

From: Zachary Emmerton [REDACTED]
Sent: Sunday, September 3, 2023 2:08 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: 1198 Fischer Hallman Rd Development Comments

Hello Mr Seyler,

I am unable to attend the neighborhood information meeting but I would still like to provide my comments and support for the development that Activa Holdings is proposing for 1198 Fischer Hallman Rd.

I would like to start off by saying that I am in support of the development of this currently underutilized parcel of land within the city. As is well documented the city as well as the country is currently in dire need of additional housing units. This resulted as you know in the province requiring each region to have a certain number of units constructed by 2031 and for Kitchener this is 35000 units. This development will help to meet that pledge by providing nearly 400 housing units of that 35000 to the market. It is within an area where it is reasonable to accommodate such growth as there is adequate transit with the 12, 22, 33 and 201 all within reasonable walking distances as well as many services that people need such as banks and grocery stores.

This development also goes towards making the 15 minute communities that are outlined within the Region's official plan as it provides a large amount of commercial space fronting Fischer Hallman in a manner that is pedestrian and cyclist oriented which is typically lacking in the suburban environment. As a pedestrian, being able to go places without going through parking lots is a major benefit, hence this development is a great benefit to the public realm as it is considering other users instead of just vehicles.

The height of this development is also reasonable considering the surrounding context of both low rise and other approved developments. Immediately adjacent to this site is 1200 Fischer Hallman Rd which has conditional site plan approval for a 34 floor building which would be adjacent to the 22 floor building for this project. Thus the height that Activa is asking for certainly fits in with the future context of the Fischer Hallman and Bleams intersection, secondly it provides adequate height transitions from the existing low rise residential as the tallest building is located as far as feasible from the low rise housing so the height of this development certainly fits with the surroundings.

Considering the 34 floor building adjacent to this development would it be possible to increase the building height of the 22 floor building if it were to include affordable housing units or more 3 bedroom units since those both don't seem to be significant aspects of this development. I know that the city increased the height of the project at 200 Victoria St S from 42 to 45 as the developer included 3 floors of affordable housing so would something like that be possible here if the developer included more 3 bedroom units and/or affordable housing?

I understand that there will be a decrease in the amount of parking spaces in comparison to what zoning requires, considering the draft zoning plan for areas within MTSAs developed through the Growing Together program contains no parking minimums, is there any way that there could be even less parking in this location considering there is significant transit connectivity as well as fairly good cycling connectivity, especially now with the Region's bridge across the expressway. I understand that it may not be possible considering the current reality of the area around the development but is it possible for the developer to include provisions to potentially reduce the amount of parking in the future for more secure bicycle storage areas? Or even units facing the park in the first phase of the development instead of parking?

Overall This development fits in nicely with the future context of the Fischer Hallman and Bleams intersection as well as the Rosenberg Secondary Plan and Regional Official Plan so I believe this would be a great location for an increase in density and the changes that Activa wants are reasonably considering the future surroundings.

Thanks for your time,
Zachary Emmerton

From: barnster43 [REDACTED]
Sent: Thursday, September 21, 2023 3:47 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Re: 1198 Fischer Hallman Road

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

Thanks, Tim,

I noticed in your response about traffic that no mention was made of Erinbrook.

Fischer-Hallman/Bleams/Rockwood is already a nightmare and will only get worse with more construction in the Schlegel Park/Huron area. At it is now, there are days when traffic is backed up to Westmount approaching the roundabout at Bleams.

I am deeply concerned about the impact on Erinbrook and it looks to me that this isn't even a consideration. The last thing this street needs is increased traffic.

I have lived on Erinbrook for 15 years and I am likely to move because of the increased traffic that will come with this development. I believe the residents of Erinbrook are being completely forgotten.

The development itself looks OK but there is no way traffic won't increase on my street with an entrance off Rockwood Road. Not a chance.

Mark

On Thursday, September 21, 2023 at 02:40:33 p.m. EDT, Tim Seyler <tim.seyler@kitchener.ca> wrote:

Hi Mark,

Thanks for the follow up email. There is a video of the meeting online and you would be able to see it via this link <https://youtu.be/39gu7P43bfE> as well you can continue to monitor the City's planning application website for more information (link below). We are looking to take this application to Council at the end of October, and I've noted your traffic concerns to our transportation division to see if there is any mitigation measures planned for the area, and what the timelines would be as a response. There is a traffic impact brief also online that has been reviewed by City staff, and will also be reviewed by Regional staff.

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Current-Applications/?data_id=dataSource_10-Planning_Applications_Active_5584%3A20847&views=view-1_List-art-copy

Please let me know if you have any other questions.

