

From: Renee Richards [REDACTED]
Sent: Sunday, February 4, 2024 4:28 PM
To: Brian Bateman; Stephanie Stretch

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I would really like to know how this can happen? A pre-selling units 135 Jackson Ave townhomes! I just saw that...

""It 'appears' as though city councillors and the possibly the mayor *may have been* making side deals: <https://www.livabl.com/kitchener-on/135-jackson-avenue-townhomes> (credit Frank and Helen for a heads up) I suggest that everyone directly question all city councillors and the mayor directly *before* the meeting about how the developer in any way feels confident enough to be pre-selling units when the consultation phase has not even occurred. ""

Thank you

Renee Richards

From: Robert Young [REDACTED]
Sent: Thursday, February 1, 2024 1:20 PM
To: Brian Bateman
Subject: N2H 2E1 Proposed Development

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Hello Mr. Bateman,

I have some questions about the development as I have a property beside 136 Brentwood. When would be a good time to contact you?

Thank you,
Best regards,
Sent from my iPhone

From: Jim Laturney [REDACTED]
Sent: Tuesday, February 6, 2024 9:53 AM
To: Brian Bateman; Mayor; Stephanie Stretch
Subject: 135 Jackson Variance Request
Attachments: 135 Jackson response to CofK Building .pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Brian Bateman, Senior Planner

City of Kitchener

Brian this will forward to the mayor, Stephanie Stretch and posted the Eastwood Neighbourhood Association Facebook page

I come from a background in the electrical industry and Health and Safety, in both these areas there is a set of minimum standards not to be crossed.

We all know that this site will be rezoned for the project it is just a matter of getting it to fit the City of Kitchener standards.

I have to assume the City of Kitchener Planning department and council spent time and money on establishing our minimum standards for building in Kitchener to maintain the quality of life for adjacent residents and new residents alike. I also assume these minimum standards were not kept secret so the developer, engineers and architects had all these standards when developing a plan for this site, and chose to ignore them.

FSR: The floor space ratio is requested to be increased by 166% from .6 to 1 so they can put more building on the 1.13 hectare lot.

Building Height: The increase from 9 m to 12.5 m is a 138% increase in height. These buildings will tower over the adjacent properties with direct nightlines into their backyards and homes.

Set Back: From 7.5m to 6m is 80% of what it should be. At 6m there is barely room to move construction equipment around the buildings without encroaching on the adjacent properties. 7.5 is an adequate space for construction and leisure use when completed.

Parking: Parking should be 1.1 / unit to allow for visitor and owner's parking. The parking space #s should not include the 4 garage parking spots or the 6 Handicap spots. So 127 parking spaces + 6 Handicap = 133 (not including the townhouse garage spots)

To all the variances in this case I would say No

EV Charging: The city should require at least 5% of the parking spots have access to a charging station this would be 6 - 7 charging stations. These can be user pay charging stations. The equipment provided by the developer and the cost of electricity and capital should be paid by the user of the EV charger.

Trees: Save or replace 10% more trees scheduled to be removed as listed 103,104, 402, 403, 405, 421, 422, 423, 424, 425, 426, 427, 472, 495 and 496 be saved. This will be about an extra 10%. I find it puzzling in section 3.1 of the Arborist Report that trees on adjacent lots are listed in Good condition while the subject site they are listed as Fair. Before construction starts the trees should be pruned, fertilized and protected at least as far as the drip line. The owner should be required to have the remaining trees and trees on adjacent property impacted by

their construction taken care of for 5 years. If a tree were to die or have to be removed it must be replaced by a tree with at least a 5" diameter.

Site Fencing: An 8' privacy fence (at the developers expense) should be installed around the subject site prior to start of construction to prevent construction waste and workers from encroaching on the adjacent properties.

Road Conditions and Construction Traffic: The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There should be **No Construction traffic** signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Dust Control: The constructor must have a dust control plan in place before construction starts. Such as listing that the site will be watered as required to prevent dust enveloping the adjacent properties. The adjacent properties should not have to suffer living in a dust bowl because of construction. This site is literally in the middle of a neighbourhood.

