium (see the garage facade opposite the court house square) & most importantly no eyes on the street in the first six stories. A wrap of very shallow units around the parking in the first six stories with balconies is needed. If it makes the parking have to be more stories that does not matter - inhabited spaces in the lower stories are critical. The developer is right - the tower height will not be noticed . The blank uninhabited poorly designed disgusting parking box at the bottom ****will**** be - and no eyes on the street will build an unsafe streetscape. Offer whatever height they want ****only**** if they wrap the parking base with shallow units with balconies.

Cheers

Michael

Sent from my iPhone

Craig Dumart

From: Tara Zhang
Sent: Wednesday, June 2, 2021 6:13 PM
To: Dayna Edwards
Subject: FW: [EXTERNAL] Re: Re: Today: 30 Francis St. South - Neighbourhood Information Meeting on Zoom

Follow Up Flag: Follow Up
Flag Status: Flagged

Hi Dayna,

Please see below.

Tara

From: MARY PAPPERT
Sent: Wednesday, June 2, 2021 5:56 PM
To: Tara Zhang <Tara.Zhang@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Today: 30 Francis St. South - Neighbourhood Information Meeting on Zoom

Hello Tara,

I'm very disappointed that this meeting will not include comments from those who attend. I have attended many "information meetings" over the years and even with person attendance I find them very unsatisfactory. I think I'll give this Zoom meeting a "pass", but I've written some of my thoughts below for you to pass on to Dayna Edwards as you suggested.

I believe it is not enough to inform the public. This discussion should include more than building heights, number of units and the floor space ratio regarding the measurement of the building's total floor area in relation to the land it sits on.

No one is discussing the Human Element: There will be hundreds of people living in very close quarters, without green space, trees, sufficient parking for visiting family and friends, narrow streets and increased traffic from these hundreds of residents. No one considers the fact that builders build these towers, sell off the units and leave town. They leave hundreds of unit owners who must create a Condo Management Board of owners, have annual meetings, prepare annual financial reports, finance any maintenance or improvements to the common areas of the building - and ultimately require owners to pay special fees for exceptionally expensive repairs. The effects Covid-19 have proved how valuable the human element is to maintaining a good quality of life.

No one appears to consider that within a few years the Senior Population in our community is predicted to reach approximately 25%. How can Seniors navigate these buildings when the elevators are out? I know that Condo's are advertised as ideal housing for young IT employees, but young people are known for producing families! Is there any consideration for this human element?

No one is discussing City Services: Sewer systems, water pressure, Electrical capacity, Emergency access for ambulance and fire personnel to navigate the streets and the building itself. Council does not seem to be

concerned that all the streets surrounding the multitude of high rise buildings being build in Kitchener downtown, are so narrow that emergency access could be virtually impossible.

No one is discussing Basic Construction and Maintenance of these extremely high buildings: Are there enough qualified electrical, plumbing and elevator service people to service and maintain all the high condominiums being built in such close proximity in downtown Kitchener. I live in a 19 floor condominium and when the elevator is out of service, the water or power is turned off for maintenance, or some tenant's careless leaking of water, it effects hundreds of people - and this is just a 19 floor condo! Seniors are trapped in their units!

Last but not least: The whole complexion of our city Kitchener has drastically changed in the 91 years I have lived here. I know the city needs sufficient tax base to function, and I understand that we must intensify and infill to prevent the encroachment on our precious farm land surrounding our communities; but we must proceed considering the effects that this intensification will have on our population who have lived here and paid their taxes for many years, value their homes and do their best to keep our city an excellent place to live. Their concerns are valid and must be considered.

Many years ago we demolished the Kitchener City Hall which now would be revered a Heritage Building. It was a beautifully built structure where I walked many, many times and we no longer can enjoy. Lets not replace it with ugly, towers surrounded by a concrete jungle.

Please pass these comments on to Dayna Edwards, Planning Division City of Kitchener. I look forward to her reply and comments. I am available to talk to her by telephone if she is available.

