

Craig Dumart

From: Alexander Schlote
Sent: Friday, September 23, 2022 9:56 AM
To: Craig Dumart
Subject: 490 Huron road development

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Hello Craig,

I am writing to you today about the planned development at 490 Huron Road.

I must say I am disappointed with the planned development, multiple high rise buildings in this area does not suite the community and could pose safety risks for the near by residents. I live near the end of Templewood drive and can already tell you that cars like to whip around the intersestion where you plan to develop these buildings. Backing out of the driveway can also be a pain with the amount of traffic that goes through Templewood out towards Strausburg, by adding 500+ residents to the area will only makes things much worse. Currently this is a quiet community and one that my girlfriend and I are looking forward to raising a family here but not if we have high rises practically in our front yard. We have already had a lot of car break ins over the past few months in the area, and unfortunately with what you are proposing to build will only attract further incidents.

I understand that this area was always zoned for further development and I also understand the need for more affordable housing in our city. Rather than high rises I would be FAR more comfortable with housing similar to what can be found at the north east corner of Fischer-Hallman and Huron road.

Sincerely
Alex

Craig Dumart

From: Nel S
Sent: Saturday, October 15, 2022 5:49 PM
To: Craig Dumart
Subject: Re: 490 Huron Road development

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Hello Craig,

I understand that you are the person to whom I should direct concerns regarding the proposed development at 490 Huron Road.

I am concerned that the height of the building is not in keeping with the neighbourhood.

Please keep me informed of any meetings.

Nel Slater

Craig Dumart

From: MAHER ABDALLAH <maher.abdallah@rogers.com>
Sent: Sunday, February 4, 2024 10:23 PM
To: Craig Dumart
Subject: 490 Huron Road

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

Hello Craig,

I'm writing to you on behalf of my wife, (Cinnamon) and myself. We recieved a Notice of public meeting in regards to the planned development at 490 Huron Road.

We are mortified, and extremely opposed to such a development being built here. The fact that such a project is even being considered in our residential neighbourhood, is appalling! If we wanted to live with highrise buildings we would have built our home downtown.

I used the notice that we recieved to look up the details. It seems that there was already a meeting in December about this, but we are receiving our first notice.

I also plan to contact my councilor, but we would like you to let us know more about the current status of this proposed development, or tell us where we can see more info before the next meeting.

Thanks,

Maher Abdallah

[Sent from Rogers Yahoo Mail on Android](#)

Craig Dumart

From: John
Sent: Wednesday, September 21, 2022 2:05 PM
To: Craig Dumart
Subject: Notice of Application, 490 Huron Rd.

You don't often get email from jvandonk@live.ca. [Learn why this is important](#)

Good Afternoon Craig Dumart;

Let me introduce myself, my name is John Vandonk, I am running for Councillor for Ward 4, Kitchener in the upcoming Municipal Election. I live (, which is not too far from this proposed development.

While campaigning in the Templewood/Rush Meadow/Marl Meadow & Old Huron Rd. area of Ward 4, a Resident/Constituent provided me with a copy of a "Notice of Development & Feedback" card that they received in the mail concerning an Application for Development @ 490 Huron Rd., which is proposed for Ward 5 but is on the border of Ward 4.

Many of these Residents/Constituents are strongly opposed to this development in their Neighbourhood, for numerous reasons!

I too have many concerns with regards to this proposal & I will list them below and why I do not support this development, in this area! Please note that I have viewed this area before writing this email!

