

**Eric Schneider**

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**From:**  
**Sent:** Wednesday, July 19, 2023 2:38 PM  
**To:** Eric Schneider;  
**Subject:** Benton St George Development  
**Attachments:** ATT00013

This message is brought to you by

**Rogers**

Eric Please send me whatever you have on the proposed development so I can make comments before the meeting. Thanks Bob and Jill



## Eric Schneider

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**From:** Noel Belcourt ·  
**Sent:** Wednesday, July 19, 2023 2:53 PM  
**To:** Eric Schneider  
**Subject:** 99 Benton St

Hi Eric

You just called me but we got disconnected. Bob is out of the country but seems to be in full comms mode.

Regards  
Noel Belcourt

## Eric Schneider

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**From:** Avery Swinkels <[avery@swinkels.com](mailto:avery@swinkels.com)>  
**Sent:** Thursday, July 20, 2023 10:24 AM  
**To:** Eric Schneider  
**Subject:** Proposed Development: 93-99 Benton Street/39-43 St George Street

Hi Eric,

I would like to get in touch regarding this project. Many of the neighbours have questions and would like to find out more.

I left you a voicemail but thought I should reach out via email in case you are working remotely.

Please let me know when you are available to chat. My phone number is .

I look forward to speaking with you.

Thanks in advance,

Avery

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Avery Swinkels

## Eric Schneider

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**From:** Crumbreon  
**Sent:** Monday, July 24, 2023 8:02 PM  
**To:** Eric Schneider  
**Subject:** Opposition to application for development on 93-99 Benton/39-43 St George Street

Greetings,

As previously discussed. I am following up our earlier conversation with my vehement opposition of the proposed application to develop the property I currently reside in.

I am a resident of 99 Benton St, Kitchener. I have been in this property for 10+ years. I live in this residence with two roommates, both of whom are unable to afford "market price" rent, and I share living with them at a cost so they can afford to live. One is on disability, one is on Ontario Works, and I am employed full time.

Together we comfortably live in a reasonably priced townhouse, one of many similar stories of the residents that live in these units. We share the property as a whole, both the Benton units and St. George units with families with young children, single-income households who are struggling to support but can do so because we have been here long enough to avoid the recent spikes in rent our region has seen.

Each unit is fully inhabited. There are a dozen families at \*least\* that live in these units, and approving such an application would be grossly irresponsible, inhumane and displace several families, many of whom are struggling as-is.

We have not received ANY word from the building's ownership, or property management of this callous application. We have received no discussion about compensation, we have received no notification that this may be something that was being considered. We were all blindsided by the notice the city had placed on our fence and yard, that this application existed. We to this day have received ZERO communication from our landlord, property manager or owner of the building.

It is grossly understating that this is a frustrating situation, and I implore you, just as I've reach out to the Mayor and Ward Councilor, you cannot allow this application to move ahead.

There are far more suitable locations that could be developed - we have a vacant lot that's been empty for 6+ years directly next to us that could MORE than accommodate the space quoted.

We lack affordable housing and this city is in a crisis. One of the few options we had near us, burned down just a year ago, on the corner opposite us on Benton/St. George. The dozen residents there who were struggling, were promised a rebuild and that never came.

We are poised to lose MORE affordable housing, and DISPLACE several families, adding to an already critical issue our city is facing.

With so many areas in just OUR VICINITY that are empty, half-vacant unused parking lots and the like - again, if there is a need to "infill", there are FAR MORE SUITABLE locations that would not displace ANYONE. Far more suitable locations that would be a GAIN, rather than a detriment, and it would allow us to keep our homes and preserve vital affordable housing, protected by rent control.

I once again state I am VEHEMENTLY AGAINST this application, and urge you and anyone reading this to consider the impact this will have. Destroying and uprooting the lives of the people living here for absolutely no reason.

I chose to make Kitchener my home. I work in Waterloo, I commute an hour by public transit and have a well-paying job that I'm certain I could find a place closer out of the city I call home, however - this IS my home. I shouldn't have to be forced out of it, and shouldn't be forced to watch as several who aren't as fortunate as I am, be left questioning where they're going to sleep at night.

This application will disrupt families, and tear people apart. Considering the lack of respect, lack of care and dignity myself as well as the other residents of these units have been afforded, there truly is only one correct path here, and that is to stop this application and do not destroy our homes.

Thank you for your time.

- Cress Claveau

Tenant of 99 Benton Street, Kitchener

## Eric Schneider

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**From:** Allan Hendrickson-Gracie <  
**Sent:** Thursday, July 27, 2023 2:41 PM  
**To:** Eric Schneider  
**Subject:** Application for Development, Benton and St. George Street

I wasn't sure who to contact about this but someone has taped a sign/message over the notice for development (photo below).

I'm assuming that the city doesn't want the sign covered up.

Katherine Hendrickson  
(Neighbour)



Sent from my iPad

## Eric Schneider

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**From:** Max Besco  
**Sent:** Friday, July 28, 2023 11:25 AM  
**To:** Mayor; mike.morrice@parl.gc.ca; Eric Schneider  
**Subject:** Furthermore on Local Development

Hello,

We could really use your support in protecting our property.

Us as well as the majority of the individuals that live amongst these buildings (39 St. George Street, Kitchener) are low income families/ couples; that were lucky enough to find these places to begin with given the housing/ rental market, as well as overall cost of living within KW.

The development group planning to proceed with a 12 story high rise multi-use building did not address the tenants living within these buildings - we woke up with the signs on our property

It is hard especially for myself as well as my girlfriend to even sleep at night knowing the possibility of this, considering beforehand we spent months renting out Airbnb's trying to look for an affordable place (places) to live.

The city cannot keep ripping down every piece of history/character it has. Our building alongside the one next to us have recently been redone for renting at an affordable price.