Building Permit: The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandon houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

There should also be an adjusted work time for the site This is in the middle of a neighbourhood work should only be permitted from **08:00 to 17:00 Monday to Friday**. The only work allowed on the weekends or statutory holiday is interior work on an enclosed building.

The constructor must be required to provide off street parking for construction vehicles and workers. These streets have been narrowed during street reconstruction and the extra on street parking will cause problems for the area residents as well as emergency vehicles.

As stated before that this is literally in the middle of a neighbourhood completely surrounded by houses.

Traffic Patterns and Parking: Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex

using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

Thank you:
Jim Laturney

From: Frank Smeding [REDACTED]
Sent: Sunday, February 4, 2024 10:36 AM
To: Brian Bateman
Cc: Internet - Council (SM)
Subject: 135-161 JACKSON AVE application

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Good morning so I can properly comment & prepare for the meeting
Please advise the following

Are the 120 plus units going to be rental units or individually purchased

When approved when will the demolition/construction begin

Thanks Frank

From: Christine Liebig [REDACTED]
Sent: Thursday, February 8, 2024 4:30 PM
To: Brian Bateman
Subject: 135-161 Jackson Ave & 136 Brentwood Ave

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Hello Brian,

Appreciate being asked to share concerns, albeit truly bemused as to why – when the development is already advertising its listings, according to some resident who have suffered themselves to look into the matter.

Moreover, after reviewing the robust development plans online, it's hard to see how anything will impact the project from moving forward. So again, merely a (with respect) bureaucratic exercise to "check the boxes".

Having said that, I will voice the following:

1. This neighbourhood, in which I have had the privilege of living in for the past 14 yrs is a gem that the city has long overlooked and underappreciated. A family-focused, inclusive, old-forested neighbourhood close to the core that is truly one-of-a-kind and an exemplar of urban living, and represents a beautiful and authentic example of what "a community" actually means.
2. In recent years, many neighbours have voiced safety, as well as other concerns to the City & Councillors and received mere platitudes. So regrettably our trust in the sincerity of the City asking for feedback is low.
3. Community upgrades (recent) positioned as democratically chosen to benefit residents are, by far the majority, used only by those driving by car from other areas and have disrupted our greenspace - Montgomery Park - to the point where very few, if any, local residents walk through there any more.
4. Finally, and most relevant to this call for feedback: There are **3** developments going up in three blocks (Sheldon, Clive & Jackson) in the next 1-3 years, which, instead of including underground parking, will bring over 300 new cars (1 per unit) to the area, as well as, most assuredly, at least $\frac{3}{4}$ that many more in co-habitants vehicles. My question is, where will they park? In the streets? How will the intersections (at Brentwood, Montgomery, Sheldon & Weber) and snowplowing accommodate the added load & congestion - particularly when added to Eastwood Collegiate traffic?

Obviously, we are all well aware of the housing crisis. And I'm not a "not in my back yard" proponent. But if the City truly had vision, there is plenty of commercial land available in Kitchener to accommodate these "flat and wide" developments that are closer to, or even in the midst of, amenities suited for 1-2 bedroom units, rather than so profoundly disrupting the fabric of a quiet, family-residential neighbourhood, because a developer has slowly and meticulously purchased one single-family homes after another, under different guises.

Thankfully, some people have choices - to stay or to leave. Others, who have chosen this neighbourhood as a quiet urban oasis, close to schools for their young families, and seniors who have lived here for decades are not as flexible, will suffer the brunt of the developments you have chosen to support.

It's regrettable that the city views its citizens as tokens to appease with a postcard and a virtual meeting - which is not accessible to many - rather than take responsibility and telling us this development(s) is coming, whether we want it to or not.

Respectfully,
C.A. Liebig

Christine A. Liebig

Mentor | Brand Story & Strategy



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This message has been sent as a part of a discussion between Christine A. Liebig and the addressee whose name is specified above. Should you have received this message by mistake, please inform us. We also ask that you kindly delete this message from your mailbox and do not forward it (in whole or in part) to anyone else, as the information may be privileged. Thank you for your cooperation and understanding.