Thanks,

Tim Seyler, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca

From: barnster43 [REDACTED]
Sent: Thursday, September 21, 2023 12:53 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>
Subject: 1198 Fischer Hallman Road

Greetings,

I sent an email this summer asking about the traffic impact of 1198 Fischer Hallman on Erinbrook Drive and I didn't receive a response.

I completely forgot about the Sept. 7 Zoom meeting (that's on me) and was wondering whether this subject was addressed. If the new development has any sort of access from Rockwood Road, this will be a disaster for Erinbrook Road residents. Our street is already overused by high-speed drivers using it as a shortcut between the Trillium Industrial Park and Westmount Road/Fischer Hallman. I shudder to think what this new development will do.

The city was supposed to install calming measures this summer but nothing materialized other than outlines on the road and a few stop signs that have done NOTHING to slow down drivers or decrease traffic.

Is there a way the meeting can still be viewed or is there a written report from it that I could see?

Thanks,

Mark Bryson

[REDACTED]
[REDACTED]

From: barnster43 [REDACTED]
Sent: Wednesday, August 9, 2023 11:39 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>
Subject: 1198 Fischer Hallman Road

Greetings,

I am reaching out with a question about this proposed monstrosity that will have a massive impact -- mainly negative? -- on my neighbourhood.

First, I can't imagine what the homeowners on Rockwood Road are thinking. Just imagine buying a house with a vacant field across the street, only to discover years later that this massive project will impact you like this. Sunlight? Gone. Traffic impact? Massive. Home value? Down. Years of construction mess. Yikes.

Second, I see that Paradigm Transportation Solutions has completely ignored this project's impact on Erinbrook Drive. I expect it will be huge.

The City of Kitchener recently announced minor changes to Erinbrook that focused on the speed of traffic and completely ignored the high volume. Erinbrook is the major artery for the neighbourhood but in recent years has become a high-speed expressway for people who want a shortcut between Trillium Park and Westmount Road. Others use it to avoid the roundabout at Bleams and Fischer-Hallman.

I would like to know the expected traffic impact on Erinbrook and what steps will be taken to minimize the impact on this once-quiet street.

Also, the traffic at the Fischer-Hallman/Bleams roundabout is already a mess during peak hours. This will only make it work.

Mark Bryson
[REDACTED]

Kitchener
[REDACTED]

From: Karen Tu [REDACTED]
Sent: Wednesday, August 9, 2023 12:19 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Cc: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>
Subject: 1198 Fischer-Hallman Road

Good afternoon Tim,

I am a long term resident on [REDACTED] and am writing re: the proposed development at **1198 Fischer-Hallman Road** in Kitchener.

I understand there is a scheduled Virtual Zoom Meeting for this development on September 7th and in case I am unable to attend, here are my questions and concerns.

1. Is this development intended to be for unit purchase or are they rental buildings like the townhouse development currently proposed on Main St. near the Sobeys?
2. Privacy concerns that units, especially those with balconies, can overlook the residential homes surrounding the area.
3. Vehicles use Helena Feasby as a cut through to the Goodlife gym and Main Street amenities. I have seen the traffic increased on Helena Feasby over the years, including speed concerns. I have always tried to have an open communication and raise concerns with my local councillor re: this and I continue to push for methods to decrease traffic and increase speed deterrents. What is being considered and implemented for my neighbourhood to ensure it is not negatively impacted? I want to protect the quiet and calmness of my neighbourhood, and the safety of its residents.
4. It is expected that there will be an increase in traffic due to this development - however, as a pedestrian, currently, I already find it incredibly difficult to cross at the roundabout. Will there be additional safety measures implemented at the roundabout (e.g. flashing ped lights like the one that is available on Glasgow St. near the Belmont intersection)?

5. Both usable and non-usable green space has reduced over time, and I do not see much in the plans in terms of creating additional green space (people and pet friendly) to support the influx of residents. The nearby Max Becker Commons is already seeing a reduction to accommodate further development. The plan for 1198 FH needs to see additional green space to support the neighbourhood as a whole.
6. The tree report indicates that more trees should be planted than taken down to support the development. However, I urge the planners and the City to really promote more than a 1:1 replacement approach. Please consider planting shade heavy canopies, A LOT of trees and greenery, and generally promote a more sustainable and community friendly environment. Furthermore, there could potentially even be a City program to encourage local residents with a "free tree" program for example. I have major concerns that these buildings are going to affect the community feeling, safety and value of my property.
7. General neighbourhood safety - As mentioned above, this development will have a significant impact on the population of the community. Have safety considerations been taken - security cameras, increased pedestrian lighting, pedestrian traffic, bicycles etc.

