

From: Garrett Stevenson
Sent: Monday, October 9, 2023 7:08 PM
To: Brian Bateman
Subject: FW: 2150 Bleams Road planning application

Comments to attach to the staff report.

From: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>
Sent: Monday, October 9, 2023 6:26 PM
To: Andrey Zhukov <andrey.zhukov@kitchener.ca> Anita Zapletan Csonti <anita.zapletan@kitchener.ca>
Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: Re: 2150 Bleams Road planning application

Thank you Andrey. Forwarding this to the team as well.

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From: Andrey Zhukov <andrey.zhukov@kitchener.ca>
Sent: Thursday, October 5, 2023 5:35:00 PM
To: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>
Subject: RE: 2150 Bleams Road planning application

You don't often get email from <andrey.zhukov@kitchener.ca> [Learn why this is important](#)

Hi Ayo,

I just wanted to provide some feedback to you about the proposed development along the Gravel Ridge Trail. We have a facebook group for the area that this is being discussed. I would imagine most people, myself included, would be in favour of the single detached homes zoning for it as is the rest of the street. Anything other than single detached would be out of place and in bad taste. I've read the justification provided by the parish and the truth is they just want to make more money from the piece of land they own, if you allow them to build a gas station they will. Nothing suggests that building townhomes would provide more affordable housing to more people. Single detached homes nowadays are built with legal basements as it is. The new housing report discusses the housing affordability issue and how local Realtors are urging the Region to increase the supply of Single Family homes. The area is already being developed in every direction here. Big complex is being built just off the Gravel Ridge Trail with 144 new units being built. The traffic and parking situation is already unsustainable with people parking on boulevards. Absolutely no reason to stick a townhome complex into this piece of land.

If green space can't be preserved here let's at least be consistent and only allow for single townhomes.

Thank you,
Andrey Zhukov

From: [REDACTED]
Sent: Friday, October 6, 2023 9:14 AM
To: Brian Bateman
Subject: Gravel ridge trail

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Hello Brian, I received your email from a neighbour. Could you include me on communication for the potential Gravel Ridge Trail development. Also are you able to share a copy of the proposal?

Thank you
Shelley

From: [REDACTED]
Sent: Thursday, September 28, 2023 5:28 PM
To: Ayo Owodunni; Brian Bateman
Subject: Re: Ammended: 2150 Bleams Rd Construction Concerns
Attachments: Image.jpeg

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Hi Brian,
Hope you are doing well.

As discussed, please find attached copy of petition signed by some neighbourhood members.

Thank you,
Gagan Sandhu

From: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>
Sent: Tuesday, September 26, 2023 7:49 PM
To: G Sandhu [REDACTED] Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: RE: Ammended: 2150 Bleams Rd Construction Concerns

Hi Gagandeep,

We had some technical difficulties. You can join via this link. Apologies for the issues.

https://kitchener-ca.zoom.us/j/81065303412?tk=LuJCnvr5F04etWWu5NOd_M-q_1u8E61Ly2_RA0AP2Q.DQQAAAAS395ddBZKbWWM3MFVzSFRDbWZJM1U2dWNock93AAAAAAAAAAAAAAAAAAAAA
[AAAAAAAAAAAAAAAAAAAAA](#)

Regards,

Ayo Owodunni
Kitchener City Councillor, Ward 5
519-897-5019

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From: G Sandhu <gsandhu@live.ca>
Sent: Tuesday, September 26, 2023 7:47 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>

We heard that new construction is happening at Gravel Ridge II and we are concerned about the impact on the center.

All people from neighbourhood have concerns regarding this construction due to expected noise, demolition of road and sidewalk.

There are natural resources like trees and wildlife like rabbits and birds which will also be affected. Many kids use this sidewalk and road, and we have safety concerns as heavy trucks will be passing from this subdivision with Heavy dust and concrete.

We request the city to please do not the go ahead with construction in this area for our safety reasons. Whole neighborhood will appreciate it if you accept our request.

