

Craig Dumart

From: Logan Klassen
Sent: Wednesday, March 20, 2024 3:41 PM
To: Craig Dumart
Subject: Support for a Proposed Development!

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

Hi Craig,

I am reaching out because I received some mail today about a proposed development on Victoria Street between St Leger and Margaret.

I just want to let you know that I give my full support to this project. I currently find this area to be a bit of a wasteland. It's a shame that this space is so underused, especially when I think of how close it is to downtown, transit hubs, entertainment, schools etc. To think that it could potentially house 1000+ people while offering mixed use space to the community is fantastic.

The concept drawing looks great and I can't wait to see this come into fruition.

Thanks for sending the public notice.

Logan

Sent from my iPhone

Craig Dumart

From: George L
Sent: Tuesday, February 13, 2024 2:04 PM
To: Stacey Lifchits; Scott Davey; Dave Schnider; Jason Deneault; Christine Michaud; Ayo Owodunni; Paul Singh; Bil Ioannidis; Margaret Johnston; Debbie Chapman; Stephanie Stretch; Internet - Council (SM); community@264victoria.com; Craig Dumart
Subject: Community residents in opposition to development at 264 Victoria Street N

It appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

Dear Kitchener City Council,

We implore you to vote against the proposal for 264 Victoria Street N.

As rock climbing enthusiasts and homeowners in the Civic Centre Heritage District, we are strongly displeased with the proposed development.

We believe that our community would be best served first and foremost by guaranteed affordable housing, and secondarily with amenities that encourage community building, leisure, and active living.

Contrary to our top priority, Senior Planner Craig Dumart [informs us](#) that no affordable housing has been offered for this development.

Contrary to our second priority, the proposed development displaces the Grand River Rocks climbing gym, which will be an excellent amenity for our community.

Furthermore, we do not trust the developer to make good use of the land, since the Falco Group's portfolio of projects seems solely to consist of land banking ([projects portfolio](#); [web archive link](#)).

We believe that Victoria Street is an excellent area for amenities such as the climbing gym, and do not believe that it would be well served by the proposed condo, if it will be built at all.

You get to vote for what is best for this community. Please do so by voting against the proposal for 264 Victoria Street N.

Thank you for your time. Please let us know you've received this and how you will vote, and please add my concerns to the official public record.

Sincerely,
George & Stacey Lifchits

Craig Dumart

From: Stephanie Stretch
Sent: Thursday, February 15, 2024 3:31 PM
To:
Cc: Craig Dumart
Subject: FW: Pro 264 Victoria St

Hi Chris,
Thanks for the email I will pass it on to the planning lead to make sure it is included.

Thank you,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 | TTY 1-866-969-9994 | Stephanie.Stretch@Kitchener.ca



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

From: Chris Day <
Sent: Monday, February 12, 2024 1:22 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Pro 264 Victoria St

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Hi Stephanie,

This website was brought to my attention and I wanted to counter it with a pro development email. I think housing would be a better use of this land. I've seen the proposal and as a resident of the neighbourhood I think it would be a benefit to the area.

<https://www.264victoria.com/>

Cheers,
Chris

Craig Dumart

From: Peter Markin
Sent: Thursday, February 15, 2024 1:19 PM
To: Craig Dumart; asinclair@mhbcplan.com
Cc: Tim Seyler
Subject: 236-264 Victoria

Hi Craig and Andrea,

Hope this email finds you well. I missed the public meeting for 236-264 Victoria. Reaching out to make sure this isn't missed, as I think it's rather important:

Glad to see the redevelopment - it is a great opportunity for much-needed improvements to the Victoria Street "gateway / entrance" into the City from the highway (as in, the public realm is very important here). In this regard, I think it's important to lower the proposed retail storefronts down to grade, flush with the sidewalk. See below sketch. This may cost a bit more (stepped slab / loss of parking below). However, the retail "colonnade" would no longer be required, so the retail storefronts can be pulled a bit closer to the sidewalk, thereby gaining some valuable retail saleable area and making it more valuable per-square-foot - to help offset the cost. The corner would have tall ceilings for a prominent anchor tenant eg. restaurant. Hopefully a win-win compromise.

Thank you,
Peter Markin

Craig Dumart

From: Catherine Owens <[redacted]>
Sent: Tuesday, February 13, 2024 9:21 PM
To: Craig Dumart
Cc: Stephanie Stretch
Subject: development at 236-264 Victoria St N

You don't often get email from [redacted]

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

I attended the online meeting tonight re the project and want to reiterate that this is an ideal spot for intensification – not adjacent to a residential area, on a major arterial road, in an industrial area adjacent to railway tracks. It fulfils the city's needs to meet the Province's building requirements yet diverts another large complex outside the downtown but close enough to be attractive to the new rents/condo owners.

The only additional comment I have is that the developer/the planning firm was evasive about the public amenity space on the site there are plans to have amenity space between the two towers ... as a neighbourhood we would like an urban forest/street trees and to ensure that the public amenity space along Victoria is open to the neighbours through a POPS agreement (Privately Owned Public Space) – the developer creates the space and then opens it to the neighbours. The developer hedged on this and indicated it was up to the city/site plan to approve a POPS – this is not true – the developer should offer a POPS and the city then decides how much of a reduction in the development fees is warranted or how the POPS agreement is maintained now or in perpetuity.

There were concerns re the lack of affordable housing and the fact it is outside the Inclusionary Zoning zone determined by the Province (800m of a transit station). The province set the parameters and yes, developers will develop outside the 800 meters and there is nothing we can do about this until the Province changes the rules. Just to reiterate ... I have been a proponent of city wide inclusionary zoning from day one and have repeatedly asked the Region to make IZ city wide.

Residents from the adjacent Olde Berlin Towne neighbourhood wants the build further back from the street ... as this is a "commercial strip" I have no concerns re the setback from the street as long as street trees are included in the front the building.

So in essence, I would rather see intensification on this industrial arterial road than in downtown and think this is a good way to achieve some densification but we must ensure that properties of this size and with this depth of development also adds to the liveability of the neighbourhood through green space and public amenity space.

Craig Dumart

From: Stephanie Fritz
Sent: Tuesday, February 6, 2024 2:12 PM
To: Craig Dumart
Subject: 236 Victoria

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Hi Craig,

I'm not able to attend the Feb 13 community meeting about 236 Victoria, so I wanted to pass forward a few thoughts on the project in advance.

I see in the Transportation Impact report that no traffic lights are expected to be needed at Victoria/St Leger. I sincerely hope that this is re-evaluated. Currently, the only nearby pedestrian crossings are at Lancaster and Margaret, which are 550m or an 8-minute walk apart, and there is no buffer between vehicle lane and sidewalk on either side of the road for the length stretch. A lack of safe crossing will cause some people to have to backtrack along Victoria, a notoriously unfriendly place for pedestrians to start, in order to reach the building. This will inevitably lead to people crossing Victoria mid-block across 5 lanes of traffic, in order to save time, get out of the weather, or to reach pedestrian-friendly streets faster (such as St Leger or Ellen). The Transportation Impact report seems to take into account vehicles only, but not the thousands of pedestrians who will inevitably come along with the building. The report also notes that the property has a Walk Score of 83, but makes no mention of the quality of the sidewalks surrounding the building, only that they exist.