From: Dennis &/or Barb [REDACTED]
Sent: Tuesday, February 6, 2024 9:40 AM
To: Brian Bateman
Subject: 135-161 Jackson Ave & 136 Brentwood

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Bateman,

My family and I are residents of the Brentwood and Jackson area for over 30 years and are opposed to this proposed development of the as we call it the Mansion Site. The original owner of this site was refused development on the following basis:

- ruin the character of the neighbourhood established by Architect Schwartz you would not do this on Lydia St.
- Hydro services are over 50 years old and cannot accommodate this development. Area fed from STS from Enova on feeder 5M13 which is maxed out, who would be paying for new hydro services to the area? Or have you even considered this
- Sewar, water infrastructure in the area was updated about 15 years ago and to add this type of development who is paying for upgrade to accommodate.
- Kitchener landfill was only good for approximately 15 more years for the current population this is irresponsible to add this many residents.
- With the new proposed apartment in the same area on King St the schools in the area cannot already handle the areas students, Shepard PS, Saint Anne CS, Sunnyside Middle School, and Eastwood CI with all these new families.
- What about the traffic? You add over a hundred cars to our quiet neighbourhood?
- They are also proposing tearing down Mr. Silver's house for a driveway in the middle of Brentwood; all I going and outgoing traffic will shine lights continually into Dave's, Carl's, Margurite's and Sue's house. As you can see this is not just a neighborhood we all know each other and watch out for the seniors out area.
- This developer has been buying up homes in our neighborhood and renting them out to students to the total destruction of these homes. They do not clean their snow, rake leaves, leave garbage all over the place to chase residents from our area which we have maintained for over 30-50 years. This development is not an improvement it is a destruction of the architectural character of our neighbourhood.
- I am not sure how you plan but this is not a good one.
- Infrastrurure, schools, traffic, hydro, gas restriction would destroy our mature trees, increase traffic for residents and students to unsafe levels.
- This is a neighbourhood of people who built Kitchener: John Wynn's KW Transport School, numerous Schneider Foods retirees, Minister at St. Paul's, numerous ATS employees, employees at Google, etc
- We have a quiet neighbourhood of friends which this development will destroy.

From: Denise Fischer [REDACTED]
Sent: Wednesday, February 7, 2024 1:59 PM
To: Brian Bateman
Subject: 135-161 Jackson Ave 136 Brentwood

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Hi Brian I have lived on Sheldon Ave for the past 44 years. We are a tight knit community. I have concerns about the number of units being built on Jackson/Brentwood. We are losing so many trees, adding increased vehicle traffic and changing our neighborhood. We already have several other building projects that are increasing the population of our small community. The increased water & hydro consumption is worrisome. My water pressure fluctuates from the buildings at the top of Sheldon. And the increased traffic on Sheldon is already upsetting . There are already issues with the narrowing of both Mckenzie & Sheldon.
Regards, Denise
Sent from my iPhone

From: Jim Laturney [REDACTED]
Sent: Wednesday, January 31, 2024 11:39 AM
To: Brian Bateman
Subject: 135-161 Jackson Ave Kitchener
Attachments: [135-161 Jackson.pdf](#)

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Jim Laturney

Response To Proposed Development 135 - 161 Jackson Ave. Kitchener

The Eastwood neighbourhood has been dealing with the fallout from the homeless shelter at 1668 King St.E. for a few years now. We have had cars broken into, property damage and theft, a large portion of which can be attributed to the presences of the homeless shelter.

The existing area has about 275 single family houses, 16 apartment building (3 floor walkups) consisting of about 80 units and a condo complex at 260 Sheldon Ave.N. consisting of 94 units for a total of about 470 living units or between 940 and 1880 residents.

The City of Kitchener must look at a neighbourhood as a whole before approving new housing complexes in existing neighbourhoods. With the scheduled influx of residents we are looking at the population of the area bounded by Montgomery, Weber St., Ottawa St. and the expressway to be **134%** of existing. This does not even consider the possibility of 4000-7000 new residents of the apartment tower complex planned for King St.E., Montgomery and Weber. According to Census Canada Breslau only had about 5000 residents as of 2021.

In late 2023 the Threshold Group opened their expanded group home and affordable housing units at 290 Sheldon Ave. N.. This complex has 24 units this will bring up to 75 new residents in the area. Again only 1 access from Sheldon Ave. N. at the dead end.