1. 13 to 17 storey towers do not fit in with the current landscape of this area, as the current landscape consists of two storey homes or stacked homes/townhouses of 3 floors or less!
2. Current homeowners bought these homes over 10 years ago & if they wanted to live in a high-rise building area, they would have done so! Further, when they bought their homes, they were never informed that City plans for the area included high-rise buildings for this site or any site in the neighbouring area!
3. The landscape for this site slopes towards Strasburg Creek, which is at the back of the proposed site. Snow runoff in the spring would run into Strasburg Creek and cause severe damage to the creek, killing the creek & the species that inhabit the creek & the surrounding forest & green areas. As we all know snow runoff always contains; oil/gas/dirt & garbage mixed in with the snow from the vehicles using or parking on the site!
4. Proposed 5 free standing Commercial Buildings proposed for the site. I am sure that some of these businesses will include a fast-food restaurant or two, my concern is the amount of foot traffic these businesses will get from the students of Huron Heights, the roundabout @ Huron/Strasburg road's is quite busy already & would cause great danger & hazards to these students as well as the residents in these vehicles!
5. In & Out traffic from the site. I have viewed the site proposal & it looks like one entrance & exit from the site is proposed for Huron Rd.. The one exit onto Huron Rd. may require a left-hand turn (???) onto Huron Rd., with the current volume of traffic on Huron Rd, this proposal would be quite dangerous to the Public! The other exit is proposed for Strasburg Rd. right across from the Templewood/Rush Meadow/Marl Meadow & Old Huron Rd. neighbourhood, this could possibly cause hundreds of vehicles daily to use this neighbourhood as an alternative route to other parts of the Ward/area!

I have several questions with this development;

1. Has a Traffic Impact Assessment been prepared for this site/area? If so, could you please provide it to me, thanks.
2. How many floors of Underground parking is being proposed for each building?
3. Was there a different proposal submitted to the City for this site? If so, could you please provide it to me, thanks.
4. Has the Developer proposed what kind of businesses would be included in the 5-stand-alone sites?
5. Has an Environmental Assessment been done for the site & surrounding area, including Strasburg Creek & the forest & green space surrounding the creek? If so, could you please provide it to me, thanks.

Could you please advise me of any upcoming neighbourhood &/or public meetings concerning this proposal, thanks.

Thanking you in advance for your attention & responses to my questions!

Truly,
John Vandonk
Candidate, Ward 4-Kitchener

Craig Dumart

From: Kyle Bromhall <
Sent: Monday, November 20, 2023 2:09 PM
To: Craig Dumart
Subject: 490 Huron Road Development

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Dear Mr. Dumart and Coun. Owodunni,

I hope this email finds you both well. We are writing to voice our opposition to the proposed development at 490 Huron Road in Kitchener. We are residents of the adjacent neighbourhood, living at for the last nine years.

To be clear, we are not opposed to the entire plan. We welcome some mixed-use development in our area, as there are limited opportunities within walking distance. We would support a scaled-back development.

Our opposition to the proposed development rests on the fact that the neighbourhood cannot support such an influx of residents. There is a lack of supporting infrastructure, the increased vehicle traffic would overwhelm the neighbourhood, and it would degrade the quality of life for current residents. Further, it is inconsistent with other recent developments in this end of the city. Our more detailed reasoning follows.

1. Lack of Supporting Infrastructure

There are not many opportunities for employment in the area around the proposed development. It is not a burgeoning industrial or commercial area. There are few small businesses. In short, this means that the new residents would not be working around here, and would thus have to commute. Given the lack of nearby transit, they will probably be driving.

Nearby grocery stores are several kilometres away, and not easily accessible by city transit. There is only one small pharmacy within walking distance. For any essentials, they will have to leave the neighbourhood, and will likely be driving.

Our public schools are already stressed. The nearby elementary schools already have class sizes at capacity, even with the construction of Oak Creek Elementary, which opened last year. Bus routes are already overloaded to the point of unreliability. The high school diagonal from the proposed development already has a small city of portable classrooms. If we assume that many of the new residents would have children, then they are adding to an already overloaded system. As we have not seen any proposals for another new elementary school and a new high school, adding a significant number of children to the area would likely result in even more portables—even at the newly-built Oak Creek—or a degraded learning experience for current and new residents due to inflated class sizes.

There are no gyms, public libraries, coffee shops, soccer pitches, baseball diamonds, or open spaces nearby. The only nearby restaurant is a family-owned pizza shop, and the only convenience store & gas station is already extremely busy during peak hours. If the new residents want to do anything, they will have to leave the neighbourhood to do it.

Simply put, the proposed development is inappropriate for the neighbourhood. The addition of so many residents would absolutely overwhelm all of the nearby services, and degrade the quality of life for all of those already living in the area. There is a plan for how the buildings are to be built; there is no plan for how residents are supposed to flourish.