In addition, the building has proposed over 1110 square feet of commercial space, which will presumably be appealing to people living in the neighbouring Olde Berlin and Central Frederick areas. Again, these commercial units would benefit from allowing nearby people to cross Victoria safely to reach those stores, restaurants and offices without needing to bring a car and increasing demand for in-podium parking.

236 Victoria proposes a pedestrian court directly across from Ellen Street. This could be a shared community space with existing neighbours, but only if it is safe to reach on foot. I would also ask that the developer consider adding some trees, shrubs or other visual barrier between the pedestrian court and the driveway access, to make that public plaza more appealing to linger in. The noise and fumes from constant vehicle traffic (both from the driveway and the loading docks) will absolutely degrade the quality of that space. They have done this already with the landscaping and trees along the Victoria side of the plaza, and I hope that they wrap that landscaping up along the driveway.

I also have concerns about the retaining wall at the front of the property that will create a very narrow walking space along Victoria Street. From what I can see, the sidewalk will be tightly constrained between vehicle traffic and this wall. This leaves no space for people to pass by one another (for example, trying to get two strollers by one another), and leaves pedestrians vulnerable to being splashed by cars, or being left with little walking space in the event that snow gets pushed off the road and directly onto the sidewalk. I can't imagine people wanting to walk in those conditions, and I would hazard that the developer might see more traffic generated by their building than expected, as people choose to drive instead of walk in such an inhospitable space.

For a building that is declaring itself to be pedestrian- and cyclist-friendly, I truly think they are not doing a great job of considering how this building will directly link with the surrounding area. It is difficult to tell from the floorplans and renders, but I don't see a ramp/accessible link to the St Leger corner to reach the storefronts. It appears as if someone with a stroller, wheelchair or bike would have to continue down Victoria to the central access point and then backtrack to reach a commercial unit they have passed by. I understand that the terrain poses a challenge, but accessible

pedestrian routes really should be revisited. Again, allowing space for the Victoria St sidewalk to be stepped back from the vehicle lanes would be a huge improvement.

I would also like to get some clarification on the commercial units and what types of businesses they intend to have in this space. Looking at the ground floor floorplan, I am very confused at how access will work, particularly to the units on the Margaret Ave side. There is no direct street access pictured in the floorplans or the renders, and the connected hallways only seem to lead to a loading dock or the driveway access point. It just feels like such an odd decision. The units on the St Leger side appear to make more sense; they at least have the option for outdoor access along the covered walkway pictured, although those access points have not actually been rendered out.

I am generally thrilled to see something so sizeable go into this space, which has been wildly under-utilized for decades, and I hope that this is the start of further development all down Victoria towards the highway (I know that the lot at 480 Victoria StN is currently for sale and could see a similar development). But if we're going to allow these residential buildings to go up, then we really need to make a concerted effort to improve walkability and pedestrian connectivity along Victoria Street. I used to walk along Victoria St as a kid, to attend Margaret Ave School, and it was a terrible experience even on the nicest days. As an adult, I avoid walking on Victoria to the point where I drive to places that I absolutely could walk to (Mei King, A Body in Motion, Falls Road Pub, and the former Descendents), as I find the walk along Victoria to be loud, smelly and dangerous.

I know that not everything listed here falls to the developer, but I do hope that the city and region (I know that Victoria is a regional road) reconsider the Victoria streetscape at least between Lancaster and Margaret, if not further along in both directions, to help support this development in our community.

Thanks for your time,
Stephanie Fritz

Craig Dumart

From: HenryBaulier
Sent: Sunday, February 4, 2024 9:14 AM
To: Craig Dumart
Subject: Proposed development across from ellen/victoria

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

Hello Craig,

I am contacting you regarding the development proposal across from Ellen st & Victoria.

I am the owner of the property on the corner of [Victoria St & Ellen St](#) consisting of a single family home on victoria st & 3 townhomes fronting on Ellen st.

While it is no news to me that development on victoria is in the city's agenda, and it seems logical to me considering the direct access to highway 8, but i have two concerns: the proper management of the increase in the flow of traffic, and managing noise pollution.

1) will there be a light added to Ellen/Victoria crossing , would seem logical to have a single entry/exit aligned with ellen st, considering the added traffic this will bring.

2) with the very large amount of residences that is proposed, it seems imperative to have a large grocery store integrated into the build to limit any unnecessary travel. the proposal call for mixed use, but from my experience in this type of zoning , (64 Margaret across the street, they have made the choice to only have residences despite the intent to have shops in the ground level) can it be a mandatory stipulation?

3) using trees, to dampen sounds echoing from building from the busy road, is there plans to have trees planted on the side of the road?

Regards,

Henry Baulier

Craig Dumart

From: Hal Jaeger
Sent: Thursday, January 18, 2024 7:45 AM
To: Craig Dumart
Subject: RE: 236-264 Victoria St N

Thank you for the answers, Craig,

Hal

Hal Jaeger

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: January 17, 2024 12:05 PM
To: 'Hal Jaeger'
Subject: RE: 236-264 Victoria St N

Hi Hal,

I have responded in **Red** below.

Craig

From: Hal Jaeger
Sent: Tuesday, January 16, 2024 6:17 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: RE: 236-264 Victoria St N

Thank you, Craig, for offering to provide more information in advance of the neighbourhood meeting/comment deadline. I have some basic questions.

1. Is the application complete? As of what date?

December 20, 2023

2. Does Planning Staff believe that the site's MIX-2 zoning is no longer in compliance with the OP, ROP, PPS, Growth Plan or other legislation? If so, what changes are required to gain compliance?

Staff will make a planning recommendation to council this spring.

3. Does Planning Staff believe that the site's MIX-2 zoning no longer constitutes "good planning"? If so, what changes are required to meet "good planning" standards?

Staff will make a planning recommendation to council this spring.

4. Is the proposal for condominiums or rentals?

The tenure of the development has not be decided nor does it have any impacts on a Planning Recommendation.

5. How much affordable housing is being offered? At what pricing? For what time period? Are any offered affordable rental units to be subject to rent control?

At this time , none.

6. Do the setbacks proposed for SGA-3 & SGA-4 zoning seem appropriate for this site? Why or why not?

The subject lands are not within the growing together project and SGA zones will not be considered for this site at this time.

7. Is the application seeking a parkland dedication (POPS) credit for the “plaza”?

At this time , Parkland dedication will be taken in the form of cash in lieu through the site plan process.

8. What is the approximate infrastructure and park space cost (to achieve at least 4 sq m/person of park space) of the additional units/floor space beyond the MIX-2 zoning limits to the City and Region?

At this time , Parkland dedication will be taken in the form of cash in lieu through the Site Plan process.

9. What are the approximate charges collectible by the City and Region on the additional units beyond the limits of the MIX-2 zoning?

Please contact the building division for development charge inquiries @ building@kitchener.ca .

10. In the event of development charge and parkland dedication losses, is the City proposing a Special Levy on the new units to recuperate the costs over time, without applying additional burden to the developer?

Please contact the building division for development charge inquiries @ building@kitchener.ca . Parkland dedication will be taken in accordance with the Planning Act through the Site Plan process.

11. Is staff limited to recommending a) acceptance or b) rejection of the proposal? If not, what other options are at staff’s disposal?

