

## Eric Schneider

---

**From:** Debbie Evans  
**Sent:** Wednesday, December 20, 2023 8:26 AM  
**To:** Eric Schneider  
**Subject:** Re: proposed development at 32-42 Windom Road

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

It looks to me like the map was created before the reconstruction. It shows Windom Road allows parking on the whole street, which is no longer true, and Southill allows parking on only one side of the street now, and no parking on the other side. However, it really doesn't matter if the principal circulates the map or not. People are lazy and will do whatever is most convenient for them.

Thanks for following up, though.

---

**From:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Sent:** December 19, 2023 5:04 PM  
**To:** 'Debbie Evans'  
**Subject:** RE: proposed development at 32-42 Windom Road

Hello,

Yes, after the meeting I followed up with the school board. There is no student drop off area on site at Howard Robertson. Instead, they have a map that shows drop off locations with a 3-5 minute walk to the school in order to optimize drop off. I have attached it here. Windom is not one of the drop off locations. They said they will circulate it again to the Principal so that it is shared with parents and reiterated.

I do appreciate your comments and concerns about the increase in traffic and issues that could arise from construction traffic.

In terms of parking, yes I have heard from the neighbourhood about the amount and will pass that along to the applicant.

**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 Evans  
**Sent:** Tuesday, December 19, 2023 3:50 PM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Subject:** Re: proposed development at 32-42 Windom Road

Hi Eric,

I just wanted to pass this along, since I was typing these comments during the meeting and the meeting moved on before I submitted it, so I wanted to make sure you saw this.

When we were talking about parking, someone in the meeting dismissed the comments about school drop off, saying people should be using the official school drop off and not the "un-official drop off" on Windom Road. There is no drop off area at the school at all. The school parking lot is barricaded and posted as "no student drop off", and often has a person posted at the entrance ensuring that. The Community Centre also has a sign also saying no school drop off, and Morgan Ave in front of the school is posted as "no Stopping", to allow school buses to stop. When the developers did their traffic study, it must not have been on a school day between the hours of 8:30 am and 9:00 am or between 2:30 pm and 3:30 pm. The entire street is lined with parked cars on both sides, including around the bulb at the end of the street, regardless of no parking signs and fire hydrants. We regularly have people block our driveway, or even park in our driveway, and leave their cars to walk over to the school to get their children. If you question them about it they say "its ok - I'll only be gone for a few minutes". It is not ok. I have reported this to City of Kitchener bylaw, and they come the next day and talk to people - sometimes the people argue back, and soon as bylaw leaves the street fills up again. This is going to be an even bigger mess when the street is full of construction workers and equipment. We sometimes have to retract our mirrors to get up the street during these times, so I can't imagine how a dump truck or construction equipment will get up the street between the parked cars.

Furthermore, the second entrance to the school yard off Southill, which was maintained until last year, is now posted as "No Winter Maintenance Sidewalk Closed", discouraging people from parking on Southill to drop off their children during the winter.

It sounded like a lot of residents at the meeting were concerned about parking. They are valid concerns.

---

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

**Sent:** December 6, 2023 5:41 PM

**To:** 'Debbie Evans' <>

**Cc:** Roy Gutermuth <>

**Subject:** RE: proposed development at 32-42 Windom Road

Hello, thank you for providing comments on this development application. I appreciate your comments in respect to the parking and traffic concerns on Windom Road. I understand that this road was reconstructed recently to add sidewalks and the road has been narrowed. We will consider your comments in the feedback we provide back to the applicant. I hope that you are also able to attend the Neighbourhood Meeting scheduled for next week on Tuesday, as the applicant will be in attendance and could hear your perspective first hand.

Let me know if you would like to discuss these topics over the phone prior to the Neighbourhood Meeting.

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 Evans  
**Sent:** Friday, December 1, 2023 3:33 PM  
**To:** Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>  
**Cc:** Debbie Evans >; Roy Gutermuth  
**Subject:** proposed development at 32-42 Windom Road

Hi,  
I have a few questions and comments about this development.

Is this development proposed to be rental or condo? The original 42 Windom Road proposal was for Condominium, the revised proposal was for rental apartments. This new proposal doesn't specify, as far as I've been able to find.

It is a shame that every tree is being removed and there will be essentially no space on the property to plant anything.

The description of this building reflecting the character of the street is nonsense. 15 Meter high buildings are huge compared to anything else on the street. An 8 foot tall fence, 2.5 meters away from the building doesn't block anything to the neighbouring properties, so calling that a "buffer" is ridiculous.

As with the previous proposals for 42 Windom Road, I have concerns with the lack of parking for residents. We have more than enough problems with people parking on the street now, never mind if there are literally hundreds more people living on the street, many of whom will not have a parking space for themselves, never mind for any visitors they might have. Picture holiday time... 58 units, 44 residents who have parking spaces. 14 units with no parking space at all, and space for 3 visitors. How does that work?

We have only about 10 legal parking spaces on the street - several of which front on these properties. Dump trucks and equipment will not be able to go down the street at all if cars are parked on both sides of the street. Recently, we've seen an ambulance that was unable to go down the street because cars were parked on both sides. Where are construction workers and equipment to park while construction is happening? Large equipment also has difficulty getting around the circle, because it is so small. We've seen school buses, garbage trucks, delivery trucks and landscape vehicles with trailers unable to negotiate the cul-de-sac and in some cases damaging the curbs and plants in the circle.

Where is snow storage going to be? It appears that there is no space left on the property to pile it up, unless that is what the "amenity" space is for.