2. Traffic Issues

The lack of supporting infrastructure near the proposed development means that an influx of residents brings a similar influx of vehicles. The neighbourhood cannot support the addition of that many vehicles.

The area is already busy. Huron Road is the only road leading to Homer Watson, which is our only connection to the 401. Even the eventual extension of Strasburg Road will not ease this problem. Adding several hundred more vehicles to this area will just make an already busy road even busier.

Further, these cars will need somewhere to park. Nearby roads are already overloaded. Cars are already parked on either side of Templewood Drive on weekday evenings. Ostensibly, the planned development would have its own parking. However, the same can be said about the 388 Old Huron Road development, and that has led to vehicles being parked all the way down Templewood Drive in both directions, with an overflow down Rush Meadow Street. Given that our court is at the end of the closest pedestrian walk-through to the planned development, we expect that it will become a parking lot for visitors and tenants who have more than one vehicle.

Again, the proposed development is too much for our neighbourhood to handle. There are always more cars than planned, and there is nowhere for them to go without making everything more difficult for current residents.

3. Quality of Life

The proposed buildings would completely dominate the neighbourhood. There is nothing else nearby that is even remotely close in sheer size. It is hard to believe that this one small area of land is so necessary for development that it needs to completely alter the character of the surrounding neighbourhood.

Along with obscuring our views of Huron Natural Park and its environs, there would be a significant increase in noise and light pollution. With a proposed 760 units, we can safely assume that there will be a minimum increase of 1 500 residents. This is not a number that our neighbourhood can absorb and maintain the same quality of life that residents have enjoyed for decades.

The proposed development would make our neighbourhood a far less pleasant place to live. It would make extant problems even worse, and create new ones, with little-to-no benefit in return.

4. Comparisons

The proposed development is inconsistent with other developments in the city. Developments of a similar size all had substantially more infrastructure and transit. Here are a few examples.

The Fallowfield Towers (Block Line Road) are of a similar height to the proposed development. It is near the light rail transit and bus routes, giving it easy access to all of the businesses along Fairway Road. Within walking distance there are restaurants, a midsized pharmacy, a coffee shop, a gas station, a public library, Activa Sportsplex, Peter Hallman Ball Yards, and at least two parks.

The Collegeview Commons (Pioneer Drive) are of a similar height to the proposed development. It is on a bus route that gives them easy access to Conestoga College and the businesses near the 401. It is within walking distance of Pioneer Park Plaza (which has a major grocery store, a major pharmacy, several restaurants, a dentist, pet supplies, a coffee shop, and more), Upper Canada Park, Biehn Park, Pioneer Park, Arrowhead Park, a community centre, and a public library.

The development on Strasburg Road just up from Block Line Road is of a similar size to the proposed development. It is within walking distance of Forest Glen Plaza (major grocery store, major pharmacy, several restaurants, a gym, and other services), McLennan Park, and Lions Park. Through public transit, residents can easily access the Laurentian Power Centre (major grocery store, home goods store, office supply store, and so on) and the Alpine Shopping Centre.

All of these developments have substantial infrastructure within the neighbourhood that can support the large increase in residents. Our neighbourhood does not, and cannot.

We would like to reiterate that we are not opposed to any development. We would welcome a development that is better suited to the area. In the spirit of compromise and cooperation, we would suggest a scaled-down development with no building exceeding five or six storeys in height, with no more than 150 residential units.

The proposed development would overwhelm our neighbourhood and make it a much less enjoyable place to live. It would create problems that the City would then have to spend significant resources to solve. It has no benefit for current residents.

As such, we ask that you reject the proposal, or amend it to be more suitable.

Thank you for your time.

Sincerely,

Kyle & Kathryn Bromhall

[sent to Coun. Owodunni via webform]

Craig Dumart

From: Alicia Pokluda >
Sent: Monday, September 19, 2022 2:36 PM
To: Craig Dumart
Subject: Application for development of 490 Huron Road

You don't often get email from [a.pokluda@cityofkitchener.com](#). [Learn why this is important](#)
City of Kitchener
Attention: Craig Dumart

Hello Craig Dumart

My first reaction, to finding your postcard announcing the Application for Development of 490 Huron Road in my mailbox, was disbelief.