Name	Cell number	Email address	Address	Signature
Habitat			288 Gravel Ridge	[Signature]
Blumprades Si			259 Gravel Ridge Tr 500	[Signature]
Gregory Sand			123 ELIZA AVE	[Signature]
Sandeep Singh			123 ELIZA AVE	[Signature]
Chiranjeev			119 ELIZA AVE	[Signature]
Mark Mallick			127 ELIZA AVE	[Signature]
Alexandre R			297 ELIZA AVE	[Signature]
Dick Furtak			301 Gravel Ridge Tr 100	[Signature]
ANDREZHUK			294 GRAVEL RIDGE TR	[Signature]
Malvika			277 GRAVEL RIDGE TR	[Signature]
Rajeev			176 GRAVEL RIDGE	[Signature]
Pankaj			75 GRAVEL RIDGE	[Signature]
Paminda			155 Gravel Ridge Tr 500	[Signature]
Dhruv			405 Gravel Ridge Tr	[Signature]
REITER			283 Gravel Ridge Tr	[Signature]
Spencer			307 Gravel Ridge Tr	[Signature]
R. Sebeck			215 Gravel Ridge Tr	[Signature]
S. Sankar			215 ELIZA AVE	[Signature]
R. Sankar			245 Gravel Ridge Sparker	[Signature]
Harsh			233 GRAVEL RIDGE TR	[Signature]
Leanne Pitt			110 GRAVEL	[Signature]
Rudy Pinto			99 Eliza Ave	[Signature]
Morinda			99 ELIZA AVE	[Signature]
Jen Wilshire			405 Gravel Ridge Tr 500	[Signature]
Charmy			265 Gravel Ridge	[Signature]
Kamal Singh			555 Eliza Drive	[Signature]
			545 1800 Ave	[Signature]

Cc: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>

Subject: Ammended: 2150 Bleams Rd Construction Concerns

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Hello Brian,

I forgot to mention the zoom meeting was supposed to be on Sept 26 at 7pm, as per the notice card we received in the neighborhood. and as of now at 7 46PM - no meeting has been started.

Thank you,
Gagandeep Sandhu

From: G Sandhu [REDACTED]
Sent: September 26, 2023 7:44 PM
To: brian.bateman@kitchener.ca <brian.bateman@kitchener.ca>
Cc: ayo.owodunni@kitchener.ca <ayo.owodunni@kitchener.ca>
Subject: 2150 Bleams Rd Construction Concerns

Hello Brian,

My Name is Gagandeep Sandhu and i live in 123 Eliza Ave, Kitchener, we have strong concern on the construction that is proposed to happen behind our property. Our whole neighborhood we have spoken to so far has objections on this development. We have also signed the paper with few of the members of the neighborhood and spoke to counsellor Owodunni last week.

Today i wanted to join the zoom meeting on my vacation here from NYC and planned it from long to join, however i waited there for over 30 mins but no meeting got started you can see the attachments and already its been over 41mins since i am still waiting. Now i am going to close my zoom app.

I have attached my concerns in the letter attached "Letter of opposition".

Please advise and help us resolve this matter.

Thank you,
Gagandeep Sandhu  [LetterOfOpposition.docx](#)

GAGANDEEP SANDHU

Address: [REDACTED] Eliza Av, Kitchener ON, N2E 0B9

To whom it may concern,

I am writing this letter to express my strong opposition to the proposed housing development in our neighbourhood. While I understand the need for housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and a strain on our public services such as schools, public transit, emergency services, and utilities. The proposed entrance of the complex also faces a small residential street (Gravel Ridge Trail) that is unable to handle increased traffic. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. In the Waterloo Region there are currently 129 species at risk of extinction including plants, invertebrates, reptiles, fish, amphibians and mammals. This includes the endangered species of Bumblebees, Blanding Turtles, American Badgers, Canada Warbler, Bank Swallow, Barn Swallow, Common Nighthawk, King Rail, and Louisiana Waterthrush – all known to reside in the Waterloo Region. An environmental impact study should be completed and available for the community to review.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighbour, which is mostly single-family detached dwellings. This development would bring in a large number of residents, as the type of building proposed is multi-unit. This will also inevitably lead to some units becoming rental properties, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic in our area, replacing the existing greenery and open space with a monolithic housing complex. The residents of this neighbourhood require an increase in natural enjoyment, and building overtop of one of the small areas of natural greenery in the area would prevent this.

