

## Brian Bateman

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**From:**  
**Sent:** Wednesday, July 7, 2021 12:27 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] RE: 890-900 King St. W Amendment Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Bill,  
We received a letter about the proposal for a Zone change for 890-900 King St. W.

Although I am not opposed to some sort of structure going up on that sight, I feel a 25 storey building with 231 residential units is too high. Half that size would seem much more reasonable. One of the things we quite enjoy about this area is that we do have views of the sky over the hospital but with a building taking up that entire lot, and at that size will eliminate that natural light and I imagine darken our home signifincatly.

Another concern is an increase in traffic not only on our street (Mary St) but also the flow from Herbert St on to Pine St. Mary and Herbert can already get people trying to bypass Union to get too King St. With a building of that size, the traffic flow will make traffic a concern. Also, we already struggle with street parking and residents not even having parking passes allowing us to park on the street during the day so I do worry about traffic flow and new parking issues we may face as residents. Would the city start providing parking passes to residents along Mary St. if this project does proceed?

I do like the idea of commercial units along the ground floor but, if you walk up King St. and other, newer buildings such as the Cortes (222 King St S), those commercial units have never been occupied and have sat empty for years now. So yes, in theory having those spaces for retail or restaurant type spaces would be a great addition, I have seen no evidence that these spaces get occupied and as is the case with some other King St. store fronts in newer apartment/condo style residents, those establishments do not succeed and end up closing.

My other question is: would these be units for purchase or for rent? If rental units, would they be considering affordable housing units?

Thanks for taking the time to review this. Again, I am not opposed but my main concerns are the overall size and the traffic concerns.

If you need to reach me:

## Brian Bateman

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**From:**  
**Sent:** Saturday, July 24, 2021 3:38 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] Re: Re:

Sorry to hear that about the personal situation.

I am opposed to this development and don't know why they have to have so much height and so little parking. The parking I guess I could be less worried about but I don't want to see congested side streets etc. My concern is that 25 stories is out of character and the FSR of 10 doesn't make any sense to me. This scale will be intimidating at this exact location. I think that a smaller tower that was scaled back would be more appealing and appropriate. Not for us neighbours but even for traffic and passerbys.

I have many concerns that the City is trying to push some of us out.

Anyways, thanks for listening and enjoy your summer.

Regards,

On Thu, Jul 22, 2021 at 1:05 PM Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)> wrote:

Sorry for the delay in getting back to you but had a death in the family and just got back. You may have already discovered this but the information related to the development proposal is now on line.

Brian

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**From:**  
**Sent:** Thursday, July 15, 2021 12:18 PM  
**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Subject:** [EXTERNAL] Re:

Well thank you for the prompt and honest response. Good luck with the difficulties.

I have technical difficulties every other day so I am not complaining. haha.

## Brian Bateman

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**From:**  
**Sent:** Saturday, July 24, 2021 1:25 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] 890-900 King Street West Development

Hi Brian,

I hope you are well. I received a piece of mail regarding the Neighbourhood Information Meeting for the development of 890-900 King Street West. I would like to be added to the mailing list regarding this project. I am also wondering if these Zoning Amendment Applications are still up for debate, or if they are set in stone. Since demolition has already begun, it seems that we have no say anymore, yet the letter we received seems to imply otherwise. Please advise.

I am not against increasing population density around the LRT and mid-town areas in general, but have concerns regarding the height of this building, the amount of parking (and where that parking will be), the length of time construction will take, and if genuine affordable apartments are being put in place or if these are intended to be 'luxury apartments' thus leading to further gentrification of our neighbourhood and city. I also have concerns regarding the ownership of this building. Cantiro is based in Edmonton and I would much rather see funds from, what will likely be, exorbitant housing prices go back into our community - not pulled out of our neighbourhood for the benefit of an elite few with no stake in our community.

Best,

## Brian Bateman

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**From:**  
**Sent:** Monday, July 26, 2021 6:44 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] 890-900 King St West Development

Dear Brian,

I am writing regarding the development proposal at 890-900 King St West. I am a homeowner on Mary St, just behind the proposed site between Pine and Union.

I consider myself to be a Yes in my back yard person, so I was pleased to see the proposal, and I think that there are a lot of good reasons for building a large development at such a location between uptown and downtown, near the LRT and the hospital.

I do have some serious concerns that I hope will be addressed in the meeting or in further communications.

First, and foremost, I did not see anything about maintaining affordability of rent at the proposed building. I do not think that we should continue to develop rental units that are out of reach for most of our area's residents. And I think that we should be demanding firm commitments for fair-market and affordable units in the building. I am new to the area, but I know that similar commitments at other developments have not been kept as things have changed over time. I hope to hear more about how we will be insisting on mixed income or affordable units in the building.

Second, traffic is going to be a concern, and I hope you will talk with residents about our experiences on Mary street after all of the changes to traffic patterns. We already are dealing with frequent high-speed use of our street to avoid the no-left-turn on King street and to access the CTV parking lot. I know that changes are going to be made to Union street soon, too, but I have to admit that I can't figure out how you are going to provide access for 250 rental units and businesses while also keeping our street safe and usable.

I want to note that this concern, traffic, is not simply about being a homeowner on this street. Mary is a thoroughfare for foot traffic from the existing apartments on Mary and the neighborhoods around us. Many folks use our street to access the walkways in the cemetery and to connect to the spur line trail. I hope you have a plan for this--and I hope to hear more about how you will manage the traffic issue. I have to admit that I can't figure it out.

Also, feel free to forward this concern to the powers that be. We could really use some traffic calming on this block of Mary--maybe the changes to Union will effect that change...