I as most others in our Suburban Neighbourhood did NOT move here in order to be looking at 13-17 or 18 storey apartment towers.

My next thought was the safety problem Huron High School Students already face a couple of times a day getting across the road in the roundabout traffic circle. Building apartment towers at 490 Huron Road means students will have to navigate TWO Pedestrian crossings in the roundabout should they end up living in any of those proposed towers. Many concerned parents are already bringing and picking up students by car daily and it is bedlam for other motorists in the area at those times.

A very conservative addition of 600 extra cars resulting from the proposed application for development of said apartment towers alone is going to be very undesirable for safety reasons. FIVE freestanding commercial buildings would presumably bring extra traffic as well. Exactly what would those commercial buildings be housing?

All the extra NOISE and POLLUTION this undesirable development will create also need to be addressed both during construction, which will take years as well as once all the units will be occupied. Imagine all the heavy equipment including cranes and trucks of all kinds etc etc coming into this area daily for years. THINK of what you want to impose on our Natural Areas and a large residential neighbourhood.

Are the developer and the planners forgetting that we have a creek adjacent to 490 Huron Street??? The environment must be considered and protected because way too much damage has already been done in this area.

As per present road design there will only be one entrance into the development coming from the Robert Ferris Road and one way to exit, which depending where a person is going would take him or her in through the roundabout. The Constant flow of speeding vehicles coming through the roundabout needs to be mentioned as well as the FACT that Firetrucks often come through the same roundabout and for them time is of the essence.

Assuming some families ending up in those proposed towers might have young children needing to get to daycare, kindergarten, or public school; they would have to be driven to the new school in ward 5 because I am sure no parent would want them to walk.

A further serious concern in the neighbourhood is: Would those apartments be for sale or for rent?

I understand that developers need to make money however the land in question is not the right place for what is being proposed. The damage this development would do to the surrounding natural areas and neighbourhood in general is most unfortunate and irreversible.

As for people already making their homes in the area the towers would be an unavoidable eye sore day and night.

For the above mentioned reasons along with many others, I strongly object to the application for this development at 490 Huron Road.

I am quite sure a Neighbourhood meeting will be required and that it needs to be scheduled after the election.

Alicia Pokluda

†
(Ward 4)

Craig Dumart

From: Yvonne Fernandes
Sent: Wednesday, September 7, 2022 10:01 PM
To: Craig Dumart
Subject: RE: Application for Strasburg and Huron

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Hi Craig,

Thank you for your response to my inquiry.

I have to state that 18 stories for that location is completely inconsistent with area zoning of 12 stories. I know the process of developers asking for amendments and trying to pack in more density than many residential areas are comfortable with.

While I was on Council, I worked with Julianne, some residents in both Ward 4 and 5 as well as the Ward 5 Councillor. We were negotiating and working with Paul Britton who was representing Hallman Developments on some land that was east of the Strasburg Road extension. The original plan was for 12 plus story towers on a small sliver of land that would back onto the forest. Newcastle residents would be looking at a multiple towers instead of the forest view that they paid additional lot prices for. Through negotiations the decision was to reduce the heights and add in townhomes instead. The density although not as high as towers certainly will fit in better with the existing community and was much more palatable for the residents.

I believe that we can sit down and have these kinds of open discussions again and find a better solutions than towers that are like silos where it is difficult to feel connected with community.

I look forward to more conversations and the public open house.

Yvonne Fernandes

Community Liaison Doon Pioneer Park Community Association

***Former City of Kitchener Councillor Ward 4
2010-2018***

Follow your dreams of a better world, and keep on trying, even when there seems to be little hope, because it is the right thing to do." Robert Alan

Sent from [Mail](#) for Windows 10

From: [Craig Dumart](#)
Sent: September 6, 2022 12:25 PM
To: _____
Subject: RE: Application for Strasburg and Huron

Hi Yvonne,

Thank you for providing comments. A neighbourhood meeting has not been scheduled yet, I anticipate one will after the election. The subject lands at 490 Huron Road are currently zoned to allow a mixed use high rise development with buildings up to 12 storeys in height and the current land use designation allows for a floor space ratio of 4.0. What the applicant is requesting is to increase the building height from 12 storeys to 18 storeys and regulate the FSR at 3.0. What that means is they are proposing taller more slender buildings (3 buildings, up to 18 storeys in height) rather than 4-5 buildings all 12 storeys in height across the site. This parcel of land has always been intended for a mixed use development and the existing land use designation and zoning were approved by the Ontario Land Tribunal. A parking reduction has not been requested and a Transportation Impact Assessment has been prepared in support of the proposed applications. If you wish to discuss further in advance of a public neighbourhood meeting please let me know and we can set up a time to discuss.

Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener

(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>

Sent: Thursday, September 1, 2022 1:48 PM

To: ail.com

ail.com; Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: RE: Application for Strasburg and Huron

Hello,

Circling in Craig Dumart who is the file planner and can advise.

Thanks,

Garrett

From

ail.com>

Sent: Thursday, September 1, 2022 11:43 AM

To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>

Subject: RE: Application for Strasburg and Huron

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ail.com why this is important

I hope that you have been able to enjoy some time away this summer! It has been a glorious summer for those of us who enjoy the heat!

I noticed in the Record today an article by Brent Davis about a proposal for 3 highrises and some townhomes at the corner of Strasburg and Huron.

I believe this is land that is owned by Hallman and was originally planned for a gas station and is located beside the church. If I am incorrect then can you clarify?

If it is the land across from the high school with frontage on mainly on Huron then I will express some serious concerns about ingress and egress onto Huron at that location. The roundabout is challenging at regular times but even more so during school start and closing. The speeds that approach the roundabout are always significantly higher than the posted 50 km (although I don't have a speed odometer with me) I get the sense when I am on my bike that it is uncomfortably high and challenging to cross.

The article noted that there will be public information meetings. With the election only 2 months away I hope no meeting will be planned during this time. Can you give me a sense of when a PIC will be planned?

As you can expect, I do have significant questions related to this development. Although the land has sat empty for decades and I have always expected something will be built, the density proposed is significantly higher than I believe the zoning allows.

I look forward to hearing from you at your earliest convenience either by response to this email or via a phone call. I have included my cell phone number below

Yvonne Fernandes

Community Liaison Doon Pioneer Park Community Association

***Former City of Kitchener Councillor Ward 4
2010-2018***

Follow your dreams of a better world, and keep on trying, even when there seems to be little hope, because it is the right thing to do." Robert Alan

Sent from Mail for Windows 10



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Craig Dumart

From: Tylor Schuessele <tylor.schuessele@cityofedmonton.ca>
Sent: Friday, September 2, 2022 9:39 AM
To: Craig Dumart
Subject: 490 Huron Road

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Hi,

As a homeowner just down the road from this proposed development (Tweeddale Street), I would probably be one of the most affected by this project, and I just wanted to reach out in support of the proposal. Seeing something finally coming from the empty plot of land at the edge of our community would be greatly appreciated.

I saw in a "the record" article that the commercial aspect is still evolving, but I wanted to also express my support for a large commercial presence there (such as restaurants / fast food, shops, or even a small grocery store) in addition to the residential. It would be a great addition especially right next to the highschool. Parks would also make a great addition to the space.

Thanks for reading my feedback,
Tylor Schuessele

Craig Dumart

From: Carlos Martins < >
Sent: Tuesday, September 6, 2022 2:15 PM
To: Craig Dumart; Kelly Galloway-Sealock
Subject: Regarding the Development 490 Huron Road

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Hello

My name is Carlos Martins, and I live in [redacted] and I came across this flyer informing about a development in our neighbour of 3 towers, 547 residential units. I'm extremely concerned about this project as we are a neighborhood of houses, and with some green areas such as Huron Conservation Area and Strasbourg Creek. These 3 towers are just not a good fit for many reasons:

- Scenery: it will destroy the view and the green area we have, as more people will be transiting in those areas.
- Transit: very busy transit, especially with the school on the other side of the street.
- Unsustainable: 547 units. If we put 2 people living per unit, it is a total of 1094 in addition to all residents that are already living in the area. This doesn't sound sustainable at all to me.
- Price of the area: this might bring a negative impact in the price of the properties in the area. This is the only property I have, and I don't want to see it going down.