A Council decision must be made within 120 days of the complete application being submitted (March 25 PSIC, April 8th Council).

I would appreciate answers as soon as you are able, even if the answers come back over a few replies.

Craig Dumart

From: Kait Sullivan
Sent: Wednesday, January 17, 2024 6:19 PM
To: Craig Dumart
Subject: 236-264 Victoria St North

[You don't often get email from kait.sullivan@rothman.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Craig!

Just touching base about the proposal for the land on 236-264 Victoria Street North.

I, along with many other climbers, much rather a climbing gym there (as Grand River Rocks was planning to move into the old LA Fitness building).

I think instead of developing all new buildings, we should use the buildings we have in place already. A climbing gym would bring tourism to that area/downtown Kitchener, promoting the services there too.

Thanks for taking my opinion into mind.

Kait Sullivan

From: Ellie Ponders · ...
Sent: Tuesday, January 16, 2024 5:28 PM
To: Internet - Council (SM) <council@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Concerns about development at 236-264 Victoria St N

Some people who received this message don't often get email from [arn why this is important](#)

Hi Mr. Dumart and Ms. Stretch,

I received a notice today about potential development at 236-264 Victoria Street North. I live at

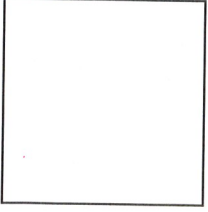
I was surprised and disappointed by this news. In 2023, my climbing gym, Grand River Rocks, announced that it would be relocating to the old LA Fitness building at 264 Victoria St. They're being forced to move because their current building is being replaced by a 57 storey tower.

I'm in favour of adding more housing to KW. In this case, I think that a popular climbing gym provides more value to the community than another tower. And given the building requirements for this sort of gym, it's hard to find a suitable space (perhaps harder than finding another stretch of parking lots and disused buildings that can be developed into a tower).

I hope the Planning Committee and City Council will reject this proposed development or consider it only if it still allows for this recreation facility to exist.

Thank you,

Ellie Ponders



From: Em Ponders · [_____](#)
Sent: Tuesday, January 16, 2024 8:32 PM
To: Internet - Council (SM) <council@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: re: 236-264 Victoria Street North

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Dear neighbors I have not yet met,

Call me about this at _____, please, I'd like to bring you a coffee and meet you.

I want to thank you for doing what you do to manage Kitchener. The lights are on, plumbing is working, all the new bike infrastructure and gathering spaces like the Vogulsang green are fantastic.

Regarding 236-264 Victoria Street North

I am writing because I want to help make sure that any development that happens is done in a way that leads to higher welfare for current and future residents.

Housing is good, but big towers, little meeting space, and lots of cars make for a shitty isolating city. You probably hear this

alot. Development is scary because is scary. I am writing because if this change is going to happen, I hope that it can happen in a way that something beautiful springs out of it.

That being said, my strong strong preference is let the climbing gym be there forever and transition all the 99.99% empty parking lots into green space (or tax corporate landlords more appropriately).

This neighbourhood needs green space. Climbing gyms. Community spaces. Space for charities. Space for non-commercial gathering.

Raise our taxes. Do what ever you can to make it a beautiful city we want to live, work, raise a family, and die a happy death in.

I'm assuming there is a really cool city councillor who cares deeply that I can put my support behind. I canvased and campaigned for Mike Morrice. Know that if you are on council pushing for things like greenspace and community space I am eager to support you.

With love (and a wife who is very worried about this new tower, a wife who I am scared of occasionally, but who I love deeply enough to keep showing up to meetings about this tower!)

Em!

PS - My last city councillor didn't respond to my message but I am really hoping to meet the current one and see if I can do anything to help them make the community a better place.

Your friend, Em Ponders

Learn more about me a



Call me without notice

Craig Dumart

From: Brandon Berchtold
Sent: Wednesday, January 17, 2024 9:46 AM
To: Craig Dumart; Internet - Council (SM)
Subject: Proposed highrise on 236-264 Victoria Street North

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[Learn why this is important](#)

Hi,

Kitchener and Waterloo have a housing supply shortage but the solution is not to block out core community hubs in exchange for more luxury condos.

Grand River Rocks has been a core part of the Kitchener and Waterloo community. Tens of thousands of people go there monthly.

The location at 50 Borde Ave. S. Is being torn down for condos, so since last year they had a lease signed for 236-264 Victoria Street N with the intent to move in this year.

Now 236-264 Victoria St. N is being turned into condos. Kitchener is forcing Grand River Rocks out of existence and making the city objectively a worse place to live by killing one of the largest community hubs. THIS MUST NOT BE ALLOWED TO HAPPEN. Solving to housing crisis is important but not at the cost of making Kitchener an urban hellscape devoid of any community centers.

Please do not let the developers rob Kitchener of one of its greatest creators of community!!

Regards,
Brandon

Craig Dumart

From: Mike Cieplak
Sent: Tuesday, January 16, 2024 5:39 PM
To: Stephanie Stretch; Craig Dumart
Subject: 264 Victoria St N (please disregard previous email)

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

Hello Stephanie and Craig

First off congratulations Stephanie on your new position as ward 10 city councilor. We wish you many years of success.

I would like to introduce myself. My name is Mike Cieplak, I am one of the owners of Grand River Rocks. Grand River Rocks is an indoor rock climbing facility that has been a part of the Kitchener community for over 13 years now. We are currently in the process of moving our facility from 50 Broden Ave to 264 Victoria St N, due to condo development at 50 Borden. This was sad news that we had to move, however, we saw it as an opportunity to upgrade our facility and move to a more modern building. So once 264 Victoria came up for lease we jumped on it.

However, we have just learned that the landlords have applied for zoning and development changes. This is very concerning to us. Not only was this information hidden from us during the lease negotiations, but now we are at risk of losing this location to condo development again. Aside from the major financial burden this would cause us, it would also be severely damaging for the community of approx 4000 members, and 70 staff we have built up over the last 13 years. Over the years we believe to have become a pillar in the Kitchener community, through support for community programs such as Ray of Hope, many local elementary and high schools, paralympic athlete training, multiple mom groups, and many others. We are also a great facility for birthday parties, team building, and social engagement for our patrons.

I am writing you because I strongly oppose this proposed development. Yes, I do have a bias, however, I am certain that the community would prefer to have a local business, run and staffed by local Kitchener residents rather than another condo development by a Toronto development firm.

Thank you for your time

Mike Cieplak
Grand River Rocks/Go Bananas

Craig Dumart

From: Christoff le Roux
Sent: Tuesday, January 16, 2024 4:06 PM
To: Stephanie Stretch; Craig Dumart
Subject: 264 Victoria Street North Development/Grand River Rocks

Hi Stephanie and Craig,

My name is Christoff le Roux. I am part owner of Kitchener's indoor climbing gym, Grand River Rocks. We are currently located at 50 Borden Ave South. Last year, we got news that our current building is slated to become a high-rise condo building. At first, this was terrible news. We have been in the city since 2011 and have a strong foothold in the community. But then we saw that the old LA Fitness building at 264 Victoria Street North was up for lease. It's the perfect fit for our business, right in the city's heart. We signed the lease and started plans to relocate.