Thank you

Wednesday, June 2, 2021, 2:38:28 p.m. EDT, Tara Zhang <tara.zhang@kitchener.ca> wrote:

Hi Mary,

I believe this meeting is more of an information meeting and you can ask the questions at the end of the session. I will be in a meeting at 6:45pm but I will check emails if you have questions regarding Zoom. If you have questions about the development proposal, it would be best to contact Dayna.

Tara

From: MARY PAPPERT <mary.pappert@kitchener.ca>
Sent: Wednesday, June 2, 2021, 1:05 PM
To: Tara Zhang <Tara.Zhang@kitchener.ca>
Subject: [EXTERNAL] Re: Today: 30 Francis St. South - Neighbourhood Information Meeting on Zoom

Hello Tara,

Thank you for your reply and confirmation.

I probably will have difficulty participating in the discussion. I have never participated in Zoom meetings before, but I have so many concerns with regard to the height and intensification going on in the Kitchener downtown that I would like to introduce these topics into the discussion.

I may contact you just before the 6:45 pm time you suggested if I have any difficulties.

Thank you,

Mary Pappert

On Wednesday, June 2, 2021, 12:20:11 p.m. EDT, Tara Zhang <tara.zhang@kitchener.ca> wrote:

From: Tara Zhang

Sent: Wednesday, June 2, 2021 9:12 AM

To: Tara Zhang <Tara.Zhang@kitchener.ca>

Cc: Dayna Edwards <Dayna.Edwards@kitchener.ca>

Subject: Today: 30 Francis St. South - Neighbourhood Information Meeting on Zoom

Good Morning,

Thank you for registering to our virtual Neighbourhood Information Meeting today at **7:00 pm Wednesday, June 2nd, 2021.**

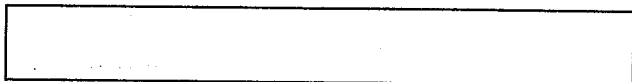
Please see the link below to access the meeting. It is recommended to join at 6:55pm to avoid any technical difficulties.

Zoom link: <https://kitchener-ca.zoom.us/j/85022645682>

Should you have any questions or difficulty joining in the virtual meeting, please email me at tara.zhang@kitchener.ca

Best, Tara Zhang

Technical Assistant | Planning Division | City of Kitchener
519-741-2200 ext. 7760 | TTY 1-866-969-9994 | tara.zhang@kitchener.ca



Craig Dumart

From: Matthew Kesselring a>
Sent: Wednesday, June 2, 2021 11:02 AM
To: Dayna Edwards
Subject: [EXTERNAL] Proposal for 44 Story Tower at Francis and Charles

Follow Up Flag: Follow Up
Flag Status: Completed

Good morning Dayna,

I am emailing you not to RSVP to the meeting today at 7pm, but rather to voice my concern about why this meeting wasn't made easier to attend.

After looking for some more articles or press release about the public meeting, the only place I found out about it was on Reddit when someone posted an article published TODAY from The Record.

My concerns are:

1. This announcement is behind a paywall making it near impossible for anyone without a paid subscription to The Record to know about.
2. The press release is on the same day that the meeting is being held and you must reserve your spot by Noon.

To me, this whole thing feels like a way to prevent anyone from voicing their concerns about the development. It feels sneaky and I am very disappointed with the lack of transparency about these sort of things.

There is an obvious issue with affordable housing and the city keeps prioritizing their economic growth agenda over the livability of its people.

I have lived in KW my whole life, and It's sad to see the region make slimy moves and show a complete lack of care for anything but economic growth.

Burying public meetings in this manner is very suspect and it's very disappointing to know such tactics are being used in a place like Canada.

I fail to see how building massive high-rises that will cost way more than they're worth will in any way benefit the community. We need affordable housing, not cheaply made condos that investors will eat up and pass the cost onto people who struggle to afford anything but cost of shelter.