I hope you can reconsider this project as it is inappropriate for the area. This should be developed in downtown Kitchener, not here.

Carlos Martins.

Craig Dumart

From: Sheree Schlote < >
Sent: Monday, August 29, 2022 6:26 PM
To: Craig Dumart
Subject: Development at Huron Rd. And Strasburg Rd.

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>

> Dear Craig, Kelly and Andrea:

>

> I am emailing you to put forth my complaint about the proposal at 490 Huron Rd. The amount of traffic that will develop because of the 547 residents will be horrendous with an already busy road. There is new development all the way up Huron Rd to Fischer Hallman Rd with family dwellings and an increase in traffic. The Huron High School is kitty corner to this proposed development and during the school year there are many busses and students that will add to the busyness of this area. Students already line up to go to the gas station down the road to buy their lunches. With commercial business also included in the proposal you will have students now crossing the busy road. I already find it dangerous as a pedestrian who lives in the area to cross at the roundabout in morning traffic. Coming around the corner they cannot see you properly and many cars break hard to come to a stop causing cars behind them to do the same to avoid an accident. I feel this would be very unsafe for students who may get careless and not even cross at the round about causing further accidents. This property should only be consider for low rise residential dwellings lessoning the impact on an already busy area.

>

> Sincerely,

> Sheree Schlote

>

> Please

>

> Sent from my iPad

Craig Dumart

From: Drew Kemp
Sent: Wednesday, September 7, 2022 5:07 PM
To: Craig Dumart; Kelly Galloway-Sealock
Subject: 490 HURON RD

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Hello,

I would like to appeal the development at 490 Huron Rd.

The residents in this quiet community purchased houses near green space areas including Huron Natural Area and Strasburg creek for a reason.

The residents of the nearby communities do not want towering sky scrapers next to them peering into back yards and windows. The schools cannot support the surge of high density housing. This will also generate a lot of traffic and noise from the development. Is there any on-going appeals to prevent this development from destroying the quiet Huron Village and Huron Woods communities?

Thanks

Craig Dumart

From:
Sent: Sunday, September 11, 2022 3:19 PM
To: Craig Dumart
Subject: 490 Huron Road

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We recieved the application for development at 490 Huron Road.

We are strongly AGAINST a building of this size in this area.

The safety of our kids is the main point. 10 years ago we were able to walk with our kids to access the Huron trail by crossing at the Huron Strasburg roundabout.

Due to the HEAVY increase in traffic we are no longer able to walk this roundabout at certain times of day.

We are worried about the amount of traffic this will cause in such a small area making it impossible for us to use the trails etc in our area.

This area has beautiful trails and woodlands which will be destroyed by the construction of such a large build!

The noise has increased an incredible amount on strusburg road and worry this will only increase.

Once again we are strongly AGAINST the building of such a magnitude.

Thank you for your time.

Sent from my Bell LG device over Canada's largest network.

Craig Dumart

From: ieprofir <
Sent: Monday, September 12, 2022 11:58 AM
To: Kelly Galloway-Sealock; Craig Dumart; asinclair@mhbcplan.com
Subject: 490 Huron

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Hi

Your plan has some major inconvenieces and doesn't address the real needs of society today and future.

1. 547 families will dangerously increase the traffic at roundabout. This would rise the accidents on high school students who cross the roundabout to nearby high school.

2. The proposed small business locations (like pizza, subway), is absolutely irrelevant and unhelpful to locals. Similar empty business is already on Buttler and Huron. Small businesses will be closed during the pandemic and empty locations will be a congregation place for junkies, a source of noise for those 547 families, and crime.

3. You have to seriously and responsible think to infrastructure overload: electricity, water, sewage. I am not sure if you remember Strassburg rd nearby sinkhole. How are you going to address the increase number of EVs? Where are you going to charge future 500-1000EVs? The energy shortage will come to Canada soon. Are you proposing blackouts like in California or low heat like in EU?

În conclusion I would suggest to build a children hospital and a colege, trade camp. We need more care now that miocarditis ravages the young generation. That may correct the outdated Canadian health and bring more hospital beds to level of civilized countries.