Over the last four months that we have lived here, we have felt welcomed by friendly neighbours (and their lovely funny children), gotten to enjoy the joy / community aspect of downtown Kitchener and really made this old style apartment our home

Scenarios and plans such as this are driving the numbers of homelessness in our community. Within 800 metres distance there are 46 apartments/ condo style buildings that are consistently unfilled, due to the fact that individuals such as ourselves can't afford them. Developments that are claiming to 'build community' are destroying such in the process.

As opposed to focusing on increasing an already ever-growing area, the city should be driven to resolve the issues resulting from these rapid changes. Shifting these focuses towards resulting issues such as homelessness, the decrease of community and city trust with individuals living within it; as well as the grand issue of unaffordable housing

This area does not necessarily need developments that are focused on young professional lifestyles, we need developments that can prioritize and support factors affecting our communities.

There is no demand for luxury apartments in downtown Kitchener, what we need is affordable housing.

It is sad to think that we have to consider critical and socially conscious efforts such as a collective rent strike, ongoing attempts to raise awareness, and spending our days focussing on informing people and trying to get them on board. Signs are a small first step, the exposure onto social media was the next one, we could really use enhanced/united support moving forward.

Somebody in a popular KW Facebook group (Weird Sh\*t You see in Waterloo Region, <https://www.facebook.com/groups/waterlooregion/permalink/6246704908782133/>) had posted the development signs with another sign taped on top asking individuals to plead to City of Kitchener. This post has quite a lot of people outraged/ disappointed in this given plan and decision; and caused over a hundred reactions so far. Alongside the link posted above, here are two crucial examples of importance within the given community.

Thankyou again for your time and considerations  
-Max Besco and Elizabeth Lesperance



## Eric Schneider

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**From:** adam eschweiler  
**Sent:** Monday, July 31, 2023 1:50 PM  
**To:** Eric Schneider  
**Subject:** 93-99 Benton Street

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Hi Eric,

I wanted to write to you about the 93-99 Benton St development proposal.

I live across the street and I was very sad to hear about the news of the proposal for demolishing the existing building and subsequently forcing the lower income residents out of their homes.

I really think that this needs to be denied as there are many other blank slots of land that could be developed on to meet the housing crisis in our area.

It is really sad seeing the note outside (attached at the end) and really speaks to how scared these residents are.

I am hoping the right thing will be done and this proposal be denied !

Thank you and I would appreciate a response on the matter.

Adam

## Eric Schneider

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**From:** Phoenix Arm-Horn <  
**Sent:** Tuesday, August 1, 2023 10:19 AM  
**To:** Eric Schneider  
**Subject:** Development on Benton and St. George

[Y  
<https://aka.ms/LearnAboutSenderIdentification> ]

As someone who lives on St. George st, I vehemently do not want to see these buildings destroyed only to be replaced by a high-rise. There have been so many of these structures erected in the city within the last few years, and though developers claim to be building communities, they do the exact opposite, tearing them down without notice to the respected tenants. Scenarios like this only drive and contribute to the rising number of homeless individuals in this city and the tri-city area. The majority of people that live amongst these buildings are low income and have had trouble finding affordable housing to begin with, to displace them now and erect another high-rise in the area will be a huge hit on the community and the people that actually live in this neighbourhood.

Phoenix Arn-Horn

## Eric Schneider

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**From:** Katherine Bitzer  
**Sent:** Saturday, August 12, 2023 10:54 AM  
**To:** Eric Schneider  
**Cc:** Debbie Chapman  
**Subject:** Fwd: 93-99 Benton Street and 39-43 St. George Street

Please confirm receipt- thank you!

Sent from [Outlook for Android](#)

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**From:** Katherine Bitzer 1>  
**Sent:** Saturday, August 12, 2023 10:48:37 a.m.  
**To:** Debbie Chapman <Debbie.Chapman@kitchener.ca>  
**Subject:** 93-99 Benton Street and 39-43 St. George Street

I live next door to the proposed development. My family, in fact, has owned & lived on this property since the late 1800's. I have chosen to live and work in downtown Kitchener, raise my family here and have invested significantly into this community and my neighbourhood over the years. My family has worked hard to preserve built heritage resources and green space in downtown Kitchener. I have grave concerns about the proposed development at the corner of Benton & St George streets:

- families live in the existing buildings that are going to be torn down in favour of a tower with 1 and 2 bedroom units; where will these families go? We are all aware of the affordable housing crisis and the challenges it presents to people.
- will any of the proposed units be affordable? This is the kind of housing that we need. Not more profit-driven units.
- has any consideration been given to the environmental impact of tearing down existing buildings and building a 12-story (presumably concrete) tower? Will it be a net-zero build? We are all aware of the need to reduce our carbon footprint, particularly in the construction industry
- the design and height of the proposed building is completely out of character with the existing neighbourhood. There is no transition from the proposed 12-story tower to the neighbouring houses. How does this make sense as a so-called 'gateway' to the neighbourhood?
- the density of the build is far too great for the corner of a quiet one-way street
- the resulting increased traffic from 99 units on this corner would bring major safety concerns - especially in the winter
- St. George is a quiet one-way street. To avoid traffic congestion on St George & at the corner of Benton Street & within the neighbourhood, the main entrance to any building should be off of Benton Street and the entrance to the surface parking (particularly the loading bay!) should also be off of Benton St
- insufficient parking for the proposed number of units will cause parking/traffic headaches on St George St and beyond.
- insufficient green space for the proposed number of tenants
- how can a reduction in set-back from the street be justified??
- the demolition of the existing brick buildings (for a tower build) further contributes to the loss of Kitchener's character and cultural heritage, and will have a detrimental effect on the remaining built heritage resources on Benton Street. For the case of 83 Benton Street - it was the home of Conrad Bitzer, mayor of Berlin at the turn of the century.
- the impacts of constructing a 12-story tower (with underground parking) will be significant for nearby neighbours and their homes; how would these be mitigated?
- and finally, there would be a significant loss of sun, sky and privacy for my family, and a major increase in light and noise pollution.