There is another housing development approved and scheduled for 295 Sheldon Ave. N., a 40 unit complex with 2 buildings and only 44 parking spaces and only 1 point of access Sheldon Ave. N. at the dead end. This can bring in between 80 and 160 new residents to this project.

Where about 15 people lived in 3 houses we now have a possibility of 235 residents added to the end of the street (only 1 access from Sheldon Ave. N. at the dead end).

Now the city of Kitchener wants to approve a 120 unit complex to the neighbourhood with only 124 parking spaces. We can expect 240-480 new residents. If this development is approved this complex should not be allowed to have a cellular antennas on the building. This will cause increased exposure to RF radiation in the area residents. With the push toward electric vehicles I have not seen any requirement for EV chargers in the complex, there should be a requirement for 10% of the parking space to have access to EV charging or 13 EV charging stations. All E-bike storage must be stipulated to be outside due to the number of fires caused by Lithium-Ion batteries, there should be some sort of charging station in this area so residents will not need to take these units inside to charge.

With this development in the middle of an existing neighbourhood the construction times should be changed from 7 am to 8 am Monday to Friday. **No** excavation, concrete pouring or paving like work is to be done on the weekends. There needs to be strict dust controls during construction, this needs to be monitored and enforced. To protect the existing residents, this should be done by a third party consultant paid for by the developer with authority to shut down construction if the dust controls are not working or not being used. The roads must be kept clear of mud etc..

Parking is a large concern with up to 480 residents. With 124 parking spaces are not enough. This will lead to on street parking. The streets have been narrowed as they were rebuilt and any parking on the street causes problems for traffic and emergency services. The streets surrounding the complex should become **Fire Routes** so there is only parking on 1 side of the roadway at times the bylaws permit. Brentwood, Montgomery, Jackson and Fairmount should have these designations and enforced. Sheldon Ave.N. from Fairmount to the dead end should also be designated as a **Fire Route** due to the number of vehicles that will be at the dead end. This should be done before construction begins as the area will get clogged with construction vehicles during the build. **As part of the permit process the developer should be required to provide off street parking for construction vehicles.**

I have concerns about the availability of services for the influx of residents to the neighbourhood (bounded by Montgomery, Weber St., Ottawa St. and the expressway). Is there enough Hydro, water, sewage capacity, natural gas, park space, schools and of course Police, Fire and Ambulance services. If the infrastructure needs to be increased this causes a disturbance in the community with roads being dug up, most of which having just been rebuilt in the last 5-7 years.

There must be controls in place to prevent any or all of these developments ending up like the condo complex on Fergus Ave. Kitchener with worked stopped the building not completed or weathered in and the purchasers of the condos are without a place to live or their money. There should be as part of the building permit a time line to start and a max of 3 years to full occupancy (or allowed occupancy of every unit in the complex). If the buildings are not complete within 3 years from the start date the building permit expires and they must stop work and apply for a new building permit with a cost which should be 50% higher than the original building permit.

The developer must be able to prove they have the finances to complete the project on time.

Just because the City of Kitchener can does not mean you must build on any open lot or redundant building. You must consider the neighbourhood you are looking at and what effect this will have on the existing residents. Remember you work for us the tax payer of the City of Kitchener and not for the province or the federal governments.

Jim Laturney

From: Barb Hergott [REDACTED]
Sent: Wednesday, February 7, 2024 8:57 AM
To: Brian Bateman
Subject: 135-161 Jackson Ave and 136 Brentwood Ave, Kitchener

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There is much concern in our lovely neighbourhood about all of this development.

Do you really care/want to hear our concerns?? So many neighbours are not going to reach out because there is a general feeling that you will do what ever you want to do to make money for the city, with no real concerns for the residents already here.

We bought houses here and spent hard earned money, thought, and time to create homes for our families. Now with the economy the government created, many can not afford to move, many do not want to move.

But the increased traffic, people and problems will take away the sense of community in this neighbourhood. And the height of these buildings overlooking what is now back(and front) yards with a sense of privacy enjoyed daily by all of us. Would you want this done to your neighbourhood, and your home value??

What are you thinking?? Please consider our concerns.