Third, and this has nothing to do with opposing or supporting the building, but I'd like to hear more about the environmental studies and the plan for cleaning the site. Partly, I'm concerned about living here during the cleaning process (and we have kids here too), but I'm also aware of the wind issues surrounding similar buildings in town. The wind tunnels just up the road near Vincenzos are quite unpleasant at times.

Finally, I also wonder about what the future plan for the neighborhood is as we move into a world where we continue to build up and not out. I'd like to hear about greenspace development and what kinds of parks we can expect in the area. Obviously, we have quality parks nearby with Mary-Allen, but increasing density will put a strain on that infrastructure. I also hope that things like shadow studies are being carefully considered, as this building will impact our vegetable gardens--that's not a major concern with this one building, but if a row of them appear on King street, then I would want to hear more about that concern.

In closing, I support the growth of density near my home and in our neighborhood. I'm unsure that such a large development can reasonably exist within the traffic patterns as they are constrained by the LRT, but, honestly, I hope you can persuade me that this concern is not warranted. I know that some of my neighbors are a bit more skeptical than me, so I wanted you to know that there are folks in the area who support careful, planned, and sensible growth. I hope to hear, particularly about affordability and traffic.

I realize that I'm writing to you just a day or 2 before the meeting, so I appreciate your consideration. Feel free to follow up afterwards if you don't get to this before the meeting.

Kind Regards,

## Brian Bateman

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**From:**  
**Sent:** Tuesday, July 27, 2021 12:41 PM  
**To:** Brian Bateman; Sarah Marsh; Gareth Stevenson; kwills@mhbcplan.com  
**Subject:** [EXTERNAL] Application for Plan Amendment OPA21/005/K/BB

Dear Brian, Garet, and Sarah,

I am writing regarding the proposed development of the property located at 890-900 King Street West by CANTIRO.

I am concerned with this development for a number of reasons including:

- 1) Environmental impact on surrounding properties in terms of reduced light/ sun, increased emissions from vehicle traffic to this area, and increased noise and light pollution.
- 2) Significant negative impact on the aesthetic of a beautiful historic neighbourhood.
- 3) Negative Impact on safety, traffic and parking on Mary Street which already is an issue due to high traffic from CTV and hospital.

All of these above stated concerns have additional implications for the mental and physical health and well-being of the residents of our Kitchener neighbourhood, which I trust is not in keeping with the goals of the City of Kitchener and the Region of Waterloo. As such, I am not in support of this development.

This is a critical time in the development of the neighbourhoods surrounding the LRT and a more thoughtful, tempered approach to developments is needed in order to preserve and promote our healthy community.

I am unable to attend the community meeting on July 28, but would appreciate being added to the email list for updates regarding this issue.

Thank you for your consideration.

Sincerely,

Sent from my iPhone

## Brian Bateman

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**From:** Mary Pine Neighbourhood Association <marypineneighbourassociation@gmail.com>  
**Sent:** Tuesday, July 27, 2021 10:34 PM  
**To:** Brian Bateman  
**Cc:** Sarah Marsh  
**Subject:** [EXTERNAL] CANTIRO developement

Dear Brian,

On behalf of the Mary/Pine Neighbourhood Association, please find below a list of questions we would like answered regarding the CANTIRO development on 890-900 King St.

**List of questions concerning the process:**

1. Can we get a clarification of the process and what exactly has to be submitted by July 30?
2. Is this the only meeting before the final City decision?
3. What is the intent of the letter that one needs to send to Legislated Service before the approval decision? Is it separate from the email we sent to Brian Bateman ?
4. When is the approval decision to be made?
5. Were Herbert Street residents notified of this development as well?
6. Were the residents of Mary street who live in the Waterloo section notified as well?
7. What do we have to do to be part of the process to make an appeal if necessary.
8. Is there going to be more opportunities for community consultation?

Sincerely,

Mary Pine Neighborhood association  
Chair



## Brian Bateman

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**From:** Mary Pine Neighbourhood Association <marypineneighbourassociation@gmail.com>  
**Sent:** Tuesday, July 27, 2021 11:03 PM  
**To:** Brian Bateman; Sarah Marsh  
**Subject:** [EXTERNAL] Initial concerns

Dear Brian,

On behalf of the Mary/Pine Neighbourhood Association, please find below a list of initial concerns that we feel CANTIRO development is bound to create for the neighborhood.

Firstly, we are upset that the meeting is set up in the middle of the summer vacations when most neighbours are unavailable. We should have received the notification earlier.

List of initial concerns:

- 1-We do not see any reason for such a drastic re-zoning of the city planning from 4 to 10.1 floor space ratio, which will change the entire structure and feeling of the neighborhood.
- 2-A building of 25 storeys and 82.70 m is one of the highest in the area and it is in the middle of a lively historical residential area. It sets an unhealthy precedent and opens the door to future developments of the same sort.
- 3-The level of noise created through the air conditioning units and the heating units would disturb the tranquility of the neighbourhood.
- 4-The shadow that this building creates would affect houses all the way to Union street on Mary street. It also affects homes on Herbert Street and across the cemetery to Moore Street as well.
- 5-The shadow will also affect the heating costs of homes nearby.
- 6-It reduces privacy drastically: It enables a hundred pairs of eyes to view the private moments of most houses and their backyards along Mary Street.
- 7-The proposed rooftop invites gathering and parties which creates extra noise.
- 8-This building creates a higher traffic volume in a very quiet street since Mary and Herbert are the only natural points of access from Waterloo.

In summary, we find that this building does not have its place near such a quiet residential and historic neighborhood.