Fast forward to last week, when we discovered that 264 Victoria Street North is being considered for another high-rise condo building. Neither our real estate agent nor the landlord let us know this was the plan before we signed the lease. This news is devastating to this city's climbing community. Our community and the team at GRR would like to let the city know that we feel like this city would benefit more from a world-class indoor climbing facility than another high-rise condo building.

We are a small business and cannot afford to break this lease. There is a good chance that if this development is allowed, Kitchener will no longer have a climbing gym.

Let me know if you want to discuss or check out the climbing community.

Thank you for your time.

--

Regards,
Christoff le Roux

l c.

Craig Dumart

From: Christina S
Sent: Tuesday, January 16, 2024 1:50 PM
To: Craig Dumart; Internet - Council (SM)
Subject: 236-264 Victoria St North - Feedback

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

Hi Craig,

I received the brochure for the proposed development on Victoria St North. I should start by saying, that any development is welcomed.

But what I've seen as a single mom who wants to offer her kids a nice place to live without breaking the bank (whether to rent or buy), is that a lot of these constructions are not family-oriented and a lot of quality lacks. For several reasons:

1. Why are buildings offering more single-bedroom (or plus den) spaces and not more family options? If we truly want to have more density, then we need to make living area possible for families too. So many people come by our building looking for 3-bedroom apartments with no luck. Facebook is littered with requests of families who can't afford to buy a home yet, but can't find a 3-bedroom apartment either.
2. Small crammed spaces - a bedroom 9X9 for the kids...barely fits a bed and a desk. These kids aren't always going to sleep in a crib. They do eventually grow up and need more space.
3. No storage space - the current rental apartment I live in, has a massive closet in every room. From the floor to the ceiling. That's a space I can work with. I can have their clothes and any season stuff tucked at the top. In addition, there is a large hallway closet that allows me to put things we don't use every day but that we need; Christmas decoration boxes, toolbox, air conditioning unit (when it's winter) or heater (when it's summer). I wish it was more of a room so we could store bigger ticket items like bikes, and sleds, but at least it's something. A lot of the new construction barely has a useful closet for clothing let any consideration given for other things that are needed in a household but not used daily/every season.
4. Paper-thin walls. A friend's newly condo has such paper-thin walls, that there are neighbor disputes regularly. I mean, in 2024, is that something we need to incur? And if construction is not considerate for the quality of life of people, is the construction off quality at all?
5. Parking space...I get that we are trying to encourage people to get public transportation. And I am sure 100% that people who live downtown do that (i see that daily with all the parents at the schools) but even they own at least 1 car for the longer errands or trips that they have to get to. The reality is that the downtown core lacks a lot of services and if they do exist they are so expensive it's not affordable. You can't get it all in a 15-minute walk. So going without a car is not an option when an hour bus ride to the other side of town is the alternative,.
6. Often there is no consideration given for green space nearby. This construction will be on the main road. Is there something behind the building away from the high traffic for them to reach easily and safely? Can the building itself offer some of that green space/community space?

I could go on, but I think those are sufficient examples of what I'm trying to relay. We don't just want to meet "density" without consideration of quality of life. Families (and not just families but even individuals or couples starting off) need a place to go to. But they also need it to meet their needs.

Christina

Craig Dumart

From: P Labatt
Sent: Monday, February 12, 2024 7:44 PM
To: Craig Dumart
Subject: Proposed development 236-264 Victoria ST. N

You don't often get email from [n. Learn why this is important](#)
As sent to Ward 10 Councillor

"Nothing like building a housing complex metres from an active railway and railyard sandwiched between the 3 Joseph and Son's scrap yards on the fringe of a chemical valley along Lancaster Street. The city has NO control over CN so I wonder if built, how these residents will enjoy the rail engines idling for hours, the train cars being slammed together, the never-ending dust from the sand and gravel of the junkyards and how an overcrowded bus system can accommodate this development let alone the traffic. It is the worst place to build such a complex on the Victoria St N corridor.

I live at [redacted] and know the dangers of living in this area. No air monitoring in the air for escaping gas or chemicals from a leak or disaster in the railyard. The endless trains in the middle of the night. The dirt from Joseph and Sons. I watch the discharge of plumes each morning and evening from the chemical factories on Lancaster St.

How Joseph and Sons managed to proceed with their redevelopment with no public consultation I will never know. I will miss the sun if this development is built. I will hate the added traffic and ST. Ledger sT is not equipped for this traffic.

As no residential building is built along Victoria ST. N on the NW side, it should tell planners this is not a good idea. Beyond the Margaret St Bridge, ti is different, but where the proposal is, a disaster waiting to happen.

If a development is to be approved, I would not object to a slight increase in density but at a height no higher than 6 floors. This is a safety issue, a quality of life issue for the future residents and not suitable for this parcel of land."

Regards,
Paul Labatte
Address and Telephone number NOT for publication

Craig Dumart

From: Stephanie Stretch
Sent: Thursday, February 15, 2024 3:29 PM
To: Craig Dumart
Subject: FW: 264 Victoria Street Development

From: Carl Rodrigue
Sent: Monday, February 12, 2024 1:37 PM
To: Scott Davey <Scott.Davey@kitchener.ca>; Dave Schnider <Dave.Schnider@kitchener.ca>; Jason Deneault <Jason.Deneault@kitchener.ca>; Christine Michaud <Christine.Michaud@kitchener.ca>; Ayo Owodunni <Ayo.Owodunni@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>; Bil Ioannidis <Bil.Ioannidis@kitchener.ca>; Margaret Johnston <Margaret.Johnston@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Internet - Council (SM) <council@kitchener.ca>
Cc:
Subject: 264 Victoria Street Development

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[om. Découvrez](#)

Dear Kitchener City Council,

I have learned that you will soon be deciding whether another commuter condo should replace our city's climbing gym.

As a new-ish citizen of Kitchener, I am greatly concerned about this initiative. It would displace a very important establishment that promotes healthy behavior and community-building in the city. I believe there are better options to build more (affordable) housing in other locations. Please don't allow developers to endanger this gym.

Thank you for taking the time to reconsider this proposition. Please add my concerns to the official public record.

Respectfully yours,

Carl Rodrigue

Craig Dumart

From: Katy Robinson
Sent: Wednesday, February 7, 2024 4:49 PM
To: Craig Dumart
Subject: 236 Victoria Street Development ZBA24/001/V/CD - Fact-check?

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Good afternoon Craig,

I am writing with respect to the following development application:

Address: 236 VICTORIA ST N

Application Number: ZBA24/001/V/CD (cross-reference: OPA24/001/V/CD)

Application Type: Zoning By-Law Amendment

I have a degree in Civil Engineering and I worked for 4 years as a project coordinator for a local residential developer. I have been a member at Grand River Rocks for 10 years and I really and truly love my gym. I also understand the need for higher-density housing as the demand in this community continues to grow.

As far as I've been able to discern, these are the facts:

1. The current location, 50 Borden Avenue South, is being redeveloped (OPA23/004/B/KA, cross-reference ZBA23/008/B/KA), you are listed as the point of contact for this application as well.
2. Grand River Rocks was forced to relocate. In mid-2023 they signed a lease for the former LA Fitness building located at 264 Victoria Street North. The intention was to move to the new location in June 2024, the interior fit-out is in progress.
3. The new location is now being redeveloped. Grand River Rocks is being forced to relocate a second time.