I'd appreciate you putting me in contact with someone so I can voice these concerns.

Matthew Kesselring

Craig Dumart

From: Michael Brisson
Sent: Thursday, June 3, 2021 2:16 PM
To: Dayna Edwards
Subject: [EXTERNAL] Re: 30 Francis

Hi Dayna,

Great - perhaps something like "5 times the FSR increases the need for an active base by a factor of 5" - math is so handy sometimes ;) !

Have a good weekend.

Michael

Sent from my iPhone

On Jun 3, 2021, at 2:05 PM, Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Hi Michael,
Thanks.

The zoning is Warehouse District --D-6 (and hasn't been updated since the OP was approved in 2014). The OP designation is Innovation District (the term innovation district is replacing the old term of 'warehouse district'). The lack of update on the zoning also explains the mis-match between the permitted maximum FSR of 3.0 in the OP and 2.0 in the zoning.

Good question. I will be asking the applicant to respond to these exact policies in my comments on the application. I am hoping this will assist me with negotiating a more active ground floor and building base.

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca

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From: Michael Brisson <

Date: Thursday, June 3, 2021 at 11:12 AM

To: Dayna Edwards <Dayna.Edwards@kitchener.ca>

Subject: [EXTERNAL] 30 Francis

Hi Dayna,

Thanks for last night - a lot of innovative work by you guys during Covid to hold a Zoom public meeting - it worked well !

I need to improve my understanding of the background - the zoning is Warehouse District - is that now Innovation District under a new OP ?

How do the goals set out in the attached part of a section of the OP apply to this project ?

Thanks

Michael

<image009.png>

Sent from my iPhone

Craig Dumart

From: Dayna Edwards
Sent: Wednesday, June 9, 2021 12:05 PM
To: Neal Moogk-Soulis
Cc: Debbie Chapman
Subject: Re: [EXTERNAL] Comments re 30 Francis St. South

Hi Neal,

You raised some great points. While I don't know at this time what the deepest parking structure is in the downtown, I will be reviewing these building elevations with the geotechnical report to see if space exists to move additional parking below grade. I would agree with your point, that more parking below grade, the more opportunity exists to secure an active streetscape.

In addition, I appreciate you taking the time to attend the virtual public meeting and to share your experience with me. Your feedback is thoughtful and provides me with many items to consider moving forward.

I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development.

I hope you are able to join us in future engagement events related to this project in the coming months,

Sincerely,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Neal Moogk-Soulis
Date: Monday, June 7, 2021 at 3:44 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Comments re 30 Francis St. South

Dear Ms. Edwards,

I am sending you this email as a follow-up to the public meeting which was held last week with respect to the proposed 30 Francis St. S project.

My family owns a house walking distance of the Charles and Francis intersection. This property has been in our family since 1913 and previous generations of our family lived at the corner of Joseph and Francis Streets. Through multiple generations we have watched Kitchener continue to grow and evolve. In fact, the 1913 house was built on a field that our family used to pasture their animals on before it was subdivided into housing lots!

I have some specific questions about the 30 Francis St S project that also apply more generally to Kitchener's urban design guidelines.

1. The number of aboveground parking levels

What is the deepest parking structure in the downtown core? I know that Waterloo Region in general has a high water table and from reading the geotechnical report for this project, the groundwater at this location is approximately 7m below grade. I can think of several examples, where deeper parking structures have been built where a higher water table was present including the Bauer Lofts and Barrelyards in Waterloo, Kitchener City Hall and likely the parking garage at the Kitchener Public Library. How feasible is it to require the majority of parking structures to be underground? A parking podium, no matter how well it is disguised, it still a relatively blank wall in the urban fabric. Lowering the parking structure would also allow some of the upper floors to be tucked into the podium and potentially lowering the height of the tower overall.