Executive Member



## Brian Bateman

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**From:** Mary Plne Neighbourhood Association <marypineneighbourassociation@gmail.com>  
**Sent:** Wednesday, July 28, 2021 10:14 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] CANTIRO Clarification Questions

Dear Brian,

Our neighbourhood association met after the Zoom meeting and we would like specific responses to several questions.

- 1) Regarding the July 30th deadline, we need to know exactly what needs to be submitted, in what format and to whom in order to be included in an appeal process as per your comment in your flyer.
- 2) Is it true that anyone in the affected area can have a voice in this matter (as per Andrea Sinclair's response during the meeting - ie. those who fall within the shadow area?)

We look forward to your timely and specific responses.

Respectfully yours,

MPNA Members

## Brian Bateman

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**From:**  
**Sent:** Friday, July 30, 2021 8:42 AM  
**To:** Brian Bateman  
**Cc:** Sarah Marsh  
**Subject:** [EXTERNAL] 900 Pine St Development - follow up to meeting

Hi Brian. I have a couple of comments after the neighbourhood meeting with the developers on Wednesday.

A question was asked about a view of the proposed building from the Mary St side so I took the attached photo from my back garden. The grey building just over the top of the fence is the medical building that is currently being torn down. In it's place I will have the view of a 26 storey building - with balconies on all sides.

Dodds Lane is only wide enough for one car, although it allows traffic in both directions. The building drawings show a parking entrance from Dodds Lane for some of the proposed parking spots. Is the lane wide enough for cars entering & exiting at the same time? Is there a limit to the number of parking spaces accessed from the lane given the lane's limitations?

Thanks



## **Brian Bateman**

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**From:**  
**Sent:** Friday, July 30, 2021 10:47 AM  
**To:** Brian Bateman  
**Cc:** Sarah Marsh  
**Subject:** [EXTERNAL] Proposed high rise

### **An important matter of concern**

I am writing to express my complete rejection of a proposed building at the corner of King and Pine which not only exceeds outrageously any building bylaws for the area, but is adjacent to well established residential streets that would bear the brunt of all of the undesirable byproducts – shadowing, traffic, parking issues as well as privacy ones.

Yes, there are other buildings in the city that are as high,, but those buildings are located in the heart of the downtown core, amidst other high rises and in strictly commercial areas. They are not located in residential neighbourhoods.

Obviously something will be built on that corner, but what is being proposed is entirely inappropriate.

Kitchener

## Brian Bateman

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**From:**  
**Sent:** Friday, July 30, 2021 12:00 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] Re 900 and 890 King St W development

Hi Brian. I am the property owner & I was unable to attend the public meeting on July 28 regarding this proposal due to work engagements that were booked before that letter was even drafted. I am the property directly beside the proposed development.

First off, the letter from you states a 25-storey development. The sign at the exterior of the property says 26-storey. Can you please clarify?

It is my belief that the existing zoning allows up to 8 storeys. Is this correct? If so, why is there so much of a variation between the existing allowable use?

There has never been a high rise allowed on this side of King St. in midtown. Why is this being considered?

As a property owner, I don't know if it's appropriate to have a 26-storey building right next to my two storey building and many other similar sized buildings in the neighbourhood.

Also, why is the subject property being currently dismantled when nothing has been approved?

Can you please provide insight on these items?

Thank you

**Brian Bateman**

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**From:**  
**Sent:** Friday, July 30, 2021 12:16 PM  
**To:** Brian Bateman; Christine Tarling; Sarah Marsh; garret.stevenson@kitchener.ca  
**Subject:** [EXTERNAL] Zoning By-Law Amendment Application ZBA/008/K/BB  
**Attachments:** 2021-07-30 ZBA008KBB 12MaryStreet.pdf

Please see attached for signed PDF.

Christine Tarling, City Clerk  
City of Kitchener  
200 King Street West,  
P.O. Box 1118  
Kitchener, Ontario  
N2G 4G7

30 July 2021  
To Whom It May Concern,

This letter is written to express my opposition to the Official Plan Amendment Application OPA21/005/K/BB, Zoning By-Law Amendment Application ZBA/008/K/BB as proposed by CANTIRO at 890-900 King Street West, Kitchener.

I would also like to be included and informed of any further meetings or information regarding this proposal.

Respectfully yours,

Name:  
Address:  
Email:  
Phone:

Signature: \_\_\_\_\_

**Brian Bateman**

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**From:**  
**Sent:** Monday, July 26, 2021 1:20 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] Plan Amendment Application OPA21/005/K/BB

Dear Brian,

I am writing to you today with regards to your letter about the development of the property located on 890-900 King Street West.

Needless to say, I am deeply concerned about how a 25 storey building will affect residents, traffic flow and the general environment of my neighbourhood should this building be developed as requested. While I understand that the city's mandate is "to expand up not out", I believe that our local community is not sufficiently equipped to handle such a large development in such a small space. Below is a list of my initial concerns.

**1) Traffic Flow:**

To begin with, the LRT has placed limits on the ability to turn left from King St. onto Pine St. at that corner. Therefore, all traffic would have to reroute by turning right only at Pine St (moving from downtown Kitchener toward Waterloo) or make use of the adjacent streets (Herbert and Mary Streets) to provide access to the building for both tenants and employees. Considering that Union St is slated to be undergoing construction with the elimination of a left turn lane to Mary St, I am very concerned that traffic in this area will become a nightmare. As well, we are a residential area. Our street has many young families with young children and we often have to deal with cars using us as a shortcut while using excessive speeds. Allowing the development of 231 units will create a nightmare scenario of traffic congestion and the unsafe use of residential streets for frustrated motorists.