Given my work experience, I want to make sure I understand the facts, as well as the process involved with this proposal. Would you be able to answer the following questions, or point me in the appropriate direction to find the answers?

1. Is the above information correct?
2. Can you explain the process for forcing relocation? My assumption is that a developer approaches the City with a proposal. If the City wants to move forward with the development, you then leverage some policy/procedure to the property owner to enforce eviction of any existing tenants. I'm curious if I could learn more about what this policy/procedure is?
3. What are the damages to the tenant(s)? How would that tenant be compensated, if at all, for said damages?
4. Does the City have any process or plan to support businesses that are being displaced for re-development?

I would really appreciate it if you could help me get the facts straight. I'm very invested in the outcome of this application and I would like to have an informed perspective before jumping to conclusions.

Have a great day,

--

Katy Robinson

Craig Dumart

From: Monica Weber
Sent: Wednesday, February 14, 2024 11:25 PM
To: Craig Dumart
Subject: 236 Victoria St.

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Hi Craig,
I'm a home owner and resident at
I couldn't make the meeting last evening, as I had to work late.

I have some comments I wanted to submit.

Concerns include:
Lack of parking and green space, and walkable services like: grocery, pharmacy.

My home is in OBT heritage conservation district, and I'm obligated to maintain and conduct any upgrades to our home according to the high specifications of the heritage conservation committee, and at a high cost. In order for this investment to hold value, we need the proposed intensification projects that border our neighbourhood to be attractive, add to our street scape and be complimentary to the existing homes. In a sense, the street scape in our OBT neighbourhood is now parkland that will add to the value of settings of these new buildings. Please insure this relationship is mutual and neighbourly.

Please develop more multi use trails that more quickly access the river trails from this part of town.

If projects this size continue to be added to the community with no more public green spaces, public squares, no more services: it will feel like a ghetto.

how these developers insure these units will hold value, and not become undesirable And these units age?

When will this project be complete?

And how can we be sure that it can be completed in a timely way- how will this build affect traffic along Victoria? How can the is be mitigated?

Street Parking on St.Leger is already limited and overburdened. What's the plan for visitor parking at this building?

This building will create a wind eddy and shadow out the sun.

We will no longer be able to see the sunset from our home. The quality of light in my home and garden will be diminished by this 40 storey complex. This is a very high building for this space.

Traffic and exits and entrances to this narrow complex- Victoria is already busy- and the railway crossing is involved on the other side.

Will there be a traffic light on StLeger + Victoria?

Could we widen the sidewalk/ bike on Victoria for a on that same side as this new complex?

It's quite a walk to a grocery store from this development. There will be many folks moving here reliant on public transport. We need affordable food, pharmacy.

Craig Dumart

From: Peggy Nickels
Sent: Wednesday, February 14, 2024 7:23 PM
To: Craig Dumart
Cc: Hal Jaeger; leslie.selway leslie.selway; Chanel Cressman; Debbie Chapman; Stephanie Stretch; Tim Donegani
Subject: 236-264 Victoria St N OPA/ZBA application.

Hello Craig,

I'm a resident of Victoria Park, so you may not think that the application for 236-264 Victoria St N OPA/ZBA application would be of interest to me, but it is! I support intensification but it needs to be done in a way that meets the needs of our citizens and our City in the long term.

First, I'm happy with the location of this development. It seems to me that this area and side of Victoria Street is appropriate for the kind of intensification proposed. I have two concerns with the proposed development:

1. First and foremost, I'm extremely disappointed that the developer is not including any affordable units. I understand that the development is outside of the PMTSA area in which inclusionary zoning is proposed for developments over 50 units, which this one certainly is (1076 one and two bedroom units). Given that the City is currently struggling with an inadequate supply of affordable homes, this is a great opportunity to help address that. If the developer is requesting Official Plan and Zoning By-law amendments, I believe the City should call on them to provide some affordable units in exchange. I also ask that you encourage them to provide some larger units to accommodate larger household sizes, such as families and those that want to co-locate in order to afford a decent place to live.
2. Second, this stretch of Victoria Street is currently very pedestrian-unfriendly, with no greenery or trees. This is your chance to change that! If this area is to become more residential, it's essential to require additional setbacks (at least 3 meters), tree canopy, and natural landscaping. Please encourage the developer to work with the urban design guidelines to ensure that this happens. Not only will greenery and trees encourage walkability, but they will also help to offset the heat island effect and rain water runoff of additional pavement and intensive development.

Thank you for your consideration,

Peggy Nickels

Craig Dumart

From: Donna
Sent: Wednesday, February 14, 2024 12:08 AM
To: Craig Dumart
Subject: 236-264 VICTORIA ST N - Application ZBA24/001/V/CD and OPA24/001/V/CD

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Craig Dumart
City of Kitchener

February 13, 2024

Hello Craig,

RE: 236-264 VICTORIA ST N

Application ZBA24/001/V/CD and OPA24/001/V/CD seeking Official Plan Amendment and Zoning Amendment for a mixed-use development.

Thank you for the opportunity to comment on this proposal.

We need more parks and trees in the central areas of Kitchener.

Given the complex's close proximity of the railway and the traffic Victoria Street, what safety features will be provided for families and children? With the prospect over a thousand new residents along an extremely busy street, where will families go for parks and green space. The limited parks nearby will not be able to accommodate vast number of people who are being encourage to walk or cycle. Does the large proposed amenities space provide any green area or is it concrete?

There appears to be parking on several levels above ground. How high are the parking floors above ground level? Are they visible from both Victoria Street and St. Leger?

The proposed complex is a huge footprint on the site leaving virtually no land for trees and green space. The site is zoned for 8 stories, but the applicant is proposing several 18 storeys to 40 storeys.

If the proposed height is permitted to proceed, the streetscape along Victoria Street will be extremely unbalanced next to the lower rise heritage area located on the opposite side of Victoria. The contrast is excessive with the proposed high-rise building.

In addition, I have questions about possible privacy concerns regarding the overlook from units in the new building onto the much lower properties across the street.

What will be done to mitigate the predicted adverse winds conditions and ensure pedestrian safety?

Icy conditions in winter will be a hazard for pedestrians and vehicle traffic at the extremely busy corner of Victoria and Margaret and along St. Leger.

The Wind Study study identified

- "uncomfortable wind conditions in the pedestrian areas at and above grade."
- The "possible safety exceedance expected near the area on the south side of Tower B during the colder months."

- "Increased wind speeds are anticipated in the winter, especially around Tower B, where the safety criterion may also be exceeded."
- Winds on the "the south side of Tower B" . . . are "expected to occur on the street away from pedestrian area".

Page 41 of the HIA notes "The proposed development will use materials which are found throughout the Civic Centre Neighbourhood to provide for an attuned design." I appreciate the applicant's willingness to use attuned materials and design. When will this be presented and discussed by Heritage Kitchener?

The potential 1076 residential units will place a huge burden on Victoria Street and the surrounding neighbourhoods.

Thank you for considering my submission.