Another issue that also does not seem to be adequately considered is the noise. Our small residential area was not structured to implement such building types, and with single-family dwelling households so close to the proposed site, the noise would be unacceptable for this quiet residential area.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents and/or rental units could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for more housing, I believe this project is simply not the right fit for our neighbourhood.

Thank you for your attention to this matter,

Gagandeep Sandhu

From: Leanne Pinto [REDACTED]
Sent: Wednesday, September 27, 2023 2:09 PM
To: Brian Bateman
Cc: Rudy Mark
Subject: 2150 Bleams Rd development

Good afternoon Brian,

Thank you very much for all the information you gave yesterday in regards to the future development of 2150 Bleams Rd.

I'm sure the development will be approved and move into the next stages and we would like to be informed of future plans please.

In regards to the development, I'm sure you will and have received all sorts of reasons as to why there should not be a development. Yes, it's frustrating for people who have purchased homes very close to the new development area and it will be loud and dusty, but it is a perfect place for new houses as there isn't really any reason there shouldn't be houses in that small area.

I believe once people can get past the fact that the development WILL happen the concern will be the type of housing. I think most people would like to see detached homes similar to what is currently in the area to keep up with the aesthetic. How can citizens in the neighbourhood be informed of what the housing will be?

Thank you for your time,

Leanne Pinto
[REDACTED] Eliza Ave
Kitchener ON
[REDACTED]

From: Mark W. Melchers [REDACTED]
Sent: Tuesday, September 26, 2023 8:45 PM
To: Ayo Owodunni; Alexandra Rosu; Brian Bateman
Subject: Neighbourhood Meeting - 2150 Bleams Road

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Good Evening, Mr. Bateman and Mr. Owodunni,

I live at 1 [REDACTED] Eliza Avenue, immediately adjacent to the area ultimately proposed to be developed - 1 [REDACTED] is likely the most significantly affected property, as the proposed development would be immediately beside and behind my property. My wife wrote to you yesterday to provide some comments.

We received a card in the mail advising that there is a meeting taking place on September 26, 2023 at 7:00 pm at which we and others could learn about the project, share our thoughts and learn about our appeal rights. We strenuously object to the proposed by-law amendment that would allow the development of the land around our home. Our home's privacy would be significantly impacted, as would our property's value.

Given the importance of this proposal to us, we arranged to be in attendance at the meeting via Zoom. Unfortunately, we have not been able to share our thoughts at the meeting. I logged into the meeting at around 6:50pm, and then waited for over 1.5 hours staring at a Zoom screen saying that "[t]he host has another meeting in progress". Ultimately at 8:30pm, that changed to an error message saying "[t]he webinar has expired". I tried connecting with both a laptop and using the Zoom app on a tablet.

That the land use next to my home may change without a public meeting is both distressing and disappointing.

I know my neighbours also object to the development, and I trust that the by-law amendment and proposed development will not proceed without any meaningful public meeting, and consideration of the interests of those directly impacted by the decision.

—
Yours Truly,

Mark W. Melchers
[REDACTED]
[REDACTED] Eliza Avenue
Kitchener, ON N2E 0C5
[REDACTED]

From: Habib Ullah [REDACTED]
Sent: Thursday, October 12, 2023 9:23 AM
To: Brian Bateman
Cc: Ayo Owodunni
Subject: Construction at Gravel Ridge Tr 2150 Bleams Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Brian,

As per time given for zoom meeting on September 26th at 7pm i was waiting for meeting and tried to call on given phone number but no luck.