My family has already been directly and negatively impacted by poorly thought-out land use decisions: land was expropriated from us to widen Benton Street as part of a failed plan by the city to push Benton Street through.

Now there is opportunity to think creatively about the overall function and look of Benton Street - an artery that leads into downtown Kitchener. Not a jungle of towers, concrete against concrete, but more densely built townhouses & low-rise buildings, offering a diversity of unit sizes, perhaps some retail, and a boulevard from Courtland to Church that would calm traffic and increase green space.

Please consider the character of the neighbourhood, the people who live here and who will live here. This is not the right location for the type of development that has been proposed.

Thank you,  
Katherine Bitzer

Sent from [Outlook for Android](#)

## Eric Schneider

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**From:** Chris Thiele  
**Sent:** Saturday, August 12, 2023 2:42 PM  
**To:** Eric Schneider; Debbie Chapman  
**Subject:** Re: 93-99 Benton Street Development

Hi Eric,

I apologize for the delay in getting back to you - thanks for the update. I'm interested in what the applicant has to say at the Aug/29 meeting. I'll do my best to listen in

Best,

Chris.

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**From:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Sent:** August 4, 2023 11:13 AM  
**To:** 'Chris Thiele' <christhiele@live.com>; Debbie Chapman <Debbie.Chapman@kitchener.ca>  
**Subject:** RE: 93-99 Benton Street Development

Hello Chris,

Yes, I have also heard directly from tenants who live on the subject lands as they have reached out to me by email and phone. I have contacted the applicant to ask about the plan for current tenants. I have not heard back as of right now, but I have been told there will be more information ready in time for the neighbourhood meeting at the end of the month (Aug 29).

In regards to the request for the on street construction parking, I will pass your comments along to my colleague in Transportation Services that will be reviewing this application and will work with the applicant on the permits.

Thanks for your comments.

**Eric Schneider, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



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**From:** Chris Thiele  
**Sent:** Thursday, August 3, 2023 7:46 PM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>  
**Subject:** Re: 93-99 Benton Street Development

You don't often get email from [christhiele@live.com](mailto:christhiele@live.com). [Learn why this is important](#)

Hi Eric,

I appreciate you taking the time to respond to my questions. It means a lot to have people in positions like yours that want to listen and plan with the residents of the city



The bigger item to address is the note posted on the development sign on the lot now (saw it as I was walking down the street today) - see attached. I think we all need to know that either:

1. The people affected by this building are relocated to an area with similar rent prices, square footage, access to the city, etc., or
2. They are guaranteed a spot within this new residence for the same rental fees (obviously the interim while the building is being done needs to be figured out)

The last thing we need in this housing crisis is to evict more individuals that are significantly at-risk of becoming homeless due to unfair circumstances.

As for the parking: will permits also be generated for on-street construction parking? May I request that vehicles only be parked in front of 82 St. George Street if absolutely necessary as it has become an issue getting out of our place of residence with the bigger vehicles parked in that spot (we have a shared lane that exits onto the street)

Best,

Chris.

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**From:** Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>

**Sent:** August 3, 2023 11:13 AM

**To:** Debbie Chapman <[Debbie.Chapman@kitchener.ca](mailto:Debbie.Chapman@kitchener.ca)>; Chris Thiele >

**Subject:** RE: 93-99 Benton Street Development

Hi Chris, thank you for providing comments on this development application. I can confirm your comments have been received and will be included in the public record.

In regards to why on this site, why not the vacant site next door: Both sites are private property and the City does not have control over which property owners submit applications for redevelopment. In all likelihood the vacant site next door will be developed at some point, but that is a different property owner that will have a different development proposal. Neither the City, nor the owner of the subject lands who is the applicant for this proposal has authority to propose development on the vacant site next door, only that property owner could. Hopefully that answers why the development isn't being built into that area.

In regards to construction traffic: Legal access to properties will not be blocked as a result of construction traffic. Major development applications permits to be obtained from our Transportation Services Division, that assess what the needs are for the development and ensures adequate movement throughout the neighbourhood is maintained. The applicant is required to provide several plans and documents to ensure this occurs, such as

- Traffic Control Plan
- Resident Notification Letters
- Parking Management Plan
- Work Plan/Schedule
- Access Permit
- Certificate of Insurance
- Road Occupancy/Work Permit

That is unfortunate that you will be unable to attend the virtual neighbourhood meeting. In terms of a summary, a recording of the meeting will be available on the City's website 5-7 days after the meeting at [kitchener.ca/planningapplications](http://kitchener.ca/planningapplications) or <https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/>

Let me know if you have any other questions,

Regards

**Eric Schneider, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener

(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



**From:** Debbie Chapman <[Debbie.Chapman@kitchener.ca](mailto:Debbie.Chapman@kitchener.ca)>

**Sent:** Wednesday, August 2, 2023 9:35 PM

**To:** Chris Thiele ; Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>

**Subject:** Re: 93-99 Benton Street Development

Hi Chris,

Thank you for your feedback, it is much appreciated. I will let Eric, the City planner respond to your questions. You will be added to a mailing list and notified of any future meetings.