Donna Kuehl

Craig Dumart

From: Stephanie Stretch
Sent: Thursday, February 15, 2024 3:17 PM
To: Craig Dumart
Subject: FW: Proposed development 236-264 Victoria St. N

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

From: noreply@kitchener.ca <noreply@kitchener.ca>
Sent: Monday, February 12, 2024 7:40 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Proposed development 236-264 Victoria St. N

Email Sent By m

Nothing like building a housing complex metres from an active railway and railyard sandwiched between the 3 Joseph and Son's scrap yards on the fringe of a chemical valley along Lancaster Street. The city has NO control over CN so I wonder if built, how these residents will enjoy the rail engines idling for hours, the train cars being slammed together, the never-ending dust from the sand and gravel of the junkyards and how an overcrowded bus system can accommodate this development let alone the traffic. It is the worst place to build such a complex on the Victoria St N corridor.

I live at 175 @ueen St. North and know the dangers of living in this area. No air monitoring in the air for escaping gas or chemicals from a leak or disaster in the railyard. The endless trains in the middle of the night. The dirt from Joseph and Sons. I watch the discharge of plumes each morning and evening from the chemical factories on Lancaster St.

How Joseph and Sons managed to proceed with their redevelopment with no public consultation I will never know. I will miss the sun if this development is built. I will hate the added traffic and ST. Ledger sT is not equipped for this traffic.

As no residential building is built along Victoria ST. N on the NW side, it should tell planners this is not a good idea. Beyond the Margaret St Bridge, ti is different, but where the proposal is, a disaster waiting to happen.

If a development is to be approved, I would not object to a slight increase in density but at a height no higher than 6 floors. This is a safety issue, a quality of life issue for the future residents and not suitable for this parcel of land.

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Craig Dumart

From: Stephanie Stretch
Sent: Thursday, February 15, 2024 3:25 PM
To:
Cc: Craig Dumart
Subject: RE: 264 Victoria Street Proposal

Hi Imtiaz,

Thanks for your thoughtful email. One thing is clear the Grand River Rocks community is a strong one. I'm so encouraged to know you found community here.

Thanks for personally expressing how special this place is for you.

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 | TTY 1-866-969-9994 | Stephanie.Stretch@Kitchener.ca



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

From: Imtiaz Hussain
Sent: Monday, February 12, 2024 4:10 PM
To: Scott Davey <Scott.Davey@kitchener.ca>; Dave Schnider <Dave.Schnider@kitchener.ca>; Jason Deneault <Jason.Deneault@kitchener.ca>; Christine Michaud <Christine.Michaud@kitchener.ca>; Ayo Owodunni <Ayo.Owodunni@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>; Bil Ioannidis <Bil.ioannidis@kitchener.ca>; Margaret Johnston <Margaret.Johnston@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Internet - Council (SM) <council@kitchener.ca>;

Subject: 264 Victoria Street Proposal

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Dear Kitchener City Council,

Let me begin by acknowledging that you have been receiving the same form email multiple times, and the response to those emails have been of the same form as well. This email contains my personal thoughts, so I hope not to receive the same form email reply.

It is difficult for me to phrase my thoughts concisely, because I do not know to what extent each council member is aware of the ubiquity of rock climbing as a sport, and as a way of life. So I ask that you bear with me, and I apologize in advance for what will likely be a lengthy email.

My name is Imtiaz Hussain. I am 30 years old, I grew up in Toronto, and I have been a resident of KW since I was 18. If I had to pick a single thing that has kept me living in this area for the last 12 years, it would be Grand River Rocks. I discovered climbing in my early 20's, and as a kid who was bullied often and had issues with self-image growing up, rock climbing has had a radically positive impact on my life. I had always struggled with sports, and just remaining physically active in general, my entire life. Rock climbing was the first form of exercise that I found I could excel at, and enjoy as a skinny kid. It gave me more confidence in my physical appearance, and has kept me physically active for most of my adult life.

Growing up, my dream was to become a pilot. First for the RCAF, but as a skinny 17 year old kid with glasses, I was told that would not be possible. I then decided to apply to the Science and Aviation program at UW and focus on becoming a commercial pilot instead. But because of the financial burden that would have placed on my family, I decided not to accept my offer into the program. It had been the most gut-wrenching decision of my life by that point, and I instead went on to study physics at UW. I graduated with a B.Sc in 2016, but I never fully felt like I fit in with my classmates, because I knew deep down that it was not my passion. It was mostly a secondary option that I just happened to be good at. Shortly after graduating, I started rock climbing at GRR, and it would slowly go on to consume most of my free time, and become the thing my life revolved around. When the COVID-19 lockdowns happened, my mental health deteriorated, and it slowly became clear to me that rock climbing had filled a void in my life that I had been carrying (which I hadn't been consciously aware of until then) since high school. Whenever the gym was able to reopen between lockdowns, I spent most of my free time there, since I had been laid off due to the pandemic. I slowly started making more and more close friends, continued to remain active, and my access to rock climbing has helped me slowly put together a life I can feel proud of.

There are few people with whom I have shared what is basically my life's story. But I feel compelled to tell you all of it, because if you approve this project, you are essentially saying to me that all of the hard work and mental anguish I have endured, just to find my place in the world, has been for naught. And not just for me, but for so many other members of this community. Grand River Rocks, the community and the friendships that have been cultivated here, are a safe space for so many people. And not just for adults, but for so many of our youth as well. I have been an employee of GRR as a youth program coach (among other roles) for almost 2 years now. I have coached countless kids who have discovered rock climbing at a young age, have absolutely loved it, and have continued to climb as they grow up. I have been told by so many of my kids that they love being at the climbing gym way more than being at school, where they get bullied. But at the climbing gym, as part of our youth program, they never feel afraid to just be themselves, because they know their coaches are there for them, not just to help them become better climbers, but to help them find confidence in themselves. By approving this project, you are also eliminating an avenue for so many youth to cultivate an identity and a community for themselves.

There is not a lot of money in the climbing industry. It is significantly harder to build a climbing gym from the ground up than to build affordable housing on any nearby vacant lot by a private developer. We were just fortunate enough that the building at 264 Victoria Street was vacant and available to lease, when our current occupancy at 50 Borden St was given an expiry date. If this project is approved, and we are forced to try and relocate again, we risk going out of business if we cannot find a suitable location. Which means those of us who have found a career here will lose their livelihood. It means the KW climbing community loses the space that keeps it together. It means more kids grow up without a safe space to learn how to cope with their anxiety and self-esteem issues. It means that everyone in this community who relies on climbing to help with their mental and physical health, has to essentially start back at square one. Only you have the power to not let that happen.

Thank you for your time, and I look forward to your reply.

Sincerely,
Imtiaz Hussain

Craig Dumart

From: Stephanie Stretch
Sent: Thursday, February 15, 2024 3:34 PM
To: Josué Kurke
Cc: Craig Dumart
Subject: RE: 264 Victoria Street Development

Hi Josue,
Thanks for the email. My family and I do climb at Grand River Rock. I am away of the strong community that exists there.