Sir, when we purchased our house at Gravel Ridge Tr, i was told by our realtors that there would not be any construction at 2150 Bleams Rd area. Now we saw a board with information of construction, we have many concerns regarding this construction, i heard from my neighborhood that there is meeting happening on October 19th.

We request city to please withhold this construction, i will represent myself in meeting as well. We are not happy with this up coming coming.



From: Dana G [REDACTED]
Sent: Monday, October 2, 2023 11:14 AM
To: Brian Bateman
Subject: 2150 Bleams Road Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Brian,

Hope you are doing well. We attempted to connect several times via zoom and by telephone however; the meeting ID and numbers on the mail delivered postcards and posted sign re: 2150 Bleams Road were not operating or working on September 27th at 7pm.

We are interested in knowing what was covered in the meeting and/or whether the meeting itself was rescheduled due to technical difficulties.

I have some concerns that I would like to raise however; unsure now where and to who those can be addressed with.

Thank you,
Dana Gies

From: Charles Laforet <[REDACTED]>
Sent: Wednesday, September 27, 2023 1:31 PM
To: Brian Bateman
Cc: Ayo Owodunni
Subject: Re: Neighbourhood Meeting 2150 Bleams Road

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Hi Brian

I'm sorry to keep bothering you but it has come to my attention that the link for last night's meeting was changed. I do have a couple of concerns I wish to share with you. The parish runs a commercial banquet hall rentals which can be loud usually on weekends. If residential zoning is allowed to encroach on the cultural center's business it will create problems for the new residents. As a banquet hall that is used mostly on the weekends it is clear that they are dealing with a rodent problem if residential is allowed to move closer to this facility it will compound the problem for the parish, residents and ultimately the city.

It will be sad to see the green space go and lose all of those trees for the massive excavation of the hill side. Ultimately it is now their property and clearly from the requested easement they have needs to do away with their septic system. Unfortunately it has to go along the neighbour's backyards.

Again please forward the link for the meeting video

Thank you for your time
Charles Laforet

> On Sep 27, 2023, at 11:45 AM, Charles Laforet <chs-laforet@gmail.com> wrote:

>

> Unbelievable??? I tried the phone connect and the online connect multiple times and both resulted in this response. The meeting was supposed to start at 7. Please send me the link when the video is ready.

> Thank you

> Charles Laforet

> <image0.jpeg>

>

>

>> On Sep 27, 2023, at 8:59 AM, Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

>>

>> Charles,

>> Sorry you were unable to connect last night. The good news is the meeting is recorded and will be posted online.

>>

>> Brian Bateman, MCIP, RPP

>> Senior Planner

>> City of Kitchener

>> 519-741-2200 x7869, TTY 1-866-969-9994

>>

>>

>>

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

>> From: Charles Laforet <[REDACTED]>

>> Sent: Tuesday, September 26, 2023 8:35 PM

>> To: Brian Bateman <Brian.Bateman@kitchener.ca>

>> Cc: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>

>> Subject: Re: Neighbourhood Meeting 2150 Bleams Road

>>

>> Seriously? the meeting has expired? Is this going to be rescheduled?

>>

>> Thanks

>> Charles Laforet

>>

>>> On Sep 26, 2023, at 8:08 PM, Charles Laforet <[REDACTED]> wrote:

>>>

>>> Hi Brian

>>>

>>> It's Charles Laforet from [REDACTED] gravel ridge trail waiting for the start of our neighbourhood meeting it's 8:08 and the meeting has not begun on zoom. I see the meeting is scheduled until 8:30 i'll hangout until then. let us know if you have rescheduled.