**Debbie Chapman, PhD**

Councillor, Ward 9 | City of Kitchener

O: 519-741-2200 ext. 2798 C: 226-752-7104

[Debbie.Chapman@kitchener.ca](mailto:Debbie.Chapman@kitchener.ca)



**Customers can now connect with the City of Kitchener anytime by calling the 24/7 Corporate Contact Centre at 519-741-2345**

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**From:** Chris Thiele

**Date:** Wednesday, August 2, 2023 at 7:58 PM

**To:** Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>

**Cc:** Debbie Chapman <[Debbie.Chapman@kitchener.ca](mailto:Debbie.Chapman@kitchener.ca)>

**Subject:** 93-99 Benton Street Development

You don't often get email from

[earn why this is important](#)

Hi Eric,

As per the pamphlet that was left in my mail, I have some feedback for this development:

- I personally think that developing downtown to have higher capacity housing is important to the longevity of the city. Obviously, infinite suburban sprawl isn't effective (using Toronto as an example, and growing up in Mississauga)
- Why is this being built over existing housing? There is literally an empty plot of land next to these townhouse style homes that is likely zoned for a high rise as such
- To my last point: why isn't the development being built into that zone at all?
- There is currently construction going on down the road on Peter street (I live at 82 St George St. as reference) - that road is completely blocked off which would normally be fine. However, since the city has made many of the streets in the area one way, it is getting exceedingly difficult to get out of the neighborhood. Will there be blockages anywhere on St George street that may make it legally impossible for anyone who lives on the street to get home?
- To my last point, will construction vehicles be parking on our street? Parking for guests is very limited where I live, and I would hate to see all of those spots be taken up by large construction equipment on the daily. Not to mention, our shared lane makes it nearly impossible to get out of when a literal dump truck is parked on the curb in front of the entrance to it

I may not be able to attend the event, so if I could get a summary of questions/answers from that meeting - that would be great.

Best,

Chris.



## Eric Schneider

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**From:** Avery Swinkels <[redacted]@gmail.com>  
**Sent:** Sunday, August 13, 2023 11:34 AM  
**To:** Eric Schneider  
**Cc:** Debbie Chapman  
**Subject:** Proposed Development: 39- 43 St. George/93-99 Benton Street  
**Attachments:** Proposed Development\_ 39- 43 St. George\_93-99 Benton Street (2).pdf

[redacted]@gmail.com. [Learn why this is important](#)

Dear Eric Schenider,

We are writing to you regarding the proposed development at 39-43 St. George Street and 93-99 Benton Street.

We feel there are a number of issues to be addressed to help make the development fit in with the neighbourhood and positively impact both neighbours and residents of the development. We understand that this development is going to happen and we are not resisting that. We hope that our concerns will be heard and that we can work together.

Please see attached document.

Thank you for your time.

Kind Regards,

Cedar Hill Neighbourhood Group

## Proposed Development: 39- 43 St. George/93-99 Benton Street



Major Concerns	Recommendations
<ul style="list-style-type: none"> <li>● <b>Displaced residents of low-income housing</b> <ul style="list-style-type: none"> <li>○ Taking away low-income housing 34+ Residents                             <ul style="list-style-type: none"> <li>■ 24+ Adults and 10 Children</li> <li>■ 3 Bedroom Units (7), 1 Bedroom Units (6)</li> </ul> </li> <li>○ It will be difficult for residents to find comparable rentals of similar size and cost anywhere in Kitchener</li> <li>○ Many families live in the townhouses. Their children will likely need to relocate schools which is very difficult for them and their families</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>Displaced residents of low-income housing</b> <ul style="list-style-type: none"> <li>○ Offer current residents the same cost of rent once the building is complete with temporary housing during build and/or assist current residents in finding comparable housing (size and cost)</li> <li>○ Offer a percentage of rentals at affordable rent</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● <b>Building Height</b> <ul style="list-style-type: none"> <li>○ The number of floors is too high- not appropriate to put a 12 storey building next to low density housing as it does not fit the neighbourhood (See Cedar Hill and Schnieder Creek Secondary Plan below)</li> <li>○ All of the housing on St George and Hebel Place is 1-3 stories high</li> <li>○ Neighbouring houses to proposed development are ONLY two stories high                             <ul style="list-style-type: none"> <li>■ 45 St. George Street, 74-90 Benton Street</li> <li>■ Note: 87 Benton (3 story) is no longer there</li> </ul> </li> <li>○ The Arrow Lofts across the street are 8 storeys and are NOT next to 1-2 story homes, they also have set backs</li> <li>○ Issues with view obstruction, shadows, privacy, etc.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>Building Height</b> <ul style="list-style-type: none"> <li>○ 3-4 story townhouses or stacked townhouses                             <ul style="list-style-type: none"> <li>■ <a href="#">Click this link</a> to see townhouse developments in the Cedar Hill/Schneider Creek neighbourhood</li> </ul> </li> <li>○ Decrease number of floors</li> <li>○ Lower density housing</li> <li>○ Setbacks (Tiering) (ex: arrow lofts)</li> <li>○ Building placement and design, including width of the upper floors should be considered in reference to the impact of shade and preserving views</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>● <b>Building Setbacks</b> <ul style="list-style-type: none"> <li>○ Extremely limited setbacks proposed at 3 metres on Benton, 1.5 metres on St. George (especially since door access is proposed on St. George Street)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>Building Setbacks</b> <ul style="list-style-type: none"> <li>○ Increase setbacks on St. George and Benton to match aesthetics of neighbourhood and increase green space</li> <li>○ On St. George Street the set-backs are over 6 metres</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● <b>Architectural Style and Cultural Heritage</b> <ul style="list-style-type: none"> <li>○ Not consistent with styles found in Cedar Hill (See: <a href="#">Cedar Hill and Schneider Creek Secondary Plan</a> )</li> <li>○ Q: Can more detail be provided on the materials, colour palette, etc. proposed for use in the tower?</li> <li>○ Q: Was increased density on the property explored, integrating the existing buildings into the development?</li> <li>○ See screenshot below directly from the proposed application: <div data-bbox="323 613 995 862" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>townhouses. The eastside is predominantly developed with 2 to 3 storey low rise dwellings including single detached, townhouses, and multiples. The Cedar Hill community has been identified as a cultural heritage landscape with the primary feature the Cedar Hill and the variety of architectural styles found in this neighbourhood.</p> </div> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>Architectural Style and Cultural Heritage</b> <ul style="list-style-type: none"> <li>○ Consistent with architectural styles (front porches, peaked roof, etc), massing, and building materials in Cedar Hill Cedar Hill Cultural Heritage Landscape (CHL)</li> <li>○ Design consistent with Victoria Park Heritage Conservation District and Arrow Lofts as noted to be a 'gateway' feature on Benton</li> <li>○ Look into changes in materiality to better fit neighborhood character (ie. brick)</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● <b>Vehicle Access</b> <ul style="list-style-type: none"> <li>○ Vehicle access to surface parking on St. George Street (very close to intersection of St. George and Benton)</li> <li>○ Increased traffic on St George Street and Hebel Place (one-way streets)</li> <li>○ Increased risk of accidents at intersection for vehicles and pedestrians</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>Vehicle Access</b> <ul style="list-style-type: none"> <li>○ Change site plan so that vehicles can only access both underground and surface parking from Benton Street</li> <li>○ Planning Justification Report describes "all-ways access" onto St. George which does not align with existing one way street, explore physically restricted Right-in-Right-out</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● <b>1-2 bedroom Suites</b> <ul style="list-style-type: none"> <li>○ Offering only 1-2 bedroom suites excludes a range of individuals in the existing housing market: <ul style="list-style-type: none"> <li>■ Families</li> <li>■ Multi-generational families</li> <li>■ Families providing elder care</li> <li>■ Residents living in shared accommodation for reasons of affordability</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● <b>1-2 bedroom Suites</b> <ul style="list-style-type: none"> <li>○ Offer 3+ bedrooms suites in addition to 1 and 2 bedrooms</li> </ul> </li> </ul>