Barb Hergott

From: Stella [REDACTED]
Sent: Friday, February 9, 2024 4:04 PM
To: Brian Bateman; Internet - Council (SM)
Subject: 135-161 Jackson Ave and 136 Brentwood Ave

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Hello Brian and Councillor,

I am submitting my concerns regarding 135-161 Jackson Ave and 136 Brentwood Ave.

When the single family home across the street from me was converted to a rental duplex we were originally told by the building department that the occupancy limit was 8. Inquiries were made when neighbours noticed more people and suddenly we were told the occupancy limit was 10. There are currently more than 10 people residing in that duplex but the building department or the city does not monitor or do anything about it.

1. Who is going to monitor the occupancy limit of the units being proposed?
2. How many of the units are rentals?
3. The increase to the number of people living in the area will negatively impact the neighbourhood. This proposed development is too large.
4. The current greenspace available to local people is already too small for the current population of the neighbourhood. No one from the city regularly monitors Montgomery Park; perhaps if it were monitored vehicles would not illegally park on and ruin the grass by the tennis courts.
5. The increase in traffic will negatively impact the neighbourhood.
6. This neighbourhood has already seen an increase in traffic do to the city approving zoning changes and development even though over 99% of the residents were opposed; who is representing the people who live here?
7. Are there other rental properties in the neighbourhood owned by this developer? If so, are the properties maintained to Kitchener Property Standards?
8. In the last few years many single family homes that have sold in the area have become slum rentals; garbage on the properties, parking on front lawns, no one shovelling the sidewalks, etc. How can we trust the city to look after the current residents interests when nothing is currently being done to protect our property values and standards.
9. I would like to see less than half dwelling units proposed and more outdoor green space on the development property for its future residents.
10. A huge decline in the number of toads has occurred surrounding the proposed development area. This has taken place since the development properties were purchased. Has anyone from the city checked into toad or other species decline in the area after this land was purchased?

From: Stephanie Patten [REDACTED]
Sent: Saturday, January 20, 2024 7:28 AM
To: Brian Bateman
Subject: 135-161 Jackson Ave. & 136 Brentwood Avc. Development

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Good morning,

I am a neighbour in the Eastwood neighbourhood who lives on Brentwood ave, right across the street from where this proposed development "might" be built. I am so incredibly upset by this plan that I have been having trouble finding the correct words to express my concerns.

I do not understand the necessity of ruining our small neighbourhood with this monstrosity. We already have 6-8 large scale condominiums going up within a 2-3km radius from our home. Why are these additional units also helpful?

What I can see happening is increased crime, increased car accidents due to the new 200+ neighbours and their guests, increased utility usage - does this mean our water pressure will be affected? Can our sewer system handle this? Our power system? Internet lines? Will the neighbours who have worked their butts off to purchase their home be forced to compensate for this new development ?

The developer who purchased and is destroying this land, do they or have they ever even lived in our neighbourhood so they could know what damage they are causing? My neighbours all along Brentwood and fairmount are distraught. We will be forced to not only live in the thick of construction for now many years? But will have our entire living arrangements changed because of this development.

I know I'm not alone when I say our household was hit hard with depression since the pandemic, a lot of my neighbours have had the same struggles going on. And being able to step outside of our homes and see sky and sun is important. The thought of walking out my front door and all I can see are these buildings blocking the sunshine is depressing so far beyond comprehension. I can't even fully explain the negative implications this will certainly have.

The land would be better used for something our neighbourhood could actually benefit from. A community centre and large park for the kids? A new sports field or place for a skating rink for our budding athletes in the neighbourhood. Or just keep the incredible maple pond mansion the way it is! No one even knew it was for sale!

Do we even have any chance fighting this thing? Or has the plan been accepted and the city just wants to think we have a voice in this?

I appreciate your time.
Thank you
Stephanie Patten

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From: Rachel Ostrander [REDACTED]
Sent: Friday, February 9, 2024 6:20 PM
To: Brian Bateman; Internet - Council (SM)
Subject: 136-161 Jackson and 136 Brentwood - concerns and

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Hello Brian,

I am emailing you about the proposed development on 136-161 Jackson and 136 Brentwood. I am a resident of the eastwood neighborhood and live on Brentwood.

Firstly, I would like to make it clear I am absolutely against this proposed development and rezoning to minimize the rear setback limit and increase building height.