>>>

>>> Thanks

>>> Charles

>>

From: Naeem Khar [REDACTED]
Sent: Tuesday, September 26, 2023 7:48 PM
To: Ayo Owodunni
Cc: Brian Bateman
Subject: Re: Neighborhood meeting - 2150 Bleams Road
Attachments: image003.png

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Thanks, Ayo

Naeem

On Tue, Sept 26, 2023, 7:41 p.m. Ayo Owodunni <Ayo.Owodunni@kitchener.ca> wrote:

Hi Naeem,

You can join here

https://kitchener-ca.zoom.us/j/81065303412?tk=LuJCnvr5F04etWWu5NOd_M-q_1u8E61Ly2_RA0AP2Q.DQQAAAAS395ddBZKbWM3MFVzSFRDbWZJM1U2dWNock93AAAAAAAAAAAAAAAAAAAAA
[AAAAAAAAAAAAAAAAAAAAA](#)

To keep this webinar secure, do not share this link publicly.

Regards,

Ayo Owodunni
Kitchener City Councillor, Ward 5
519-897-5019
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From: Naeem Khan [REDACTED]
Sent: Tuesday, September 26, 2023 7:39 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>
Subject: Neighborhood meeting - 2150 Bleams Road

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Dear Brian,

I hope this message finds you well. I am writing to address an issue I encountered while attempting to attend the neighborhood meeting concerning the new development on our street for today September 26th. I joined the meeting via Zoom, as per the provided instructions, and was present from 7:00 pm, eagerly awaiting the start of the webinar. Unfortunately, the session did not commence, and after waiting until 7:30 pm, I reluctantly exited the platform.

Understanding that technical glitches and unforeseen circumstances can occur, I kindly request clarification regarding the status of the meeting. Was it postponed? It would be greatly appreciated if you could provide any insights or updates on this matter. Additionally, if the meeting was indeed canceled or if there were issues in hosting it, I would like to request that it be rescheduled at the earliest convenience to ensure that all interested parties, including myself, have the opportunity to attend and participate.

I believe that open dialogues regarding new developments are crucial in fostering a harmonious community environment, and I am keen to hear everyone's views.

I look forward to your prompt response, and I hope a suitable and convenient solution can be found soon. Please keep me informed of any new dates, times, or platforms for the rescheduled meeting.

Thank you for your attention to this matter and for your ongoing commitment to our community.

Warm regards,

Naeem Khan

From: Alexandra Rosu [REDACTED]
Sent: Monday, September 25, 2023 6:13 PM
To: Brian Bateman
Subject: 2150 Bleams Road Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Mr. Bateman,

I am the owner of the property located at [REDACTED] Eliza Avenue, Kitchener, N2E 0C5. I reside here with my husband, Mark Melchers and our daughter.

I am writing further to the proposed development that concerns the portion of the land adjacent to my property. I understand that this proposed development will be in the form of street townhouse dwellings and that there is a virtual zoom meeting scheduled for tomorrow, September 26, 2023 at 7:00 pm to discuss same.

I purchased my property at [REDACTED] Eliza Avenue back in the fall of 2016. I paid a premium for the lot on which this property is located, as there were no dwellings adjacent or behind my property, and it has a lot of privacy. This is the reason why I decided to purchase this property, i.e. for the privacy that this lot offered and, which was reflected in the purchase price. The trees beside the property and the greenery behind it provide serenity in the neighbourhood.

In light of the foregoing, I am extremely concerned about the proposed development and, along with others, am opposing it, as it will lead to the devaluation of not only my property, but also the surrounding properties. My family and I will also be deprived of the privacy that we now enjoy and will be forced to sell the property if the development is approved. We should not have to do that. It will also lead to financial losses due to the devaluation of the property and neighbourhood that would otherwise not occur if the development is prevented.

Thank you for your consideration.

Yours truly,

Alexandra Rosu and Mark Melchers.

From: Brian Bateman
Sent: Wednesday, September 13, 2023 9:20 AM
To: 'Kelly Galloway-Sealock'; Ayo Owodunni
Subject: RE: 2150 Bleams Rd
Attachments: 2150 Bleams.JPG

Hi Kelly,

Sorry for the delay - Good to hear from you. Hope all is well with you and your family. Thanks for taking the time to provide comments. The area subject to the application is shown on the attached map. Details of the Romanian Church's submission can be found on the City's website at [https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting Documents List 690903.pdf](https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_690903.pdf). Basically, they are wanting only to re-zone this area at this point with the intent of seeking further approvals through the Committee of Adjustment for either singles, semis or street fronting townhomes. If townhomes, then looking at 6-8 units. See you on the 26th.