<ul style="list-style-type: none"><li>■ Individuals working remotely and needing home office space</li></ul>	
<ul style="list-style-type: none"><li>● <b>Limited Green Space for Residents</b><ul style="list-style-type: none"><li>○ 141 square metres is not enough green space for potential number of residents</li><li>○ Existing shortage of park space in neighbourhood</li><li>○ Q: What are the city standards for green space related to developments and how are they enforced?</li></ul></li></ul>	<ul style="list-style-type: none"><li>● <b>Limited Green Space for Residents</b><ul style="list-style-type: none"><li>○ Provide increased green space to accommodate residents and their pets</li><li>○ Increasing building setbacks with green space in front will help accommodate this issue</li></ul></li></ul>



## Eric Schneider

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**From:** Nowell Relatos <  
**Sent:** Monday, August 14, 2023 8:28 AM  
**To:** Eric Schneider  
**Subject:** 93 Benton St. Proposed rezoning

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

I hope this email finds you well. My family and I reside in one of the townhouse units.

I am writing to let you know that we are not in favor of the rezoning of this area.

The proposal will displace several families at a time when housing and rental prices in the Region are skyrocketing. Most of the families who live here are a stones throw away from homelessness. If these townhouses will be gone they won't be able to afford current rental rates.

This proposal will only add the the problem of homelessness and housing insecurity in the Region.

Thank you.

Nowell Relatos

## Eric Schneider

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**From:** Jim Gorham  
**Sent:** Thursday, August 24, 2023 11:00 AM  
**To:** Eric Schneider  
**Subject:** 39-43 St. George

I was reading the ratio of units, to cars vs bikes.

99 units, 52 car parking spots and 94 bike spots. Clearly the city would like to see more bike usage, which I agree with.

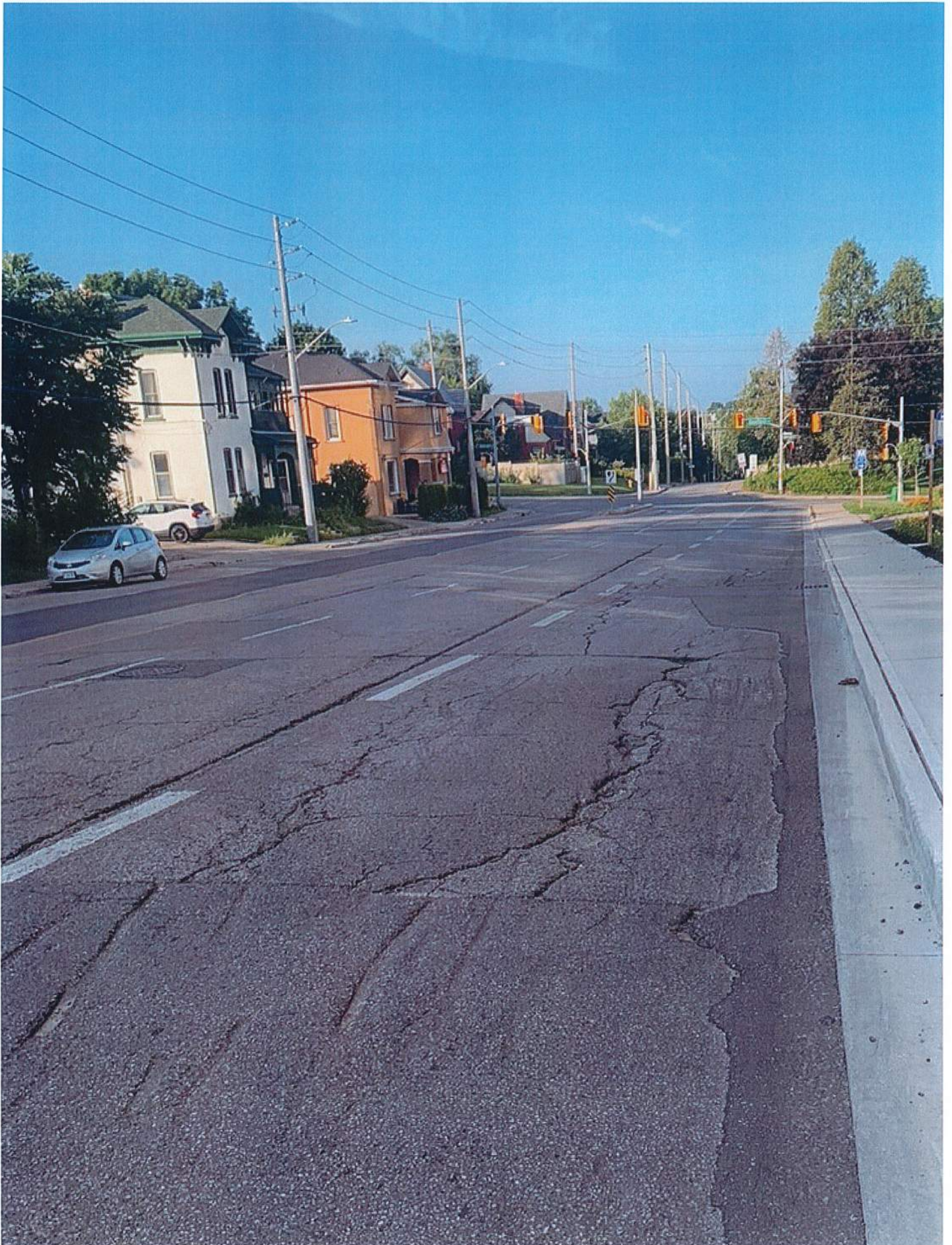
I think there was a similar ratio of bikes spots to units in the proposed new building on Courtland just past Benton heading toward Stirling.