Thanks,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 | TTY 1-866-969-9994 | Stephanie.Stretch@Kitchener.ca



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From: Josué Kurke
Sent: Monday, February 12, 2024 12:28 PM
To: Scott Davey <Scott.Davey@kitchener.ca>; Dave Schnider <Dave.Schnider@kitchener.ca>; Jason Deneault <Jason.Deneault@kitchener.ca>; Christine Michaud <Christine.Michaud@kitchener.ca>; Ayo Owodunni <Ayo.Owodunni@kitchener.ca>; Paul Singh <Paul.Singh@kitchener.ca>; Bil Ioannidis <Bil.ioannidis@kitchener.ca>; Margaret Johnston <Margaret.Johnston@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Internet - Council (SM) <council@kitchener.ca>; community@264victoria.com
Subject: 264 Victoria Street Development

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Dear Kitchener City Council,

I really struggled to find what I wanted to say about this. I wanted to go on a long tirade about the amazing place that is Grand River Rocks and how much it's changed my life and how important it is to the community. But I'm no poet, and your time is far too valuable for a B minus essay.

However, I am confident that GRR is special, and I know the community it's made is special. I think that it can speak for itself, so instead, all I want to do in this email is give you all a challenge:

Come to the gym, and give rock climbing a try. If you've already been, then come again! And talk to the members and see how important it is to them.

February 23, 2024

Craig Dumart
Senior Planner

Stephanie Stretch
City Councillor - Ward 10

RE: Proposed development of 236-264 Victoria Street North

We live on the east side of the street just south of the 'hockey stick' bend near the Victoria Street junction. We previously submitted initial feedback on the proposed development 236-264 Victoria Street North on February 12, and attended the neighbourhood meeting on February 13 where some of our earlier requests for clarifications were addressed.

We are in principle extremely supportive of the development of the site for new housing. In particular, we would very much like to see higher density housing units including affordable housing which would benefit the local neighbourhood and wider city, and developments which also include a variety of amenities and commercial spaces for public use.

However, based on the information presented at the neighbourhood meeting and published to accompany the official plan and zoning by-law amendment application, we have a number of outstanding concerns. These unresolved concerns are listed below, and form the basis for our objection to the proposed by-law amendments. We hope that our feedback will be considered as part of the overall planning recommendation, and that revised proposals can move forward in future.

It was mentioned during the February 13 neighbourhood meeting that site development plans would not normally be subject to a public process if the relevant by-law amendments had been passed, but that it is possible for council to request updates on site planning be made public. The proposed by-law amendments are being requested with rationale that is specific to the site plan, particularly with regards to providing a genuinely mixed-use development for enrichment of the wider neighbourhood. It is therefore imperative that the local community be kept informed of site plans if any proposed by-law amendments are passed, to ensure that elements of the site planning proposals which are currently being presented as the basis to justify by-law amendments are indeed maintained through any future development stage.

1. Lack of provision of affordable housing

The proposed development site is not within the downtown Urban Growth Centre, although it is reasonably close by the edge of this area. The proposed development site is not within a Major Transit Station Area, although it is adjacent to one. The MTSA has been specifically and carefully zoned to encourage intensification including increased housing density. Major developments within such zones

are therefore also subject to requirements to provide an appropriate level of affordable housing. This is intended to ensure that the city develops towards becoming a more inclusive, equitable, vibrant and liveable place.

The proposed development site is currently zoned Mixed Use (MIX-2), which permits a Floor Space Ratio of 4.0, which would also be expected to be accommodated under the Official Plan. The proposed development site has been identified as a good candidate site for increasing housing density with an increased Floor Space Ratio. A significant increase to 10.5 has been proposed. Proximity to the MTSA has been cited as rationale for increasing housing density. However, if the proposed amendments to the official plan and zoning by-laws were implemented, there would be no requirement for the development to include any affordable housing units. Indeed, the proposed development does not include any affordable housing units.

Intensification without provision of affordable housing undermines the intent of existing good city planning, does not meet the immediate needs of the local community and ultimately does not benefit the wider area. The proposed amendments would therefore be an inappropriate mechanism for allowing increased housing density since they effectively circumvent the fulfilment of affordable housing requirements.

This forms our objection to the proposed by-law amendment: "The maximum floor space ratio shall be 10.5;"

2. Excessive building height and number of storeys

The proposed development site is currently zoned as Mixed Use (MIX-2). Developments in this zone are subject to a maximum height of 25 m and maximum number of storeys of 8. The recently proposed Growing Together plans indicate that the block north of Victoria Street between Ahrens Street West and Margaret Street, and the portion of the block to the east of Margaret Street which is included in the MTSA immediately adjacent to the proposed development site, would be zoned as Strategic Growth Area Three (SGA-3). Developments in this zone will be subject to a maximum height of 25 storeys, which would be expected to correspond to less than approximately 80 m. The apartment development currently under construction directly across the street from the proposed development, on the south side of Victoria Street, will have 6 storeys. Other tall buildings exist nearby, such as on Queen Street between Margaret Street and Ahrens Street West, but are typically lower than 20 storeys.

The proposed zoning bylaw amendment would increase the maximum building height to 124.5 m and a maximum number of storeys of 40. This would represent a five-times increase to the current maximum number of storeys, and an approximately five-times increase to the current maximum height. The proposed towers would substantially exceed the height of all other buildings in the vicinity, including those which are currently under construction. Additionally, the proposed development would exceed the maximum number of storeys proposed to be allowed in neighbouring sites within the MTSA (and which are closer to the downtown core) by 60%. The proposed building heights and number of storeys are therefore grossly disproportionate with the local area and are not consistent with future plans for the local area.

Substantially higher buildings with heights similar to the proposed development do exist, others are under construction, and others are planned in other parts of Kitchener. However, these are either are in,

or are much closer to, the downtown core of the city. The only currently completed building with comparable height to the proposed development is the DTK Condo building at the corner of Frederick Street and Duke Street East. This building is approximately 1 km away and located towards the south end of the core of the downtown area, which is within the Urban Growth Centre. The only comparable height buildings currently under construction are the Station Park Towers and the TEK Tower which are both very close to the intersection of Victoria Street and King Street, at the north end of the core of the downtown area, approximately 1 km away from the proposed development site. Both of these building sites are within an MTSA and the TEK Tower is additionally within the Urban Growth Centre. Other approved buildings of similar heights will generally also be clustered in the downtown core, and within the Urban Growth Centre, as is appropriate. To our knowledge, the few existing exceptions to this will be within an MTSA. High rise buildings should be encouraged closer to the downtown core, with a gradual decrease in maximum building heights transitioning into predominantly low-rise residential areas, including the Civic Centre Heritage District which neighbours the proposed development site. The scale of the proposed development is excessive for the site, and the proposed zoning bylaw amendments relating to maximum building height and number of storeys are therefore inappropriate.

This forms our objection to the proposed by-law amendments: "The maximum building height shall be 124.5 metres;" and "The maximum number of storeys shall be 40;".

3. Inadequate parking and traffic considerations

The transportation impact and parking study which was submitted in support of the proposed development and zoning by-law amendments does not consider existing or future traffic volumes along Ellen Street West. The junction of Ellen Street West and Victoria Street is directly across from the proposed entrance to the development. The existing central turning lane currently used by traffic heading west and turning left from Victoria Street onto Ellen Street West will be shared by traffic heading east and turning left from Victoria Street into the proposed development. The transportation impact and parking study which was submitted in support of the proposed development and zoning by-law amendments therefore provides inadequate consideration of the impact of the proposed development on the immediate surrounding neighbourhood.