## 2) Property Values:

We have all prided ourselves on maintaining our "oasis in the core". If we allow such a tall development, it is not unfathomable to foresee even taller buildings being built along King Street in the near future. These buildings will block sunlight, create wind tunnels and rob current residents of their enjoyment, use and backyard privacy; thus, lowering current property values for residents.

## 3) Environment:

With increased traffic flow and the removal of vegetation for the development of this and future projects, I am also concerned for the general health of residents in this area. This tall building will pave the way for other tall buildings. It will increase traffic along with both air and noise pollution. It will reduce greenspace. It goes against everything that we know humans and animals require for a healthy existence.

At this time, I would like to request a copy of the environmental report regarding contaminants on this site. I would further like to request a proposed traffic plan to deal with the mitigation of cars using both Mary and Herbert Streets as access to this proposed building. Finally, I would like to be informed in writing of any future developments and reports regarding the development of this property.

In closing, I would like to state that I do not support the application for a building of this height or capacity.

I look forward to hearing from you.

Yours respectfully,



**Brian Bateman**

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**From:**  
**Sent:** Monday, July 26, 2021 12:18 PM  
**To:** kwills@mhbcplan.com; Brian Bateman  
**Subject:** [EXTERNAL] Link for meeting next Wednesday

Dear Brian and Kate

Can you send me the link for the meeting next wednesday.

And include me in the mailing lists.

I just opened my mail and realize that this ia a big deal for the neighborhood.

There is no building that size nearby so that could change the entire dynamics of the residential block.

Thanks,

## 890-900 King Street West

My name is [redacted]. My wife [redacted] and I own properties at [redacted], Kitchener and at [redacted] in Waterloo across the street from Sun Life. We feel as such that we have a stake in what goes on in our neighbourhood and our community. Let me preface my remarks by saying up front that I am not anti-development. My son has long thought that the King Street corridor is in need of a facelift and I for one tend to agree. King Street is the major traffic corridor linking Kitchener and Waterloo. It is the street from which most new visitors get their first glimpse of K-W. As such, with the new transit system on parallel tracks to King Street and with the push from the provincial government as well as local and regional governments to intensify population at stations along this corridor we have a once in a lifetime chance of getting the planning right for the building explosion that is already taking place around us.

The one complaint I've heard time and again about the proposed tower at 890-900 King Street West is that it is too tall for the surrounding neighbourhood. At 25 stories that would approximately be the same height as the Sun Life tower just down the road. This building would be built mere metres from the corner of the low-rise neighbourhood of Mary-Pine-Herbert.

If we look at how the city of Waterloo has and is developing around the Allen Street transit station, the 1<sup>st</sup> station north of the Midtown transit station, it has kept development of tall buildings to the south of King Street. Mary-Allen is the low-rise neighbourhood to the north of King Street in Waterloo.

From the City of Kitchener Urban Design manual for tall buildings, it reads "Towers must demonstrate compatibility with their surroundings and transition in height and scale through appropriate design of the projects built form. If a site

does not allow for sensitive transition between tower and lower-rise neighbourhoods it may not be suitable for a tall building.” It goes on to say “The greatest height and massing should be located along primary corridor streets and internal to large development sites. Each corridor should also have a defined transition and built form between taller buildings located inside the corridor, and the lower rise buildings located in the surrounding neighbourhoods.”

In Kitchener’s planning around rapid transit areas as it pertains to Midtown Station, the area surrounding this proposed development has limited public open space and/or passive or active recreation opportunities compared to the other studied areas. It goes on to say that “Midtown is anchored by a number of established stable residential neighbourhoods. These contribute to the station’s live/work character and mix of housing choices, and provide a **historical** character to the area. As Midtown experiences growth and changes over time in response to the investment in higher order transit, these established neighbourhoods should remain stable.”

Let’s look at the zoning changes that the developers of 890-900 King St. W. are asking for:

1. A reduction in rear yard set-back from 14m to .7m
2. A floor space ratio increased from a max of 4.0 to 10.1
3. To amend the parking at a rate of .71 per unit for multiple dwelling units greater than 51.0 sq. m in size
4. To permit parking at a rate of 0.165 per unit for multiple dwelling units less than 51.0 sq. m in size

5. To amend visitor parking to a rate of 10% of required parking. Visitor parking to be shared with commercial uses.

6. To amend to allow commercial/retail uses without a minimum parking requirement

7. To amend Hotel Parking to a rate of 0 spaces per guest room (if the GRHF space is provided in the final proposal)

All of these amendments serve one purpose and one purpose only; that is to maximize floor space ratio to increase density, defined as people and jobs per hectare, as per the chart in section 4.2.2 of the Planning Justification Report for 890-900 King Street W. If we look at number 1 above it asks to reduce rear yard set back from 14m to 0.7m. That is no small reduction. This appears to fly in the face of the urban design manual for the City of Kitchener, which states "Increased setbacks may be considered for taller buildings (over ten stories). Additional side and rear yard setbacks may be required on tight infill sites to meet Ontario Building Code spatial separation requirements." The purpose of this amendment can only be to increase floor space ratio.

That leads to number 2. This is the big ask. Increase floor space ratio from 4.0 to 10.1. If we look east of Midtown Station to the development at 607-641 King Street West, which is part of Central Station, they too are seeking amendments to the official plan. Their amendments also seek to maximize floor space ratio and asks to increase density from 4 to 7.5. Now that in and of itself is quite a jump and propels this project's buildings into the 25 stories and up range. All of the tall buildings proposed and being built on this site are south of King Street as are those in Waterloo. That makes the proposed construction at 890-900 King Street an outlier. In relation to its surroundings it will stick out like a sore thumb. A better



proposal would be to develop the parking area previously owned by Sun Life into tall buildings and commercial development and scale down building heights along the north side of King Street to better suit the abutting neighbourhood.