In addition the fairly new rental building by Auburn called the Bow has a large number of bike spots

My question/ concern is the condition of Benton Street for bike use. See attached photo. Also what I can not understand is why the Region come and remove the old asphalt and replace it on one lane, when in fact that lane was the best of all of them. Was there a drawing mix up (see other photo)

Do you know if there are plans to do something about Benton?











Jim Gorham

## Eric Schneider

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**From:** Crumbreon >  
**Sent:** Friday, August 25, 2023 6:10 PM  
**To:** Eric Schneider  
**Subject:** Re: Opposition to application for development on 93-99 Benton/39-43 St George Street

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I am planning on attending yes, thank you

It's unfortunate because the ownership/developers have lied to our property management saying they have "no plans" on developing. It's very shady, considering the same company had no issues giving The Record their full plans in a news article.

I could meet after work on Monday, but I work until 6pm so I don't know if that would work for you. I appreciate the follow up though

On Fri, Aug 25, 2023 at 6:01 PM Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)> wrote:

Hello,

Just wanted to check in with you again on this. The virtual neighbourhood meeting is next week on Tuesday.

I have been in contact with the applicant in regards to their plan for current tenants but have been given slim information so far. I am continuing to dig and ask for more info.

Let me know if you want to meet on site on Monday (28<sup>th</sup>) to discuss anything in advance of the neighbourhood meeting. I could come to the site in the afternoon that day.

**Eric Schneider, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



**From:** Crumbreon  
**Sent:** Monday, July 24, 2023 8:02 PM

To: Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>

Subject: Opposition to application for development on 93-99 Benton/39-43 St George Street

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Greetings,

As previously discussed. I am following up our earlier conversation with my vehement opposition of the proposed application to develop the property I currently reside in.

I am a resident of 99 Benton St, Kitchener. I have been in this property for 10+ years. I live in this residence with two roommates, both of whom are unable to afford "market price" rent, and I share living with them at a cost so they can afford to live. One is on disability, one is on Ontario Works, and I am employed full time.

Together we comfortably live in a reasonably priced townhouse, one of many similar stories of the residents that live in these units. We share the property as a whole, both the Benton units and St. George units with families with young children, single-income households who are struggling to support but can do so because we have been here long enough to avoid the recent spikes in rent our region has seen.

Each unit is fully inhabited. There are a dozen families at \*least\* that live in these units, and approving such an application would be grossly irresponsible, inhumane and displace several families, many of whom are struggling as-is.

We have not received ANY word from the building's ownership, or property management of this callous application. We have received no discussion about compensation, we have received no notification that this may be something that was being considered. We were all blindsided by the notice the city had placed on our fence and yard, that this application existed. We to this day have received ZERO communication from our landlord, property manager or owner of the building.

It is grossly understating that this is a frustrating situation, and I implore you, just as I've reach out to the Mayor and Ward Councilor, you cannot allow this application to move ahead.

There are far more suitable locations that could be developed - we have a vacant lot that's been empty for 6+ years directly next to us that could MORE than accommodate the space quoted.

We lack affordable housing and this city is in a crisis. One of the few options we had near us, burned down just a year ago, on the corner opposite us on Benton/St. George. The dozen residents there who were struggling, were promised a rebuild and that never came.

We are poised to lose MORE affordable housing, and DISPLACE several families, adding to an already critical issue our city is facing.

With so many areas in just OUR VICINITY that are empty, half-vacant unused parking lots and the like - again, if there is a need to "infill", there are FAR MORE SUITABLE locations that would not displace ANYONE. Far more suitable locations that would be a GAIN, rather than a detriment, and it would allow us to keep our homes and preserve vital affordable housing, protected by rent control.

I once again state I am VEHEMENTLY AGAINST this application, and urge you and anyone reading this to consider the impact this will have. Destroying and uprooting the lives of the people living here for absolutely no reason.

I chose to make Kitchener my home. I work in Waterloo, I commute an hour by public transit and have a well-paying job that I'm certain I could find a place closer out of the city I call home, however - this IS my home. I shouldn't have to be forced out of it, and shouldn't be forced to watch as several who aren't as fortunate as I am, be left questioning where they're going to sleep at night.

