



February 29th, 2024

To: Kitchener City Council
Reference: **Mid Town Station Area (MTSA), Agnes St. Re-zoning**

Dear Councilors and Mayor of Kitchener

Five years ago, my family and I moved here to [REDACTED] attracted by a tree-lined street with historic character. What we found is a livable space with walkable access to restaurants, schools, markets, places of worship and shopping, a place where owners take care of and invest in their homes, where neighbors stop to chat, watch over each other's children and drive them to hockey practice, and even put on a theatre production in the local church. In short, the kind of neighborhood any city would envy Kitchener for.

My back fence is separated from the train tracks by the open grass of the OSC property that also separates us from the "Station Park" development where two concrete towers have exposed us to construction noise, dirt and traffic for several years now and three more of those monstrous towers are yet to be constructed before the project is complete. Developer profiteering led to small, expensive condominiums without community accessible spaces being designed that have been shown around the world to be prone to isolation inhabitants and causing social problems. The densification that is needed to ease pressures on our Green Belts could rather be implemented through blending in of in-law suits in existing residences, townhouses, multiplexes and walk-ups without elevator that would be more suitable and affordable for the average family.

On the other hand, and predictably, a densification that blindly produces units in concrete towers according to the present draft plan will lead to a host of problems including any of frustration, disenfranchisement, legal and direct action by existing residents, exodus, abandonment and neglect during the transition time, i.e. the exact opposite of what exists and what would be desirable for a city with vision.

Densification obviously needs spaces for people to breathe and meet, and the OSC property presents that opportunity as one of the last large, open spaces in the area. Only it is presently available for the tower inhabitants to interact socially with residents of the neighborhood, and is de facto being used as a recreational space.

Planners cannot be expected to provide the vision, they execute according to their instructions. Therefore, I emphatically ask you as my elected representatives to protect me and the neighborhood from an ill-conceived draft plan and reject it. Please send your planners back to the drafting board with a vision to create the plan that preserves a historic, walkable and livable space, which blends the needed densification into the existing fabric compatibly and that creates a new park and recreation center at the OSC property.

Sincerely,


Michael Morgenroth