The Midtown Station study states that neighbourhoods should remain stable. It does not mention how to achieve this in an area that already has limited green space and passive recreational areas. How will our neighbourhood retain its unique character and stability when densification is coming at it from not only King Street developments but also the Spurline and Union Street developments?

Policy 2.2.4.3 states that Major Transit Station Areas on priority transit corridors shall be planned with a minimum density target of 160 residents and jobs combined per hectare for those served by light rail transit. The developer cites the City of Kitchener DC Background Study, 2014 for employment areas as projecting the total number of people and jobs per hectare on this site as planned at 2,085. I presume that site, in this context, refers to all of the Midtown Study area.

In the developer's words "Significant portions of MTSA's are unlikely to achieve the minimum density targets. As such, lands that are planned for intensification provide an opportunity for increased densities to ensure that the MTSA as a whole responds appropriately to the policy direction of the Province." I repeat, these are the developer's words, not those of the city. Therefore the developer proposes that this project increase estimated density to 430 people and jobs per hectare from the minimum goal of 160 people and jobs per hectare as put forth in policy 2.2.4.3. This is an increase of 269 %. Midtown Station gets to make up for the failings of the other stations to a tune of 2.7 times the minimum goal. WOW! Of the 2,085 people and jobs per hectare total predicted for the Midtown Station Study area this developer plans to eat up 20.6%. No greed there. I get it though. Maximizing profit is the name of the game.

As I said before I am not anti-development. I own property on King Street as well as Mary Street and I stand to benefit from all this development at some future time. But I also live here and love this neighbourhood and will fight to preserve its nature and character. If a tower full of apartments is the future for the corner of Pine and King Streets at least scale it down to a size that is more suited to the neighbourhood and the buildings around it. Thank you for taking the time to read this letter and please consider seriously the issues I have raised.

## Brian Bateman

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**From:** Dayna Edwards  
**Sent:** Tuesday, October 5, 2021 7:07 PM  
**To:** Brian Bateman; Rosa Bustamante  
**Subject:** Fwd: [EXTERNAL] 890 - 900 King St. W. Parking Portal on King St.

Get [Outlook for iOS](#)

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**From:**  
**Sent:** Tuesday, October 5, 2021 3:32 PM  
**To:** kwillis@mhbcplan.com  
**Cc:** Sarah Marsh; Debbie Chapman; Dayna Edwards  
**Subject:** [EXTERNAL] 890 - 900 King St. W. Parking Portal on King St.

Hello Kate:

Thanks for the update.

I note that the parking portal remains on King St. where it will disrupt & endanger pedestrians as well as the immediately adjacent small parkette with a quiet contemplative bench - the best piece of public art in the region - where folks sit facing the hospital & contemplate the ephemeral nature of our bodily existence.

The need for more public lanes to service new project parking entries in Kitchener is extreme. To disrupt the pedestrian realm in this way when Dodds lane is fully available at the rear is unconscionable. Please endeavour to make the needed plan change before presentation of the plans to city staff.

Thanks



## Brian Bateman

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**From:** Mary Pine Neighbourhood Association <marypineneighbourassociation@gmail.com>  
**Sent:** Monday, September 20, 2021 5:23 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] 890-900 King Street CANTIRO Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Brian,

I hope you are well. Our association met last night, and would like to know if you have any updates with regards to a date for when City Council will be meeting to discuss this development. If you could let me know, I know that our group would appreciate it as many are interested in attending.

Secondly, we want to invite you to have a discussion with our association about the development in person (or virtually if in-person is not possible). If you are available to meet with us, could you let us know some possible dates/times for this? I believe one of our members who lives close to the development is interested in hosting.

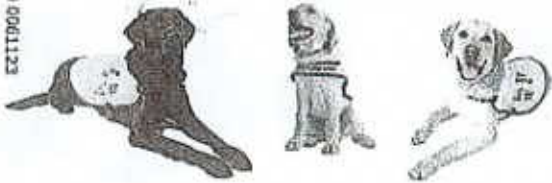
Thanks so much for your support.

Take good care,

Dear Madam or Sir,  
Three years ago I was a  
resident of Waterloo and  
am still interested in the  
'Gangs on' of the city! On  
seeing the paper (K.W. Record)  
on Thursday Sept. 18th I am  
absolutely appalled at what  
is happening in Kitchener -  
the building proposed for  
the area opposite the hospital  
This is an eyesore to all and  
I hope that more people will  
agree and let you know it.  
My hope is that this project  
can be halted now and  
maybe a lower rise building

Thank You  
for your support

TO 0061123

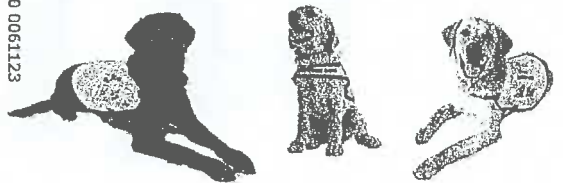


2

can be a project just  
imagine how awful it will  
look to workers at the LH  
Hospital also - patients inside  
vaccinations and voting  
are just and foremost on the  
minds of people and now is  
not the time to think about  
eyesore projects in Kitchener.  
Please stop this building  
from happening and do not  
let Kitchener become a second  
Toronto - it is not the right  
location for any high rise  
buildings. Thank you for reading  
this note - I am stocked to  
the core! Sincerely, Patricia

Thank You  
for your support

TO 0061123



3

Think!