I realize that there is little point in commenting about any of this. The development will be approved because it checks all the boxes regarding intensification, being near transit, affordable housing, etc. Is there a point at which the city would decide there are too many housing units on this street? My other concern is that there are three similar sized lots on the other side of Windom Road. Two of these are owned by elderly people who in all likelihood will sell their homes in the not too distant future. The third large lot is owned by me. If those two lots were developed, similar to this proposed development, I would certainly not want to be next to it. If

the three lots including mine were developed, they could probably put 70 or 80 units on them. How many housing units is too many on this small street?



## Eric Schneider

---

**From:** Klein, Ron  
**Sent:** Saturday, December 16, 2023 6:56 AM  
**To:** Eric Schneider  
**Subject:** Windom roafd

You don't often get email from

[Learn why this is important](#)

Hello Eric,

My name is Ron Klein, I am a longtime single detached homeowner of 51 Windom Road. This is in regards to the proposed development at 32-42 Windom Road. Unfortunately, I was unable to attend the Zoom meeting on December 12<sup>th</sup> at 7:00 PM. Are these recorded for public viewing? and if so, could you please send me the link? (Thanks). As most single detached home owners, I do have some concerns about the proposed 58-unit townhouse at 32-42 Windom. I realize that all levels of government are pushing for more and affordable housing within existing residential streets. This development will more than double the current units on the entire street. I know I have expressed my apprehension about parking in the past but I do need to reiterate my concerns about parking. Out of 58 townhouse units, there is almost guaranteed to have a few with multi-vehicle families. This 58-unit development only has a total of 47 parking spaces (which obviously is less than the 1.5 per unit usually required). It is less than 1 space per unit. It is proposing that 9 units will not have a vehicle and not 1 family will have 2 vehicles with Zero spaces for visitors. The road has less than a dozen visitor spaces and I am greatly concerned that this development will engulf all the spaces and effect my ability to have visitors. I would like to see more available parking within this development. Please bring my concerns forward! I really appreciate your time towards this matter.

Thank you!

Ron

The content of this email message including any attachments is the confidential property of St. Mary's General Hospital and is intended for use by the individual or institution to which it is addressed. This email message including any attachments may not be copied, modified, retransmitted, or used for any purpose except by the intended recipient with his/her organization. If you are not the intended recipient, please delete all copies and notify us immediately.



## Eric Schneider

---

**From:** Danielle Kraftchick  
**Sent:** Monday, December 11, 2023 10:46 PM  
**To:** Eric Schneider; Dave Schnider  
**Subject:** Re: 32-42 Windom Road  
**Attachments:** Screenshot\_20231211-221709~2.png

Some people who received this message don't often get email from daniekraft@gmail.com. [Learn why this is important](#)

I apologize that my computer sent my email prematurely as the battery died.

Hello

I want to submit some comments/concerns about the planned development for Windom Rd. First off, I know we are in desperate need for housing, more so affordable housing. I am not opposed to the plan of stacked townhomes or more housing.

The previous proposed development for one of the properties, was for single bedroom or bachelor units, and that development was short parking spaces. Nothing transpired. Since that proposed development, the street has been redone, street narrowing, sidewalks added to each side and no on street parking. Thaler Ave was also redone, again, reducing the width, and reducing street parking to one side. This new proposed development is short by 20 parking spaces. The traffic assessment submitted for this development I have concerns about. The traffic assessment is not taking into consideration that Windom Road, Thaler Ave (and Fairway) and Southill Rd (and Morgan) are frequent traffic jams at before and after school. Currently the townhomes at 280 Thaler Ave and 20 Windom Road frequently use the street parking or illegally park on Windom. This parking is difficult when school parents are also dropping their kids off on Windom, Thaler and Southill. More and more parents drive their kids to school, because there is no safe way to cross Fairway to get their children to school. The only crosswalks are at River Rd&Fairway Rd and Morgan Ave& Fairway Rd.

Please ask and consider the amount of parking/stopped tickets for Windom Road, as bylaw frequents that area. You will see that being short parking spots is a risk of adding illegal parking to an already problem street. I appreciate that that traffic assessment also compares to another complex on Morrison Rd. However, that area is not the same and not within steps of a school yard. Also the traffic assessment was done in September, when school just started. The amount of parents driving their kids to school only increases after September and into the cold months.

]Also, I keep raising these concerns about the traffic on Thaler Ave turning on to Fairway, the intersection is impossible and unsafe. It is also horrible to cross on foot to get to the bus stops on Fairway Road. If housing is being increased in the area, there should be a crosswalk or an island for pedestrians to cross. I know that Fairway is a regional road. But the reconstruction of Fairway Road has been delayed and is now not on the radar for the Region. If there is more development to this area, the people that are expected to live there without vehicles and use public transportation or trails need to be able to access those safely.

I have attached the Collision Summary from 2006-2010 that was in the Regional Council minutes, where they recommend an island for Fairway Road. The traffic has only increased with the development of Chicopee and completion of Fairway to Kossuth.

Thank you

Danielle Kraftchick

Sustainable thinking...please consider the environment before printing this email.

On Mon, Dec 11, 2023 at 9:46 PM Danielle Kraftchick  
Hello

I want to submit some comments/concerns about the planned development for Windom Rd. First off, I know we are in desperate need for housing, more so affordable housing. I am not opposed to the plan of stacked townhomes or more housing.

The previous proposed development for one of the properties, was for single bedroom or bachelor units, and that development was short parking spaces. Nothing transpired. Since that proposed development, the street has been redone, the width is smaller, sidewalks added to each side and no street parking. Thaler Ave was also redone, again, reducing the width, and reducing street parking to one side. This new proposed development is short by 20 parking spaces. The traffic assessment submitted for this development I have concerns about. The traffic assessment is not taking into consideration that Windom Road, Thaler Ave (and Fairway) and Southill Rd (and Morgan) are frequent traffic jams at before and after school. As it stands now, the townhomes on Thaler Ave

Danielle Kraftchick