This application will disrupt families, and tear people apart. Considering the lack of respect, lack of care and dignity myself as well as the other residents of these units have been afforded, there truly is only one correct path here, and that is to stop this application and do not destroy our homes.

Thank you for your time.

- Cress Claveau

Tenant of 99 Benton Street, Kitchener

## Eric Schneider

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**From:** Katie Pita  
**Sent:** Monday, August 28, 2023 12:55 PM  
**To:** Eric Schneider  
**Subject:** Application for Development 93-99 Benton and 39-43 St George - please reject

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Hello,

My name is Katie Pita, and I am a resident on St George Street. I recently came across the public posting of an application for development at the corner of Benton and St George St, and would like to share with you my thoughts.

I endeavour that you **reject** this application. The current townhouse/apartments in that area are lived in by people who would be displaced from their homes during construction and would likely be unable to return by the time construction is complete, which is a huge disturbance to their lives and wellbeing. Furthermore, this would disrupt the community that lives and plays along St. George Street. St. George is common for walking traffic, especially families with young children and elderly people. There are common community events that start just past the intersection of Benton and St. George, with street art along the telephone poles and neighbourhood/street festivals throughout the summertime months. This construction would be highly disrupting to these neighbourhood events and would interrupt community growth. St. George is also a one-way street. Blocking or interrupting traffic flow at the beginning of the street for the sake of construction would be incredibly frustrating and annoying. There is no guarantee that the current level of foot traffic and community engagement would be maintained after such a long period of disturbance to the neighbourhood by construction.

There is no indication in the application that this housing would be for a variety of income levels, inclining me to think that units in this building will be highly expensive, likely unaffordable, for most people living in KW. This will make the neighbourhood increasingly unaffordable as well, and will continue to drive homelessness in the region. I would also like to point out that the current buildings at that address are very bright, colourful, and beautiful. They are a wonderful cornerstone of the neighbourhood and to see them taken down for a fancy new grey condo building would be, frankly, the worst.

There are many other sites throughout downtown Kitchener that have buildings that are unoccupied, or burned down (two lots on St. George St. in fact!) or parking lots that could be sunken underground to make way for housing – these are the places that should be proposed to be developed, not places where people already live, and especially not in one of the few spots in the city that is still affordable housing, where families are living in community.

Thanks very much for your consideration.

Cheers,

Katie Pita, M.F.C., Hon. B.Sc. (she/her)  
PhD Candidate, School of Environment, Resources, and Sustainability  
SERS Councilor, Graduate Student Association  
University of Waterloo



## Eric Schneider

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**From:** Seth Winward  
**Sent:** Monday, August 28, 2023 4:27 PM  
**To:** Eric Schneider  
**Subject:** 93-99 Benton Street and 39-43 St. George Street

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Hi there,

I was taking a walk and noticed a sign indicating that there is a development application for 93-99 Benton Street and 39-43 St. George Street, and as I live nearby I wanted to weigh in as the sign suggested.

I am strongly opposed to building any more luxury condo buildings in Kitchener, especially downtown where renters are already being squeezed out by investors who are rapidly gentrifying my neighbourhood and rendering working people unable to live where we work. Condos do not provide the kind of housing stock that is desperately needed in this city, and indeed do not provide nearly as many units as their floor plans might suggest because so many units are deliberately kept empty or used as AirBnBs. I live directly next to a condo tower that was recently finished, and the majority of units in this tower are empty while the unhoused population of this city swells. As for the minority of people who actually live in their condos, they are wealthy enough to find other places to live and can afford to commute if necessary. Me and the people in my building cannot. Building more condos will only continue to line the pockets of wealthy real estate speculators at the expense of working people as the downtown becomes merely a playground for the affluent rather than a living community. It seems particularly egregious to demolish relatively affordable townhouses in favour of building more condos directly across the street from a recently finished luxury condo building. By approving this development plan, you would only be hurting the people who live downtown by denying us housing we can afford. You would be benefitting the portfolios of the wealthy investors and developers who have created this housing crisis.

As a planner for the city, you have some measure of power to oppose this trend and help fight against the housing crisis that has rendered my friends, family, and neighbours homeless, forced to move far outside the city, or endure unsafe and illegal living conditions. Instead of more luxury condos, I believe that development in downtown Kitchener (and indeed the entire region) should prioritize truly affordable and social housing. By this I mean housing that is economical to build, functional, well connected to public transit, strictly rent-controlled, and actually affordable to someone making the minimum wage. By social housing, I (and many experts) would prefer housing that is given to the unhoused for free with no strings attached as part of a housing first strategy, heavily interconnected with other social services, and funded by taxes on the wealthy corporations that make Kitchener their headquarters. I'm no civil engineer, but I believe that whatever form development takes, it should prioritize first the poorest among us and secondly the great bulk of working people that make this city function. I know I'm just one voice and I don't have any money to back up my argument, but the gentrification of my neighbourhood causes me a great deal of grief and I like to put my thoughts on the record, for whatever they are worth.

We have enough luxury high-rises catering to the investors and the upper middle class. Please don't build any more of it in my neighbourhood. Instead, use the opportunity to give the ordinary people of this city a break and help build us somewhere we can afford to live.

Thanks for reading,

Seth W.

## Eric Schneider

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**From:** Crumbreon  
**Sent:** Tuesday, August 29, 2023 9:35 PM  
**To:** Eric Schneider  
**Subject:** Re: Opposition to application for development on 93-99 Benton/39-43 St George Street

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I am beyond disturbed with your comments on the meeting today. You consider the addition of 100 units, potentially 2 years from now, is going to do anything at all to resolve the current rental gouging emergency this region is facing is an acceptable answer?

The fact that FAMILIES are entering the region to 100 new ONE BEDROOM UNITS, 70 ONE BEDROOM UNITS, that are going to be the size of one of my current rooms in my current living space. How that is somehow going to drop rental prices in the region?