We need more plumbers, bricklayers, electricians. Is time to seriously think to younger generation and be prepared for the future needs of society.

Don't build empty buildings like in China!

Thank you for your consideration.

Iulian Profir

Sent from my Galaxy

Craig Dumart

From: Kelly-Celina Batres >
Sent: Saturday, September 17, 2022 6:43 PM
To: Craig Dumart
Subject: 490 Huron Road

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Hello Craig,

My family and neighbours are not interested in the 3, 17 storey buildings you are trying to place in our neighbour hood and backyard. It'll basically be tall enough to see into our yards and remove the privacy of us and so many of our neighbours.

If theirs anyone I need to message to stay updated on this matter or anything else needed from me please let me know.

Thanks,
KellyCelina Batres,

Craig Dumart

From: Amberly Beck <[redacted]@[redacted].com>
Sent: Sunday, September 25, 2022 9:09 PM
To: Craig Dumart; Kelly Galloway-Sealock; asinclair@mhbcplan.com
Subject: Against the development in the Huron/Strasburg area

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Good evening,

I am emailing about the proposed development at Huron Rd. and Strasburg Rd. in Kitchener. When I received the notice in the mail my first thought was "I guess we are moving". I am extremely against this development for a number of reasons. My husband and I moved into this neighborhood in 2019, and any day now we are expecting our second child. As it is, this neighborhood is much too busy with traffic and constant noise. The immense high density housing that is going in around the Oak Creek School is alarming by itself, but add three apartment buildings is just the worst thing that could happen to this neighborhood. We moved to the suburbs for a reason, and it is slowly being taken away. I want my children to be able to ride their bikes or walk to the playground without being worried they will be hit by a car. The roundabout at Strasburg and Huron is busy enough, but add 500+ residential property vehicles and I honestly don't want to think about the amount of accidents that will happen. I am also concerned for the wildlife that is being pushed and killed off by the constant construction and development of the area. The animals have no where to go, and it just breaks my heart thinking about all the deer and other wildlife that won't be able to thrive with the never-ending construction happening in this area. Overall, this is devastating and I hope it never comes to pass because it would ruin our sense of safety, kill the wildlife and be a massive eye sore. This is NOT the area for three massive apartment buildings.

Amberly Beck

Craig Dumart

From: Matthew Beck n>
Sent: Sunday, September 25, 2022 9:29 PM
To: Craig Dumart; Kelly Galloway-Sealock
Subject: 490 Huron Road

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[learn why this is important](#)

Good evening,

I am writing to express my objection to the development of the mixed use towers being proposed at 490 Huron Rd. This is already a densely populated subdivision, with housing construction continuously under development. The addition of these buildings will add further stress to the environment and desirability of the area.

To begin with, my family will be able to see these buildings from our backyard, and they will cast a shadow over our house as the Sun sets.

Traffic and noise has already dramatically picked up in the area and the roundabout at Huron & Strasburg, that connects many of the students to Huron-Heights high school, is becoming dangerous for children crossing.

This subdivision has been popular with younger families to raise children because it is quiet, safe, and has good proximity to schools and green space; namely Strasburg Creek and the Huron Natural area. The addition of these buildings will add to noise, traffic, a reduction of green space, increased litter (a huge problem here with new residents, garbage thrown out of car windows and full bags dumped in the Creek, never saw that 3 years ago), decreased privacy (a 17th floor would look down on a lot of kids in swimming pools), a ruined skyline and an increased populous incompatible with the current residents.

People move to the suburbs to not be around apartment buildings. Please build these urban buildings in an urban setting, and instead, plant trees in this lot to replace the thousands cut down in this area over the last 3 years.

Regards,

Matthew Beck

Craig Dumart

From: allan regala <allan.regala@waterloo.on.ca>
Sent: Monday, September 26, 2022 9:41 AM
To: Craig Dumart; Kelly Galloway-Sealock
Subject: 490 Huron Road Development - Feedback

[You don't often get email from allan.regala@waterloo.on.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good day,

I am a nearby resident of the proposed development along Huron Road and would like to put in some feedback on this.