While typically development can be great for KW this particular proposal is not moving the needle of progress in a way that creates overall benefit to the City and its residents. Additionally, the lot selected for development is not suited to a development in general given its completely enclosed by residential houses.

I have many questions and concerns, the following are some just a few of my key questions:

1. Has a gap capacity assessment been completed assessing the existing utility supply and the incremental demand placed on the area by this proposal and other developments? I would like to see this assessment and any supporting recommendations. We frequently have issues with sewage backstops and other utility infrastructure and this proposal will only exacerbate current issues.
2. The existing pond and mature trees provide important ecological habitats to wildlife in the neighbourhood. Has there been an assessment completed on the species of wildlife in the area and how they will be impacted when these habitats are removed?
3. 120 units will greatly impact the traffic in the area by almost doubling the number of cars in the neighborhood. There are only a handful of entries and exits and the impact on traffic will be significant. I would be concerned for the number of children and elderly who live in the area. please comment on how traffic's impacts will be managed?
4. I would like to see a more detailed assessment on impacts to water drainage. Paving over porous soil and removal of trees will certainly increase flood risks in the area. The proposed lot for the development has grading such that surrounding lots already have flooding issues. this will only be amplified with the current proposal.
5. The land was built by the gentleman who originally developed eastwood neighbourhood. the current structure is a neighbourhood landmark and the neighbourhood itself was established in the 1940s. Has the city considered the heritage that it would be demolishing and what's its formal response?
6. The "playground" currently proposed is minuscule and does nothing to compensate for the neighborhood for the lost biodiversity and green space. Please comment on how the city plans to push back to the developer to incorporate more green space than is currently proposed to preserve mature trees while achieving its objectives?

Look forward to hearing the responses to some of these concerns and will attend the meeting on Feb 21st.

Best Regards,

From: Thomas van der Hoff [REDACTED]
Sent: Saturday, January 20, 2024 8:29 AM
To: Brian Bateman
Subject: Application #ZBA24/002/J/BB - 135 Jackson Ave

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

Hi Brian,

Sharing a perspective for consideration by the City in regard to parkland at the proposed development at 135 Jackson Ave. As a resident of the neighbourhood, my family frequents the park on Montgomery Rd. In reviewing the development application, it appears parkland has been included. Considering the development is within the assumed 400 metre Parks Master Plan standard for proximity to the nearest neighbourhood playground (100 metres from the park), there is opportunity for the City to receive cash-in-lieu of parkland dedication, allocating these funds to the existing park which is in much need of replacement and expansion of the existing playground.

The existing playground equipment is of significant vintage, and is primarily focused on the older age range. The Eastwood neighbourhood is seeing a turnover of older residents with an influx of younger families in recent years, and replacement of the existing playground would not only serve the new residents but those who currently live here. A larger playground would be warranted as well, considering the number of new residents who will be visiting the park.

This re-allocation of development lands also provides further opportunity for adding additional units and/or parking.

Food for thought. Thanks Brian!

Thomas van der Hoff
Deputy Director
Recreation and Community Services
Office: [REDACTED]



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From: Amber Elliott [REDACTED]
Sent: Saturday, January 20, 2024 8:44 AM
To: Brian Bateman
Subject: Application Number: ZBA24/002/J/BB

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Hello Brian,

I am an Operations Coordinator for a major specialty deep foundation construction company in the KW area. I wanted to reach out as I, as well as, the community have some major concerns for this build. I live in the area, right behind where this development is being proposed and I would urge you to take consideration of many things.

1. This area has had a growth in property damage and theft. (My cousin in an office for KW and has been to many calls and can duly this) Do with this information what you wish, but more people means more foot traffic, and more required security.
2. The parking is a huge situation for EVERYONE in this area. The township already didn't listen to the outstanding no's we had for the park being turned into a disk golf course. So appropriate parking numbers need to be established. One parking per unit is absolutely ridiculous for any complex. The money coming from this development, the parking should be expanded. (Parking garage) 3. Those of use to back onto the property, highly suggest that a proper and well designed fence be established around the entire property. We will not permit residence to come on to our property and use the parking we have in front of our streets to then walk the "easy way" through our lots and then into their building. Law enforcement will be called.
4. This area has a large amount of long time home owners, and we have gotten use to the new to here members that are joining this area, but there needs to be defined rules and processes that members follow. My expectations are that this is not an owner built apartment building and that these units will be sold and resold. My hope is that members of the sales area take consideration that those who are buying will need to be told and reminded the community expectations. We do not take kindly to those who disrupt the lives we have created. Human nature really. We have a very active community watch, and security setup ourselves. We demand respect to our community and properties.