How a one bedroom in this new proposed structure, will be excessively expensive, compared to the required cap of 1500\$ affordable 3 bedroom housing, is somehow a "net gain"?

It's despicable that those words came out of your mouth.

The fact that you, and the city staff, are bulldozing these ideas over the concerns of citizens - when you are not at all addressing the actual issue, and instead using this cash-grab as an excuse to exacerbate and contribute to a growing emergency shows that neither you, nor anyone at City Hall, is qualified to hold the responsibility you currently have.

May whatever God you pray to, have mercy on you.

On Mon, Aug 28, 2023 at 3:00 PM Crumbreon <[redacted]> wrote:  
Sounds good thank you

On Mon, Aug 28, 2023, 2:00 p.m. Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)> wrote:

Hello,

Sorry I cannot make it tonight, but I will see you at the Neighbourhood Meeting. After the meeting, we can meet in the next two weeks sometime. I can make another evening work.

**Eric Schneider, MCIP, RPP**

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## Eric Schneider

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**From:** Braden Cok  
**Sent:** Tuesday, August 29, 2023 11:04 PM  
**To:** Eric Schneider  
**Subject:** Planning questions

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Hello,

I was attending the meeting about 93-99 Benton this evening. A bunch of people raised a bunch of questions about evictions. I'm personally not facing eviction, but I have some questions about how the process works.

It seems odd that it's so easy to evict people. There are existing laws preventing evictions. How did these people slip thru the protections?

1. The city can't evict the campers in encampments on Roos Island, or Weber St, or wherever - unless alternate housing is found. I realize that that's public vs private land, but it's still weird that the difference is so stark. Could the city pass laws that put a similar burden on private developers? Sure, adding more burden would slow new construction, but not having this responsibility seems to me to be the more extreme stance.

2. Renovictions are illegal. Right? Even in privately owned properties, tenants still have rights against being evicted by greedy landlords. Tearing down a building and constructing a whole new one might seem different than a renovation, but on the other hand, no it's not. Why are these people not entitled to the standard "you can come back when the work is complete AND for the same price BUT we won't give you a firm date, which will suck for a while, but hey it's not all bad"?

3. OK, an optimistic one. I have a plan for solving the housing crisis. We evict \*everyone\*. There would be so much room for new housing! We could re-house all the evicted people! Or is eviction not a good idea for everyone? Is eviction strictly limited to poor people? That sucks. On a semi-serious note, why are we so quick to evict these people, but so slow to play the eminent domain card? Evictions always suck, but kicking 10+ families out of their housing seems less harsh than kicking 2 or 3 families out of very sparse housing? Eminent domain would require that the people getting kicked out be compensated. Is there nothing similar here?

4. Where's the missing middle? So much of Eastern Europe is 6-8 stories. The USA is covered in 5 over 1s. All the medium density stuff near here seems to be in Cambridge. Where's ours? I understand you'll pay +50% per area for apartments compared to simpler smaller wood framed stuff, but where are the townhouses? Viva Towns down the street is the only example around here I can think of. That seems like a really good development! (Assuming they eventually add back all the trees they ripped out of the iron horse trail).

It's weird to hear that

1. We're building way more apartments than anyone wants on Lancaster behind a Timmy's
2. We're building lots of high rises around downtown
3. Also, for some reason, we're building 26 single family homes in Hidden Valley?

Hidden Valley would be such a perfect spot for some world class row houses. Also, that "master planned community" on Mill street could use some more variety in terms of \*cough\* gentle density... Actually nevermind, I'll stay on topic.

My microphone, like everyone's, was on mute during that meeting. This means y'all didn't hear me call bullshit when the developer responded to "why are there so many 1- and 2-bdr, but no 3-bdr" by saying "families have changing



priorities." I don't understand the private market well enough to understand why nobody's building 3bdr. On one hand, not every building has to solve every problem. But... Some multi-unit-dwellings should be 3+bdr. I'm sure families will continue to want the stuff suburbia offers - more interior space, more bedrooms, more outdoor space. Strong Towns is showing people how the old model is unsustainable. Ok fine, let's move away from that model. But what model are we replacing it with?

Whether it's literally New Urbanism or something else, it seems like Kitchener came up with a new and improved solution for how to build 1/2bdr, but the questions for how to build anything beyond that have gone unanswered. Families that need more space are left out of whatever Kitchener is becoming.

Is it a requirement that a successful city has to stomp on less fortunate people? That does seem to be the story of most of North America, but I like to believe it doesn't have to be.

Do these people have any protections? Sure, the developer mentioned they may pay last month's rent, but that seems to be a rather insulting drop in the bucket.

I think I'll leave it there for now. That meeting was sad. Hopefully the rest of your evening is more pleasant.

## Eric Schneider

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**From:** Marlene123 deGroot-Maggetti  
**Sent:** Wednesday, August 30, 2023 8:44 AM  
**To:** Eric Schneider  
**Subject:** Benton/St. George application

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Good morning, Eric,

Thanks again for the opportunity to comment about the proposed changes to a bylaw to allow for development at Benton and St. George Streets.

I raised a question during the Open Discussion time of the meeting, comparing one-bedroom vs. affordable three-bedroom units. The answer I got gave interesting information about the comparative cost of renting these units. But I was wondering about the demand for these units. How much demand is there for market-value one-bedroom units compared to demand for affordable three-bedroom units? Do you have a sense as to how these compare?

As you can tell, my concern is for the tenants in the present units who might be displaced if the city allows a bylaw change. Are we adding to the most pressing problem by going ahead?

A related question has to do with process. Juliane VonWesterhof mentioned a willingness to "dialogue with residents." What form can that take?

Thanks for your time!

Marlene deGroot-Maggetti  
(using Greg's device for the Zoom meeting)