2. Downtown development and the Places & Spaces report

As was mentioned several times at public meeting, Victoria Park is a very lively space that borders at times on the overcrowding of certain amenities. While this is a sign of a popular park, it runs the risk of becoming overrun at peak times to the detriment of the space. When comparing a comparable urban green space with nearby increasing residential density, Waterloo Park is 111 acres while Victoria Park is just under 60 acres. I am concerned that continuing to approve density increases in the downtown core without the updated Places & Spaces report nor concrete plans that are financially supported by development charges or some other tool will leave downtown Kitchener with less green and open space than is ideal. Furthermore, by allowing construction with zero setbacks, it removes any possibility of building occupants to enjoy their immediate neighbourhood, whether for an informal gathering, or simply a place to sit without the need to walk further afield. While the upper floor amenity space allows for some outdoor time, it still segregates these occupants from the rest of the neighbourhood. Adding zero setbacks transforms the streetfront into simply a place to pass through from point A to B, rather than a place to linger, visit and create community.

3. "Past activity predicts future activity"

I am concerned that at one point in the meeting, one of the proponents' representatives suggested that since other projects had been allowed to proceed with similar adjustments that their project should be allowed to proceed as well. I believe that this is a wrong approach to take, particularly if Kitchener has found a better way to do things since those other projects were approved.

4. Zero setbacks limit municipal flexibility in the future

One need only look at the Lang Tannery building across the street to see what challenges are left for the urban fabric by having a building that abuts the municipal street. I understand from my grandmother, whose family lived on Francis St immediately across from what was then a newly built building, that the building left no room for any kind of pedestrian access along its frontage. I also wonder whether allowing zero setbacks will limit the ability to expand our City streetscape (for instance wider sidewalks, multi-use bicycle trails etc). For instance, what is the current capacity rating for the sidewalk that fronts this lot? Should similar buildings be built in the immediate neighbourhood (ie within this block, or touching the Francis & Charles intersection), will the sidewalk be able to handle the number of anticipated pedestrians? If not, how can it be expanded if there are zero setbacks?

5. Zero setbacks limit the ability for a green streetscape

Many studies point to the benefit of trees to provide a shaded and healthy streetscape. There are also many examples of urban streetscapes that combine density and trees. I am concerned that with zero setbacks that there will not be enough space to provide trees to provide a pleasant and healthy pedestrian experience. While the proponents' concept sketches showed smaller trees more or less tucked under the overhang of the building, they will not provide meaningful shade, nor will they likely be allowed the space to mature to a useful size.

I will follow this project with interest. If you have any questions, please let me know.

Sincerely,

Craig Dumart

From: Pamela ORourke
Sent: Sunday, June 13, 2021 8:29 PM
To: Dayna Edwards
Subject: [EXTERNAL] Re: thank you & post engagement survey

Thank you Dayna,
That was a well run meeting.
I have shared the main points with many people who were talking about this high rise project.
Thank you for reaching out to me immediately when I could not access your meeting site.
That was also important to me

Thank you
pam orourke

On Thu, Jun 3, 2021 at 1:54 PM Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener.

As mentioned last night, I am attaching a link to a post-meeting survey for your consideration. Filling this out will help us improve upon our community sessions. [Planning - Public Engagement Survey | EngageWR](#)

This is not the last opportunity to provide feedback, and we will be in touch in the coming months with respect to future opportunities for engagement.

In the meantime, a copy of the presentation, the recording of the session and any additional information will be provided in the coming days at www.kitchener.ca/planningapplications

Any additional feedback or comments can be provided to myself via this email,

Let me know if you have any questions,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



Craig Dumart

From: Dayna Edwards
Sent: Wednesday, June 9, 2021 10:52 AM
To: Sam Nabi
Subject: Re: [EXTERNAL] 30 Francis - feedback

Hi Sam,

I appreciate you taking the time to attend the virtual public meeting and to share your experience with me. Your feedback is thoughtful and provides me with many items to consider moving forward.