The possibility of  
'something' happening to  
this building (God forbid)  
but all the residents will  
(along with others close to  
the project) will be so  
... the hospital.

## Brian Bateman

---

**From:**  
**Sent:** Thursday, October 7, 2021 8:43 AM  
**To:** Brian Bateman  
**Cc:**  
**Subject:** [EXTERNAL] 890/900 King Street West redevelopment

Dear Brian,

Thank you for the thoughtful public meeting last night. My husband and I live near the intersection of Herbert and Roger street at [REDACTED] with our two small children (3 years and 3 months).

We're supportive of densification along King street, especially as it's adjacent to the LRT stop and thrilled to be living in a growing, energetic city. The design of the building also looks really sharp and modern.

We do have some concerns that we would like to express.

1. The height seems quite imposing in midtown. A building closer to the Bauer lofts at 15 stories would be much more suitable in this section of the city rather than behemoth looking tower similar to the Barrelyards. It's quite hard to imagine a building that size fitting into the landscape, although a tower a bit smaller would make complete sense and add to the vibrancy of the community.
2. The volume and speed of cars going down Herbert street is also a big safety concern. As it is, we notice cars speeding down the street quite often and making tight turns around Roger. We're greatly concerned of one of our children or other child in the neighborhood being hit by a car. With more people, their guests etc living nearby this will only become a bigger issue. It is a growing concern with our two small children's safety.
  - A. A stop sign at Herbert and Roger would really increase the safety and help slow down cars in this section of the road, as well as increase their visibility of oncoming pedestrians
  - B. A sidewalk on Roger street adjacent to the cemetery would also greatly increase the safety of people, especially children. There is no sidewalk for a block. This is especially pressing considering a park (which we're thrilled about) is going to be built on Roger street and in light of the tower on King
  - C. Lowering the speed limit to 40km/hour on Herbert and Mary street. Again, we notice cars speeding right in this section of the road near our house. There's going to be an increase in traffic on the side streets adjacent to King with the tower going up to avoid traffic on king street and 50 km/ hour is simply unsafe

Thank you for your consideration,

## Brian Bateman

---

**From:**  
**Sent:** Wednesday, October 6, 2021 8:29 PM  
**To:** Brian Bateman  
**Cc:** Sarah Marsh  
**Subject:** [EXTERNAL] Issue to Add Following King Street Development Meeting

Hi Brian,

My home backs on to Dodds lane. I just wanted to add that I am very concerned regarding the distance between the lower part of building and Dodd's lane. I believe the presentation said it was proposed to be adjusted to less than a meter. This lower part is still quite tall (multiple stories, I think). Dodds lane is very very narrow. A building setback that small next to such a narrow lane means that this building is extremely close to my home. I do not approve of reducing the minimum building setback for this lot.

Best,

She/her pronouns  
Cell:

## Brian Bateman

---

**From:**  
**Sent:** Friday, October 8, 2021 11:53 AM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] 900 King St W Meeting Feedback

Hi Brian,

Thanks to the City of Kitchener for putting on the meeting . This development looks promising and the City and the development team were very informative and engaging.

Some feedback I have about this development is that it *doesn't include 3+ bedroom units*. This is unfortunate as this limits options to families that want to live and grow in the heart of the city, rather than in the suburbs. I understand it would reduce the overall number of units, but it would help increase socioeconomic and community diversity. It would also help limit the pressure required on the already scarce greenfield development lands.

I'd also like to provide some feedback on the meeting structure. I liked the overall meeting format, but felt there wasn't enough time in the breakout sessions. At the same time, it was a challenge in the breakout session I was in because the session got dominated by one or two topics that didn't allow for a breadth of information to be had/shared. It was, however, a good idea to have the different folks from the different areas rotate through each room. I hope you can run this format again.

All the best,

## Brian Bateman

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 25, 2021 12:28 PM  
**To:** Brian Bateman  
**Subject:** [EXTERNAL] Re: Re: Re: Re 900 and 890 King St W development

Thanks for responding, Brian, but I don't see a link in the email.  
Robert

On Monday, August 23, 2021, 10:19:38 a.m. EDT, Brian Bateman <[brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca)> wrote:

Apologies for the delay in responding to your email as I was away last week on holidays. To respond, here's a link to the City's website that provides information on the KW Hospital/Mid-Town Secondary Plan proposed updates and status. For further information, please feel free to contact Tina Malone-Wright, Project Manager.

Brian

---

**From:** [REDACTED]  
**Sent:** Saturday, August 14, 2021 2:19 PM  
**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Subject:** [EXTERNAL] Re: Re: Re 900 and 890 King St W development

Hi Brian. In my preliminary reading of the application details, in Justification # 2 the following statement is made:

The proposed development implements the vision and objectives of the draft K-W Hospital/Midtown Secondary Plan;

May I have access to this plan?

Regards

On Friday, July 30, 2021, 03:15:39 p.m. EDT, Brian Bateman <[brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca)> wrote:



Yes, they will. There will be further opportunity for engagement. City will host a meeting sometime in mid-Sept. My understanding the developer is removing that building in order to remediate the site. The property is contaminated due to an old gas station.

Brian

---

**From:**  
**Sent:** Friday, July 30, 2021 2:45 PM  
**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Subject:** [EXTERNAL] Re: Re 900 and 890 King St W development

Hi Brian. Sure that would be great. And if I have objections to the material that I see presented, will it still be heard? With the current demolition of the building I feel like approval is being assumed.

Also with the building next door on Pine St at King, 18 Pine to be precise, I have noticed that it has been quietly vacated. Am I to assume something similar is happening there? If so, I feel like that should be in the relevant disclosure of this process.