The main reason why the Huron area stands out as one of the most attractive place in the Waterloo region is the fact that it is a quiet location and very close to nature with lots of green spaces. Recent developments in the surrounding area have already contributed to the deterioration of the traffic situation and having this new Huron development will further add to this issue and will make the area no different to other locations. We would like our kids to enjoy the quiet environment in the area and the less traffic stress as they grow up without worrying about their safety while walking/crossing on the roads. It is somehow ironic too that we are building new condo/apartment units perhaps for people that are coming to the Waterloo region particularly in the kitchener area while the issue of homelessness/camping out of people in parks and streets seems to be getting worse.

With the above issue mentioned, I am currently NOT IN FAVOR of the proposed development.

Best Regards,
Allan Regala

Sent from my iPhone

Craig Dumart

From: JORDAN BROWN
Sent: Monday, September 26, 2022 6:18 PM
To: Craig Dumart
Subject: 490 Huron Development

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Hello Craig,

We have concerns with the proposed development on the corner of Strausburg and Huron Road. We wish to be included in future meetings with the neighbourhood regarding this application for development.

Thank you,
Annette & Jordan Brown

[Sent from Rogers Yahoo Mail for iPhone](#)

Craig Dumart

From: Sangita Bijukuchhay
Sent: Tuesday, September 27, 2022 1:10 AM
To: Craig Dumart
Subject: Regarding we want to hear from you

[You don't often get email from [redacted] om. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello!

Sorry for late response as I was away from country. I live in [redacted] & this lot is back of my home. I do not agree with the application for development in our neighbourhood because it's just by Huron natural area. Deers travel from Strasburg creek to Huron Natural area. We need open land not buildings.

Thanks,

Sent from my iPhone

Craig Dumart

From: Scully <
Sent: Thursday, December 7, 2023 4:17 PM
To: Craig Dumart
Subject: 490 Huron rd development

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tico.ca. [Learn why this is important](#)

Hi Craig. I was listening to the meeting last night on the phone while my daughter was playing hockey at activa arena. I was muted being on the phone line so I did not have a chance to participate. I am concerned with this 4 building proposal in my neighborhood. I moved to this area because there were no large building complexes. These building will be an eye sore and stick out like a sore thumb! There are no other tall standing structures in this area at all! When I sit in my back yard I don't want to see 4 tall buildings. These rental properties will only bring down all the property values as well as increased parking by visitors to that property along our neighborhood streets no matter what they say, most high rise developments never get the parking spot numbers right. These building do not fit into this area or this neighborhood. I believe this development will have a negative effect on all neighborhoods in our area.

Sent from my BlackBerry — the most secure mobile device — via the Rogers Network

Craig Dumart

From: Manpreet Sekhon
Sent: Saturday, February 3, 2024 5:06 PM
To: Craig Dumart
Subject: Not happy with this development

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[learn why this is important](#)

Hello there,

I m resident of Huron area, where the new building development is coming. I was asked if we are happy with this development.

Huron road area is already fully developed and congested. We are already facing same issues, so we are not happy with this new development.

Small house and condos will best option for that area, this is just my opinion.

Thank you so much

[Sent from Yahoo Mail for iPhone](#)

Craig Dumart

From: Camelia Cimpan <<
Sent: Tuesday, September 20, 2022 8:03 PM
To: Craig Dumart
Subject: 490 Huron Development- concerned neighbour

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[Learn why this is important](#)

Hi Graig,

I would like to express my real concern regarding the 3 HIGH RISE buildings that are supposedly being built in our neighborhood .

All of us will be affected by:

- noise from traffic increase
- environmental impact on the nature around (pond with fish nearby)
- our house values will decrease in our neighbourhood
- condensed and limited parking space around the neighbourhood
- statistically speaking possible increase in crime, petty thefts etc (as per tv/media/social media resources from previous developments)
- we paid premium money to be in a residential area when we bought our houses (we understand that the lands need development but is there a way to cut from the floor space?)

I am just one of the many residents that are not HAPPY and CONCERNED with this development.

Thank you for taking in consideration OUR NEIGHBOURHOOD CONCERNS and helping our neighbourhood to come to a better solution for this issue.

Kind regards,
Corina C