I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development. I hope you are able to join us in future engagement events related to this project in the coming months,

Sincerely,

Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Sam Nabi
Date: Monday, June 7, 2021 at 3:30 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Subject: [EXTERNAL] 30 Francis - feedback

Hello Dayna,

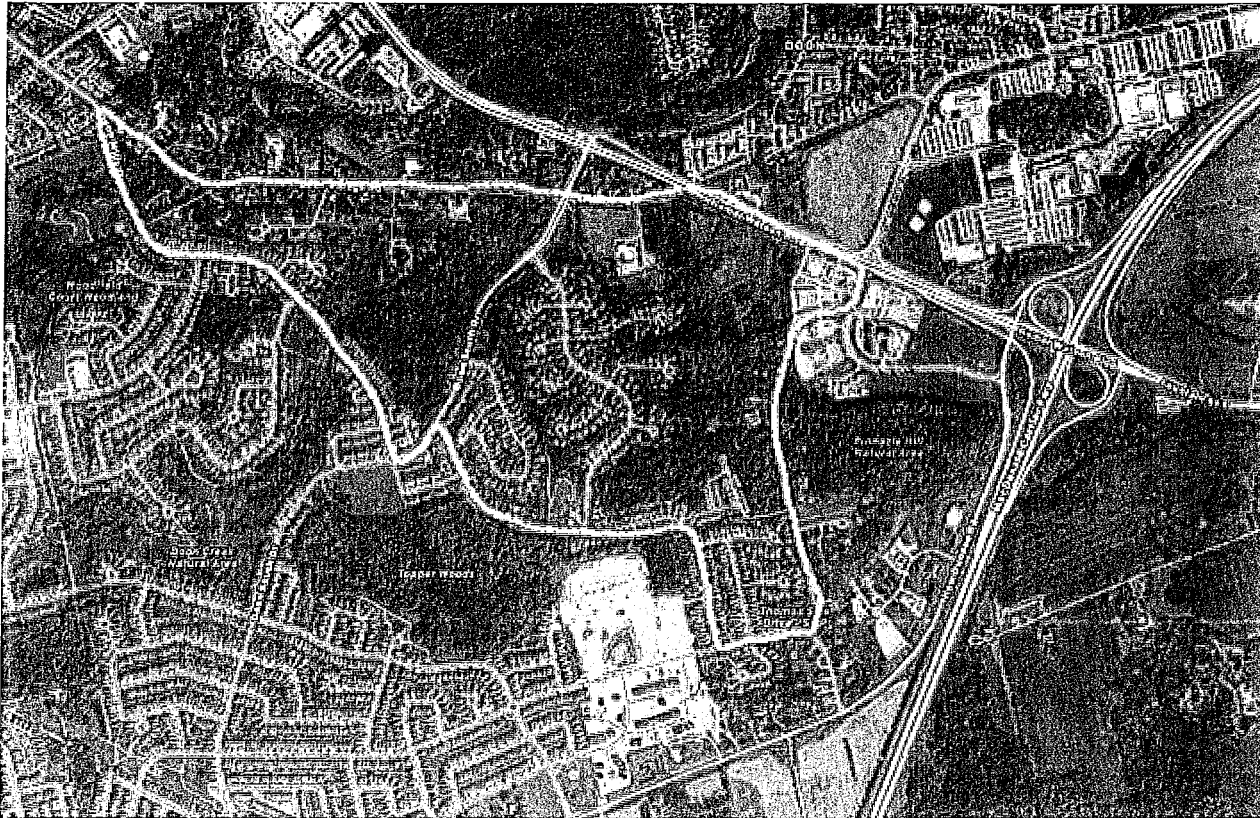
Thank you for answering the public's questions in last week's meeting, and I'm very happy that the discussion didn't get stuck on shadows and wind 😊

Although I already presented some thoughts verbally, I would like to submit this email to you as my written feedback.

I have no issue with intensification, and we need more of it within growth centres to avoid expanding the countryside line and create vibrant urban communities. This is a project that has the potential to contribute to the downtown neighbourhood, but it also risks being a tool for financial speculation without regard to the street life of downtown Kitchener or the diverse needs of residents.