I reviewed the documents, and I will mentioned that you do not appear to have a geotechnical investigation completed. This is something that you are going to need to take into consideration. If you already have, I believe that it is important to share that document with the public. As I mentioned I work for a deep foundations company, and this property, with how it sits, and its required structure, I suggest taking into consideration the soils and sampling. We do lots of ICI work, high rise buildings and small residential projects, and geotech information is always an high recommendation, especially for city planned work.

I write this to you, not to urge you to stop the production and halt growth to the area, but to bring forth the overwhelming concerns that the community has, and some advice on how to correct and follow through. Operations and preparedness is my speciality, so I appreciate you taking the time to review this email and request that you take this information with high consideration. You will be going to the meeting taking place tomorrow. So be prepared to have a lot of feedback, as this community won't hold back. Please let us now everything, so we can be best prepared.

Thank you for your time and consideration,

Amber Elliott

From: Natalie Sebastian [REDACTED]
Sent: Sunday, February 4, 2024 12:22 PM
To: Brian Bateman; Internet - Council (SM)
Cc: Stephanie Stretch
Subject: Below is a letter from 152 Jackson (the owner doesn't have internet or does email ,I have agreed to write her letter)

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

Millie Eckert

Just got notice they want to go ahead with a big development on our street. I know we need more housing BUT this development does not belong in a small neighborhood like ours.

We had a nice quiet family neighborhood until a big developer came in and bought up 5 family homes. Now he wants to tear them down and put a townhouse complex for 120 units plus parking for 124 cars. Our small street cannot handle all that traffic. What about the sewers?

This street is not the place for a big complex. These developers do not live in our city, but come in here and ruin our nice quiet neighborhoods. I'm sure the city councillors would not want it on their street..

WHY CAN WE NOT HAVE A MEETING FACE TO FACE!

Mildred Eckert

Kindest regards,

Natalie

www.enpointeandjustdance.ca

On Friday, February 2, 2024 at 03:07:25 p.m. EST, Internet - Council (SM) <council@kitchener.ca> wrote:

Dear Natalie,

I am sharing your comments with the Planner that is overseeing this application at 135 Jackson, Brian Bateman. I have also sent your comments to Cllr Stephanie Stretch.

There will be a neighbourhood information session held. Details to join are in the link below and, by way of this email, I am asking you be added to the list for updates. [https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/701880_POSTCARD%20\(NOTICE%20&%20NIM\)%20\(135%20Jackson\).pdf](https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/701880_POSTCARD%20(NOTICE%20&%20NIM)%20(135%20Jackson).pdf)

Following that, staff will consolidate the feedback in order to finalize a recommendation to be considered by Planning Committee and City Council.

Then Council's decision will be communicated back to the residents who participated in the information session.

Elizabeth Leacock

Constituency Assistant to Council | Office of the Mayor and Council | City of Kitchener