Thanks

On Friday, July 30, 2021, 01:47:48 p.m. EDT, Brian Bateman <[brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca)> wrote:

Hi

Thanks for the email and I am sorry you were unable to attend the meeting. I will be posting the presentation on the City's website very soon that you can view. That may address most of the questions you have below. If not, perhaps I can call you to discuss sometime next week.

Brian

---

**From:**  
**Sent:** Friday, July 30, 2021 12:00 PM  
**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Subject:** [EXTERNAL] Re 900 and 890 King St W development



Hi Brian. I am the property owner at [redacted] I was unable to attend the public meeting on July 28 regarding this proposal due to work engagements that were booked before that letter was even drafted. I am the property directly beside the proposed development.

First off, the letter from you states a 25-storey development. The sign at the exterior of the property says 26-storey. Can you please clarify?

It is my belief that the existing zoning allows up to 8 storeys. Is this correct? If so, why is there so much of a variation between the existing allowable use?

There has never been a high rise allowed on this side of King St. in midtown. Why is this being considered?

As a property owner, I don't know if it's appropriate to have a 26-storey building right next to my two storey building and many other similar sized buildings in the neighbourhood.

Also, why is the subject property being currently dismantled when nothing has been approved?

Can you please provide insight on these items?

Thank you



# YOU'RE INVITED TO A NEIGHBOURHOOD MEETING

## FOR A PROPOSED DEVELOPMENT IN YOUR NEIGHBOURHOOD

Join us to learn more about the project, share your thoughts and understand your appeal rights. Visit us at

[kitchener.ca/planningapplications](http://kitchener.ca/planningapplications)

Location: **Zoom**

Date: **October 6, 2021**

Time: **7:00pm - 8:30pm**

**Have your voice heard!**



Concept Drawing



890-900 King Street West



25 Storeys  
231 Units



10 Floor  
Space Ratio



Setbacks  
Reduced  
For Podium



108  
Parking  
Spaces

**To register to attend:**

City of Kitchener

**Lindsey Taylor, Project Manager**

519.741.2200 x 7306

[Lindsey.Taylor@kitchener.ca](mailto:Lindsey.Taylor@kitchener.ca)

200 King St. W., Kitchener ON, N2G 4G7

**Additional contacts:**

Your City Councillor

**Sarah Marsh, Ward # 10**

519-741-2786

[Sarah.Marsh@kitchener.ca](mailto:Sarah.Marsh@kitchener.ca)

Senior Planner

**Brian Bateman, MCIP, RPP**

519-741-2200 x 7869

[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)

**Previous steps:**



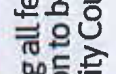
1 Notice of development sent and feedback requested



2 Neighbourhood information session held



3 Staff consolidating all feedback in order to finalize a recommendation to be considered by Planning Committee and City Council



4 Council decision communicated back to residents who participated in information sessions

**Current status:**

**Next steps:**

**Brian Bateman**

---

**From:** Kate Wills <kwills@mhbcplan.com>  
**Sent:** Friday, August 20, 2021 2:11 PM  
**Subject:** [EXTERNAL] 890-900 King Street- Update from Neighbourhood Public Meeting

Good Afternoon,

We are emailing to advise you that we are working on our summary from the neighbourhood meeting and hope to provide you a copy of the presentation along with a summary of all questions and responses by the end of August. This summary will include responses from the project consultants who were not part of the panel at the first Neighbourhood Meeting held on July 28, 2021.

We would also like to advise that second Neighbourhood Information Meeting is planned for September 2021.

Thank you.

Kate

**KATE WILLS BES MCIP RPP** | Associate

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 X 751 | C 519 635 9999 | F 519 576 0121 | [kwills@mhbcplan.com](mailto:kwills@mhbcplan.com)

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## 890-900 King St.

### Questions and concerns

- 1) I notice that the developer is 'Edmonton' based. Is Cantiro building this 25 storey building at King and Pine for the City of Kitchener (CofK) to become the landlords or will all the rents be collected by Cantiro and CofK will get business taxes only?

### How does this work?

- 2) From the CofK's own explanation of Floor Space Ratio (FSR) i.e. building floor area (BFA) divided by lot area (LA), it is impossible to get a 'whole number answer' as the lot is always bigger than the BFA. Unless of course the calculation is done with  $25 \times \text{BFA}$  and the lot is  $2.5 \times \text{BFA}$  (to arrive at the proposed FSR of 10.0.)

**Please send me the calculation of FSR specifically for this development.**

### 3) PARKING

If approved this development would have 231 units with the potential for at least 231 cars, not allowing for 2 car families.

#### Bicycle provision:

Firstly, cyclists are extremely rare on KW streets. Whilst I am in favour of encouraging cyclists, most people cycle for pleasure. For shopping, going to appointments, theatre, cinemas, restaurants and other forms of entertainment most people use a car.

**This will not ease the number of parking spaces required**

#### ION requirements:

This development is relevant to the 'PARTS' documentation (PARTS area related to the Central Stations of the ION LRT) which states a requirement of 0.9 spaces/unit irrespective of size i.e. 208 spaces – 10 GRHF spaces (no longer needed) is still 198, not including ION's requirement of 0.1 space/unit for visitors i.e. an additional 23 spaces.

**This would require more spaces than CofK's own By-law requirements.**

#### Car Share Vehicles on-site:

Car sharing on a business site such as the Sun Life parking lot I can almost understand – different shifts, different days – but residents in a building largely work 9-5 and not on weekends, so **how does car sharing work then?**

**This will not ease the number of spaces required.**

In addition, according to one of your own diagrams there are no parking lots with 500m of the site.