I am sure I will have more questions and concerns as additional documentation is released to the public. In the meanwhile, please feel free to reach out to me if you have any questions or require clarifications. Email is preferred, but I can also be reached at [REDACTED]

Regards,
Karen

-----Original Message-----

From: k la [REDACTED]
Sent: Friday, September 15, 2023 1:48 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Re: FischerHallman and Bleams construction

Thank you Tim.

Sent from my iPhone

> On Sep 15, 2023, at 1:14 PM, Tim Seyler <Tim.Seyler@kitchener.ca> wrote:

>

> Hi Kamal,

>

> Thank you for your comments. They still can be accepted and will be part of my report when it goes to Council. For updates on the application please see the Planning application website which I've put the link below.

> [https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fexperience.arcgis.com%2Fexperience%2Fbb2db3e61bd043209c1f16d16a3ced0c%2Fpage%2FHighlighted-Applications%2F%3Fviews%3Dview-1 List- art-copy%252Cview-2 FeatureInfo art&data=05%7C01%7CTim.Seyler%40kitchener.ca%7Cc2cc781a576c48719d2608dbb613e786%7C703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638303968827454887%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEkaWwWwLXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=I92t01peOn1tWOams9VNBlcSHldH2yBStuYeZoqdv14%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fexperience.arcgis.com%2Fexperience%2Fbb2db3e61bd043209c1f16d16a3ced0c%2Fpage%2FHighlighted-Applications%2F%3Fviews%3Dview-1%20List-art-copy%252Cview-2%20FeatureInfo-art&data=05%7C01%7CTim.Seyler%40kitchener.ca%7Cc2cc781a576c48719d2608dbb613e786%7C703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638303968827454887%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEkaWwWwLXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=I92t01peOn1tWOams9VNBlcSHldH2yBStuYeZoqdv14%3D&reserved=0)

>

> If you have further questions, or comments please don't hesitate to send them to me.

>

> Thanks,

> Tim Seyler, BES, MCIP, RPP

>

> Senior Planner | Planning Division | City of Kitchener

> 519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca

>

>

> -----Original Message-----

> From: k la [REDACTED]
> Sent: Friday, September 15, 2023 10:35 AM
> To: Tim Seyler <Tim.Seyler@kitchener.ca>
> Subject: Re: FischerHallman and Bleams construction

>

> Hi Tim,

>

> I had lost the letter that was sent to us with the due date and was not sure if we would be able to share our concerns still.

>

> But, my family has been living in this area ever since our house was built in 1999. With the development that has taken place around Fischer Hallman and Bleams it has been quite inconvenient and our area has become a lot busier with traffic. With this new development of buildings and

townhomes it will create more chaos and it will be busier for our little neighbourhood. Right now it is a very peaceful place to stay and adding hundreds of thousands more people into this area will take away the peace and comfort. It would be stressful coming home fighting through more traffic than we already have. A person comes home to relax especially with how stressful times have become. If this project takes place I would love to move but housing has become impossible and that wouldn't be possible. The rich just get richer and the middle class suffers because no one is really willing to listen. It's just a bit frustrating because I've lived here all my life and our neighbourhood is just so perfect and beautiful and it's sad to see it turn into a dump. If you had lived in this area and this was taking place would it make you happy?

>

> Thank you,

>

> Kamal

>

> Sent from my iPhone

>

>> On Sep 14, 2023, at 2:44 PM, Tim Seyler <Tim.Seyler@kitchener.ca> wrote:

>>

>> Hi Kamal,

>>

>> I'm the planner assigned to the application at 1198 Fischer Hallman Road and Kristen has asked me to reach out to you.

>>

>> What type of information are you looking for, or what questions do you have?

>>

>> Please let me know and I can respond accordingly.

>>

>> Thanks,

>> Tim Seyler, BES, MCIP, RPP

>>

>> Senior Planner | Planning Division | City of Kitchener

>> 519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca

>>> From: k la [REDACTED]

>>> Sent: Thursday, September 14, 2023 10:54 AM

>>> To: Planning (SM) <planning@kitchener.ca>

>>> Subject: FischerHallman and Bleams construction

>>>

>>> Hello,

>>>

>>> We received a letter a few weeks ago in regards to construction of townhomes/buildings on the corner of Fischer Hallman and Westmount, would you be able to direct me to someone who can assist with this topic please.

>>>

>>> Thank you,

>>>

>>> Kamal

>>>