The proposed building is a mix of 1-bedroom (~75%) and 2-bedroom (~25%) units. There are a total of 532 units, which is a lot of households! I can understand a smaller project getting away with only one or two types of units, but for a building this big, it's worth thinking about it as a small neighbourhood — as a complete community in an of itself.

For comparison purposes, this yellow highlighted area in Doon has a similar number of dwellings. There are singles, semis, towns, commercial uses, and green space. It has a way to go before it can be called a complete community, but I show it as an illustration of how 500+ people can be housed in this city.



Doon represents one extreme, and the first draft of this 30 Francis proposal represents the other extreme: micro-apartments geared to single people and couples, with no commercial uses or public-facing services. The rooftop terrace is nice, but it's essentially a gated community. I'd like to see the ground floor amenity areas be built out to accommodate future commercial tenants; even if the economy is not poised to handle those tenants right now, it would be a loss for this corner to become dead frontage forever.

The topic of affordability is my biggest concern. In the applicant's planning justification report, they were asked to respond to the Planning Act, PPS, Places to Grow, Regional OP, and City of Kitchener OP, all of which highlight the need to affordable housing.

In each instance, the PJR did not mention affordability at all and instead tried to justify that it was contributing to a "full range of housing" by virtue of providing 1- and 2-bedroom apartment units. This PJR should earn a failing grade.

I look forward to many more details about how the developer proposes to include affordable housing in the project.

- I would like to see affordable units provided within the building, rather than cash in lieu;
- I would like to see units purchased by non-profit or charitable organizations, with agreements registered on title with the Region to guarantee affordability for whoever lives there (simply selling a unit at below-market rate one time may meet some definitions of affordability, but that's a very low bar);
- I would like to see affordable housing guaranteed in perpetuity, rather than a time-bound requirement like 10 or 20 years.

As more tall buildings get built in downtown, I encourage you and the Planning department in general to be firm with these Section 37 agreements. Sooner or later, the provision of affordable housing will become a requirement, not a negotiation. But until then you have a lot of power to make sure our increased density will benefit the population as a whole.

Best regards,

Sam Nabi

37

On Jun 3, 2021, at 13:53, Dayna Edwards <Dayna.Edwards@kitchener.ca> wrote:

Good Afternoon,

I would like to extend my sincerest gratitude to you for taking the time to attend and share feedback at last night's neighbourhood meeting for the proposed development at 30 Francis Street South. It is through public input early on in the planning process that we are able to work together to achieve high quality new development here in Kitchener.

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Let me know if you have any questions,

Dayna Edwards

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Craig Dumart

From: Dayna Edwards
Sent: Monday, June 7, 2021 10:08 AM
To: Sharon Lamont
Subject: Re: [EXTERNAL] RE: thank you & post engagement survey (30 Francis St South)

Hi Sharon,

I appreciate you taking the time to attend the virtual public meeting and to share your experience with me. I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development.

I will indeed ensure you are added to the mailing list,

Many thanks,
Dayna Edwards

Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Sharon Lamont
Date: Thursday, June 3, 2021 at 3:50 PM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Sharon Lamont <
Subject: [EXTERNAL] RE: thank you & post engagement survey (30 Francis St South)

Hi, Dayna

Thanks for providing yesterday's session. I really liked that I could participate virtually. I would have also enjoyed a more usual in-person event where I could study the information more easily and ask questions but certainly understand why that is not possible these days.

I was surprised to discover the building would be condos. For some reason, I had assumed rental units. The whole concept of 'affordable housing' was not well explained in my opinion. I get that the govt defines the criteria but someone should be able to explain to us how that would be manifest in this specific project. The concern someone raised about investors buying many units and then controlling rents seemed to me to be an issue of real concern.