The proposed development includes commercial spaces on the ground floor, but provides no provision for non-residential use parking spaces. While it is possible that there may be an opportunity to allow for shared parking between visitor and commercial uses, this may be limited by the proposed reduced number of residential parking spaces. The currently required minimum number of spaces of 0.9 spaces per dwelling, plus 0.1 spaces per dwelling for visitor use, plus some number of spaces depending on commercial uses, has been proposed to be reduced to 0.85 spaces per dwelling including visitor parking and no additional parking for commercial uses. Therefore, the proposed parking spaces are likely to be in high demand, and there is unlikely to be adequate available parking spaces for short-term non-residential use. This may restrict the practical uses of the proposed commercial units. For example, it is reasonable to expect a coffee shop, restaurant or convenience store may require some provision of short-term parking, even when reliance on cars is substantially reduced from current levels. While we are highly supportive of reducing the reliance on cars in the neighbourhood, we are concerned that the proposed by-law amendment to permit no parking spaces for non-residential uses may limit the benefit of the mixed-use development to the local neighbourhood.

Additionally, when this is combined with the proposed reduction on residential parking spaces, we are concerned that Ellen Street West may see an increase in short-term on-street parking. As discussed above, the transportation and parking study was not complete since it did not provide any consideration of the impact on Ellen Street West. Therefore, until it can be demonstrated that the impact to Ellen Street West is satisfactorily low, we cannot support the proposed by-law amendments relating to reduction in parking spaces.

This forms our objection to the proposed by-law amendments: "The minimum residential parking rate shall be 0.85 spaces per unit including visitor parking;" and "The minimum parking rate for non-residential uses shall be 0 spaces per 100 m² of GFA;".

In conclusion, we believe that it would be straightforward for all of these objections to be addressed, by including adequate provision of affordable housing units at an appropriate density, by reducing the proposed height and number of storeys to a level broadly consistent with existing and planned buildings in the immediate neighbourhood, and by including some number of non-residential parking spaces to facilitate genuinely mixed-use of the development. Importantly, addressing these issues need not result in a reduction to the benefits of the proposed development to the local community or wider city. We would welcome a revised proposal, and would be supportive of proposals which took these concerns into account.

Thanks,

T. Gallacher and A. Hoff

Craig Dumart

From: George L
Sent: Tuesday, February 13, 2024 2:04 PM
To: Stacey Lifchits; Scott Davey; Dave Schnider; Jason Deneault; Christine Michaud; Ayo Owodunni; Paul Singh; Bil Ioannidis; Margaret Johnston; Debbie Chapman; Stephanie Stretch; Internet - Council (SM)
Subject: Community residents in opposition to development at 264 Victoria Street N

appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

Dear Kitchener City Council,

We implore you to vote against the proposal for 264 Victoria Street N.

As rock climbing enthusiasts and homeowners in the Civic Centre Heritage District, we are strongly displeased with the proposed development.

We believe that our community would be best served first and foremost by guaranteed affordable housing, and secondarily with amenities that encourage community building, leisure, and active living.

Contrary to our top priority, Senior Planner Craig Dumart [informs us](#) that no affordable housing has been offered for this development.

Contrary to our second priority, the proposed development displaces the Grand River Rocks climbing gym, which will be an excellent amenity for our community.

Furthermore, we do not trust the developer to make good use of the land, since the Falco Group's portfolio of projects seems solely to consist of land banking ([projects portfolio](#); [web archive link](#)).

We believe that Victoria Street is an excellent area for amenities such as the climbing gym, and do not believe that it would be well served by the proposed condo, if it will be built at all.

You get to vote for what is best for this community. Please do so by voting against the proposal for 264 Victoria Street N.

Thank you for your time. Please let us know you've received this and how you will vote, and please add my concerns to the official public record.

Sincerely,
George & Stacey Lifchits

Craig Dumart

From: Mitchell Avis
Sent: Tuesday, January 30, 2024 8:58 AM
To: Josh Graham
Cc: Katrina Fluit; Craig Dumart
Subject: Re: 236 Victoria St N

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

Thanks, Josh. I am a neighbourhood resident whose family relies on crossing Victoria Street at St. Leger 2-4x per day. This crossing is incredibly challenging to navigate as a pedestrian based on its width, vehicles turning left from St. Leger Street, and the varying speeds of drivers, often above the speed limit but driving according to what feels "safe" based on the road design. My goal is to have a safe, signalized pedestrian crossing at this intersection. I hope Katrina can consider the following comments in the Region's review:

1. The St. Leger street crossing is already challenging and unsafe for pedestrians. This project provides an opportunity to make a simple improvement that will benefit current and future residents.
2. Human behaviour leads pedestrians to select the shortest route possible. Even if it's well intentioned that pedestrians will cross at Margaret or Lancaster, they inevitably will cross at St. Leger Street with or without a safe crossing. Again, I would implore the Region to be proactive in prioritizing safety and accessibility for pedestrians.
3. A significant portion of the residential and commercial portions of the building are oriented towards the St. Leger Street portion of the site thereby increasing the likely demand for pedestrian access across Victoria Street at St. Leger.
4. Drivers are operating vehicles at high speeds along Victoria Street - often faster than the posted speed limit - because of the road design. This is an opportunity to slow drivers down so pedestrians don't have to play real life human frogger with vehicles travelling 50-80 km/hr at varying speeds while crossing 5 lanes.
5. The applicant's own engineer insinuates a signalized intersection at St. Leger is inevitable and this is a way to make sure the Developer pays for it and installs it up front.
6. The applicant's own engineer seemingly avoided any consideration in their recommendation related to the signalized intersection at St. Leger Street for pedestrian safety and access.

This type of development is welcomed and encouraged AND can be leveraged to improve the neighbourhood for current and future residents, especially those who will rely on foot - as the developer is hoping based on the reduced parking requests.

Mitchell

Mitchell Avis

Craig Dumart

From: Victoria Tousaw
Sent: Thursday, February 8, 2024 9:26 AM
To: Craig Dumart
Subject: OPA24/001/V/CD - Proposed Development at 236 and 264 Victoria Street North

You don't often get email from

[earn why this is important](#)

Hi Craig,

I recently learned of the proposed re-zoning of 236 and 264 Victoria Street North in Kitchener for the redevelopment of these lands for high rise residential buildings. I read through the planning documents and what was not noted, as this is a recent change, is that the old LA Fitness building is now occupied by Grand River Rocks Climbing Gym (GRR) [Kitchener - Grand River Rocks Climbing Gym](#), set to open soon. GRR is currently located at 50 Borden Ave, however they were forced to find a new location when redevelopment was approved for that location as well. GRR is not like a normal gym, it serves tens of thousands of people and the kitchener location is the only rock climbing gym with roped climbs in the tri-city area. The next closest gyms with roped climbing are in Guelph or London. If this re-zoning and re-development is approved, this gym may be lost, not to mention the loss of investment that GRR has already put into the LA Fitness Building. I hope that the City will recognize the importance of this location for the community. I do not work for GRR, I am just someone who climbs there, but GRR and the community around it is very important to me and many other climbers and it is extremely upsetting to see that we are currently being overlooked and not considered in this planning process. I hope the City will do more to protect important recreational sites like this that make Kitchener a great place to live.

Victoria Tousaw