Brian Bateman, MCIP, RPP
Senior Planner
City of Kitchener
519-741-2200 x7869, TTY 1-866-969-9994

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

From: Kelly Galloway-Sealock <kelly.galloway-sealock@gmail.com>
Sent: Sunday, September 10, 2023 11:54 AM
To: Ayo Owodunni <Ayo.Owodunni@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 2150 Bleams Rd

[You don't often get email from kelly.galloway-sealock@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Councillor Owodunni and Brian,

Thanks for the notification about the proposed development at 2150 Bleams Rd. This development will be in my backyard and I have some concerns. I understand there will likely be some form of development but I would like to see it as LOW RISE Residential with a maximum of 3 dwelling units. We have quite a bit of density in the neighbourhood with street townhouses and the new development off of Gravel Ridge Trail.

Many people bought their homes on this stretch of the street to enjoy the land use already in place (church and cultural centre). I don't have a problem with some development but I'd like to see it at the minimum density.

Do you have a concept site plan for this site? If so I'd appreciate seeing that or any information about the placement of dwelling units.

Thanks for reading my comments. I am hoping to attend the neighbourhood meeting.

Take care,
Kelly Galloway-Sealock

From: Jon Sammut [REDACTED]
Sent: Wednesday, September 6, 2023 7:54 PM
To: Brian Bateman; Ayo Owodunni
Cc: Dina Grammatikopoulos
Subject: Concerns Regarding Proposed Land Development in Our Backyard (240 Gravel Ridge Trail)

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Dear Brian and Ayo,

I hope this message finds you well. I am writing to express my deep concerns and objections regarding the proposed land development project that is planned in our backyard. I believe it is crucial for us to address the potential negative impacts this project could have on our community, our quality of life, and the unique privacy we currently enjoy in our backyard oasis.

First and foremost, I want to emphasize that I value responsible development that benefits our community as a whole. However, the proposed project raises several significant concerns that I believe need to be thoroughly considered before any decisions are made.

- 1. Environmental Impact:** Our backyard currently provides a private and tranquil retreat from the hustle and bustle of our neighborhood's street noise. It serves as a vital refuge for us and a safe haven for local wildlife. The proposed development may lead to habitat destruction and increased street noise, potentially eroding the privacy and serenity we currently cherish.
- 2. Traffic and Congestion:** The proposed development has the potential to substantially increase traffic in our neighbourhood, especially on streets like Bleems, Trussler and Fischer-Hallman. This increase would like worsen the already existing congestion during peak travel times.
- 3. Noise and Pollution:** Construction and increased population density could lead to even higher levels of street noise and pollution, further diminishing the tranquility of our private outdoor space and negatively impacting our overall well-being.
- 4. Property Values:** There is a risk that the proposed development might decrease property values in our area due to the changes it would bring, particularly the loss of our private backyard oasis. This could have long-term financial consequences for homeowners in our neighbourhood.

I urge you to consider the voices of residents who will be directly affected by this development, particularly those like us who rely on our private backyard as a retreat from the existing street noise. It is essential that a comprehensive and transparent environmental impact assessment is conducted, and that community feedback is taken into account during the decision-making process. We should also explore alternative, less intrusive development options that better align with the character and needs of our community while preserving the sanctity of our backyard privacy.

Although I will be traveling to during the scheduled meeting, I will make every effort to attend remotely or provide my input through alternative means. This way, we can collaboratively seek a solution that ensures responsible development while preserving the unique qualities of our neighborhood and safeguarding the privacy of our backyard oasis.

Thank you for your attention to this matter, and I look forward to hearing from you regarding the next steps in addressing these concerns.