In summary, where do you think residents (a possible 100+ that don't have spaces), commercial and visitors will park when there is no space available in the site's parking – on Pine, which is already congested at times with cars parking for the medical building; on Mary, where parking is not allowed overnight nor until 6pm weeknights.

#### Underground parking

**Why are the developers only providing 2 below ground levels of parking,** when as one the CofK's documents already acknowledges 'parking is tight' at this site?

**What is 'unbundled parking'?**



4) With what look like extremely limited softscape\* and hardscape areas, **where are residents expected to relax outside and children to play?**

- The softscape area in this development look as though they're actually the 3 storey podium! **Am I right?**
- FYI It's almost 2 kilometres to George Lippert Park the closest park to this site.

5) **Why did CANTIRO plan such an oversized building in such a low rise area?**

Even using the argument that K-W agreed to increasing residential density along the LRT route, Waterloo have added two new buildings – the Red and the Cortes at Allen – that back on to Mary St. However, they are only 5 storeys high.

6) "Zoning regulations are set low to allow for 'discussion'" – a comment credited to you Brian.

If this is an unwritten/read between the lines understanding between councillors and planners then **why are these regulations written at all?**

**When the zoning regulations were adopted were they approved by council? Was setting them low 'to allow for discussion' minuted?**

"City of Kitchener documents, including official plan and guidelines are out of date" another comment credited to you Brian, if this is so then

**Why are they supplied as supporting documents?**

If there are the documents in place, approved by council, then they should be adhered to until updates are approved.

**Correct?**

7) For future reference, **does CofK go all the way down to Union on King St.?**

8) This development proposes to allow for 13 units for use by GRH (<6% of the 231 units) – a contribution to the community. However, more than once we heard this development referred to as 'attainable housing', no longer 'affordable housing' as it was originally proposed? So, what would have been a significant contribution to the community is no longer being offered. **What do CofK council think of this?**

9) Several comments/concerns were expressed about the lack of transition between a 5 storey Medical Building (18 Pine St) or single or 2 storey houses on Mary St and a 25 storey building! Your own 'Tall building guidelines, supplied as supporting documentation talks about 'transition' building i.e. incremental increases in building heights which this development certainly is not an example of. **Again why is a 25 storey building being built here, backing on to a mature residential street?**

A building within your required FSR, in this case 10 storeys, would be bad enough, but at least it would be in compliance with existing By-laws

## Brian Bateman

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**From:** Kate Wills <[kwills@mhbcplan.com](mailto:kwills@mhbcplan.com)>  
**Sent:** Tuesday, October 5, 2021 10:40 AM  
**Subject:** [EXTERNAL] 890-900 King Street East - Neighbourhood Information Meeting - Additional Information and Responses

Good Morning,

As a follow up to the Neighbourhood Meeting held in July 2021, we are pleased to provide you with a link to the following documents.

[https://www.dropbox.com/sh/wsj9bcikqo716aq/AAB2HedgG5eI85d5zmHQn3\\_xa?dl=0](https://www.dropbox.com/sh/wsj9bcikqo716aq/AAB2HedgG5eI85d5zmHQn3_xa?dl=0)

Please find enclosed the following documents for your review:

1. Copy of the presentation from the July 2021 Neighbourhood Information Meeting
2. Preliminary Renderings- as seen from Mary and Dodds Lane
3. Preliminary Building Elevation Package – showing North, South, East and West Elevations
4. Summary of the Questions and Responses posed at the July 2021 Neighbourhood Information Meeting
5. Updated Shadow Study showing hourly intervals

If you are seeking additional information with respect to submitted studies for the proposed development, please use the attached link to the City's website:

[https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting\\_Documents\\_List\\_623187.pdf](https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_623187.pdf)

A second Neighbourhood Meeting has been scheduled by the City for October 6, 2021, at 7:00pm via zoom. If you have not registered yet and would like to attend, please contact Lindsey Taylor, Project Manager at the City of Kitchener at 519-741-2200 x9306 or [lindsey.taylor@kitchener.ca](mailto:lindsey.taylor@kitchener.ca).

The plans presented at the meeting tomorrow are the same plans submitted as part of the original application for Official Plan and Zoning Amendment presented at the Neighbourhood Information Meeting hosted by CANTIRO in July. The second meeting will give an opportunity to those who were not able to attend in July and will be primary led by the City of Kitchener.

Thank you.

Kate

**KATE WILLS BES MCIP RPP** | Associate

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 X 751 | C 519 635 9999 | F 519 576 0121 | [kwills@mhbcplan.com](mailto:kwills@mhbcplan.com)

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June 23, 2021

Dear Resident or Property Owner:

RE: Construction Activity at 890-900 King Street West

We are the owners of 890-900 King Street West and are writing in regard to the property addressed as 890-900 King Street West, located at the corner of King Street West and Pine Street. We understand that you have received notice that Planning Applications that have been submitted to the City of Kitchener in support of a redevelopment proposal on these lands.

In the near future you may notice construction activity on the site, including the demolition of the existing building and other site works. The property is a known Brownfield site, meaning that there is existing contamination on the property. This contamination is a result of previous activities that occurred on the site prior to CANTIRO's purchase of the property.

Regardless of the outcome of the Planning Applications, CANTIRO is committed to remediating the property and removing all contaminated soils. We wanted to reassure the public that this construction work is related only to the remediation /clean-up efforts. The proposed redevelopment is in the early stages and still requires several planning approvals including the approval of the Official Plan Amendment and Zoning By-Law Amendment.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Stewart Fraser, B.Com, M.P.L.

Sfraser@cantiro.ca

Vice President, Commercial

CANTIRO