I'm 64 yrs old so very much of a 'self-owned vehicle' generation. I hope that the world is able to be less dependent upon cars; however in a country where snow is on the ground for about half the year, the idea that we have parking spots for less than half the units seems problematic. I assume that ride share programs would be encouraged by having ready access. Hopefully forced public transit strategies work over time.

I also support the idea of some larger units. We have loved living in the Victoria Park area for 30+ years and would happily downsize to a one floor residence. The idea of so much smaller seemed problematic.

I would appreciate being on a mailing list for any community participation in this project as we live one block away.
Thanks, Dayna.

Sharon

Ki

From: Dayna Edwards <Dayna.Edwards@kitchener.ca>

Sent: Thursday, June 3, 2021 1:54 PM

To: Dayna Edwards <Dayna.Edwards@kitchener.ca>

Subject: thank you & post engagement survey

Good Afternoon,

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Dayna Edwards

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Craig Dumart

From: Dayna Edwards
Sent: Wednesday, June 9, 2021 10:41 AM
To: Tara Olheiser
Cc: Graham Moore
Subject: Re: [EXTERNAL] 30 Francis Street South

Good Morning Tara,

I appreciate you taking the time to attend the virtual public meeting and to share your experience with me. I will be reviewing your comments and feedback, in conjunction with others received, and studies provided in support of this development, when providing a planning position to Council. Your comments (without your name or address or anything that identifies you personally) will be included in the City's record and will be provided to Planning Committee and Council with staff's recommendation on this development. I hope you are able to join us in future engagement events related to this project in the coming months,

Sincerely,

Dayna Edwards

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519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca



From: Tara Olheiser <Tara.Olheiser@kitchener.ca>
Date: Tuesday, June 8, 2021 at 9:43 AM
To: Dayna Edwards <Dayna.Edwards@kitchener.ca>
Cc: Graham Moore <Graham.Moore@toyota.com>
Subject: [EXTERNAL] 30 Francis Street South

Hi Dayna,

My apologies in the delay for this response to your letter sent out regarding the 30 Francis Street South proposal.

I tried to locate the June 2nd meeting minutes but wasn't able to find them. What was the outcome? The kitchener.ca/planningapplications site still has the status as 'notice of development sent and feedback requested'

As I'm sure you have heard from other community members, my biggest concern is around the 44 storeys. I think the One Victoria building and the City Centre building are around the 20 storey mark, and staying around that height seems reasonable. I'm not sure what the highrises are in Waterloo, but 44 storeys seems like it would be the tallest in the region and set precedence for future high-rise development. Does having a downtown core similar to ones in the GTA align with Kitchener's vision?

Thanks,
Tara

Craig Dumart

From: Tara Rush
Sent: Thursday, April 29, 2021 12:30 PM
To: Dayna Edwards
Subject: [EXTERNAL] Amendment Application OPA21/001/F/DE // Application ZBA21/002.F/DE - feedback

Follow Up Flag: Follow Up
Flag Status: Flagged

Ms. Edwards,

I received your letter in the mail yesterday regarding the application for development at 30 Francis St, and I am taking the opportunity to provide comments about this proposal.

I am adamantly against this proposal as the building as such (44 storeys) is completely out of sync with the surrounding neighbourhood. 1 Victoria St is the closest tall building, and it stands at 19 storeys. The proposal for 44 storeys would completely change the landscape of the surrounding area. It would block the view from my terrace of the horizon. It would block sunlight. I do not support this at all.

In addition, the traffic from 532 additional units within the downtown area is not sustainable! There is already too much traffic in the downtown core (King / Water / Francis / Duke / Victoria) all being one-lane roads.

I would strongly urge you to reconsider something more appropriate sized-wise within the structure of KW. We are not downtown Toronto, nor Manhattan, nor do I wish to aspire to live there. Should this building go ahead, I will certainly consider a move to uptown Waterloo whereby the heights of the buildings are reasonable, and one can expect to see the horizon and have sunlight.

Sincerely,
Tara Rush