Sincerely,

Jonathan Sammut

Gravel Ridge Trail

Tel: [REDACTED]

Email: [REDACTED]

From: George Ulman [REDACTED]
Sent: Tuesday, September 5, 2023 4:18 PM
To: Brian Bateman; Fr.John; George Ulman
Subject: 2150 Bleams Road Development

You don't often get email from gulman@rogers.com. [Learn why this is important](#)

Hi Brian, as per my voice message, I represent the Romanian Cultural Association who have a long term lease agreement with the owner of the property

Our organization has not been formally advised nor have we been formally consulted nor have we provided concurrence for such use which we consider will be an encroachment on our rightful use of the property as per our lease agreement and we have various concerns regarding such developments before proceeding any further with the process please contact us

We are available at everyone's convenience to discuss

Regards

George Ulman
President Romanian Cultural Association Banatul
Treasurer Romanian Cultural Center Banatul

[REDACTED]

From: Andrey Zhukov [REDACTED]
Sent: Friday, October 20, 2023 12:41 PM
To: Brian Bateman
Subject: RE: 2150 Bleams Road planning application

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Hi Brian,

Thank you for coming out yesterday and listening to our concerns and answering our questions. To me it sounded like the general consensus would be to leave the green space as is but if that is not realistic given the provincial push to build more housing the compromise would be to allow for single detached houses only. The reasoning would be that the whole street is single detached houses with covenant provisions that prescribe only certain designs and so on for the subdivision and I understand it might not have any legal standing anymore but this was among many reasons why people bought their properties here and we would like for the street to be consistent with what it is today and what was planned at the time of the initial development. This is a quiet neighbourhood with mostly homeowners occupying the properties and it shows. You mentioned yesterday that you understand the local concern but there's a bigger picture here where the province needs more houses. I totally understand that there's a bigger picture here but the end goal shouldn't be butchering existing neighborhoods and communities where everyone is unhappy in the end. The end goal should be to accommodate everyone as best as possible. Would 4 single detached homes accommodate less people than 6 townhomes? I don't think so, most singles are now built with legal basements so the headcount would not be any different in either scenario. But it would still be 4 separate houses that would match the street perfectly and leave everyone happy. The only reason the developer would choose to go with townhomes is to cut costs and maximize profits and there's no provincial push to accommodate for that. Plenty of development happening all over the city, with a big site being developed just down the street. I mean we are the second largest country in the world territory wise, not like we are short on land to accommodate the growth.

It wasn't clear from what I heard yesterday if this land could be zoned in such a way that would only allow for single detached homes, but it seemed like there was a way. I would strongly encourage you to push for that scenario that would be a good compromise for everyone involved. On top of that the last housing report suggests 56% of new homes built are apartments, while the majority of residents prefer spacious single-detached homes. Local Realtors are urging the Region to increase the supply of Single Family homes.

We expect the city to be consistent with its plans and predictable in the future where there's not only a place but a desire to live here.

Thank you,
Andrey Zhukov

From: Derek Furtado [REDACTED]
Sent: Wednesday, October 25, 2023 2:46 PM
To: Brian Bateman
Cc: Ayo Owodunni
Subject: Re-zoning of 2150 Bleams Road

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

Hi Brian,

I would like to start off by thanking you for your time during the meeting on Thursday, October 19th.

That being said, I would like to express my concern about the proposed development, especially if it will end up being 6-8 townhouses. I believe this is a poor planning decision for Gravel Ridge Trail specifically, as this type of development does not fit in with the street or the surrounding homes in the general vicinity.

We would all rather prefer to see single detached homes, this would make more sense on this specific street and for this specific lot.

As we saw a few times during our brief meeting on the 19th there were multiple cars waiting patiently to yield and sneak past all of the parked vehicles on the road, allowing only room for one vehicle at a time to drive safely down the road at that exact location that is being rezoned. Adding 6-8 townhouses would only make this traffic jam and parking on the road that much worse.

On behalf of my neighbours and I, we are not in favour of this type of development.

Thank you for your time and your serious consideration.

Derek Furtado