519.741.2200 x7792 | TTY 1-866-969-9994 | elizabeth.leacock@kitchener.ca



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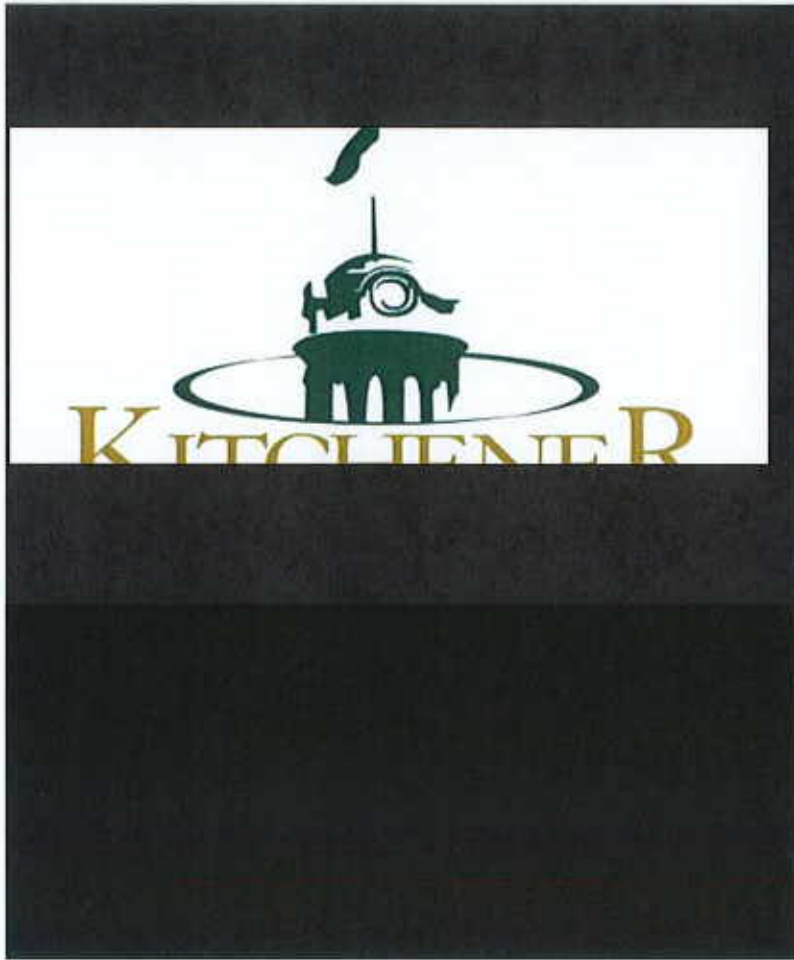
From: Natalie Sebastian <na...>
Sent: Thursday, January 25, 2024 3:58 PM
To: Internet - Council (SM) <council@kitchener.ca>
Subject: Proposed Development in your Neighbourhood - Jackson & Brentwood !

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

I am writing as a private citizen of the Ward 10 property located at [redacted] in Kitchener N2H 3P7 to express my vehement opposition to the proposal redevelopment per planning application 135-161 Jackson & 136 Brentwood Ave.

I am unclear why Kitchener paid thousands of dollars for this and we completely ignore this.

[Residential intensification in established neighbourhoods study](#)



Residential intensification in established neighbourhoods study

Policy and regulation review of developments in established communities.

The Eastwood neighbourhood within which I live is a quiet and serene older wartime neighbourhood consisting of mainly single-family dwellings, which is the primary motivating factor in my decision to purchase my home here. This neighbourhood would be severely impacted by not only the visual uglification of the surrounding neighbourhood by way of impositions of tall structures on the skyline, but also by the unwanted population intensification which will manifest itself in many ways, including but not limited to:

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1. Deny this application and prevent the project from going forward,
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3. Reject this application with prejudice so as to set a precedence to not further entertain applications of this nature in this community going forward by this applicant or by other applicants.
4. Not prove the ineffectiveness of democratic process by reviewing and subsequently ignoring this request.
5. BE BETTER in its proactive and EFFECTIVE informing of residents affected by proposals such as these (all residents, at least within a 1km radius of proposed project sites).

Sincerely,
Natalie Sebastian

From: Megan Bailey [REDACTED]
Sent: Thursday, February 8, 2024 10:09 PM
To: Brian Bateman
Subject: Comments - 135-161 Jackson Ave

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

Hello Brian,

I live at [REDACTED] immediately adjacent to Block D of the proposed development.

My first comment is that having the written comment period before the meeting seems problematic. I do not know entirely what I am supposed to be commenting on. There also could be something that comes up at the meeting that I would like the comment on but can't because it appears the only written comment period is before the meeting, and I have no idea how much time would actually be available for verbal comments.

I'm also not sure if I am only providing comments on the adjustments that the developer wants to the zoning, or if I am to be commenting on the actual project itself.

Overall, this does seem like a reasonable development, and probably a good location for a townhouse development. But, I do have some complaints, and as this appears to be the only time to make written comments I am going to make them, even if they don't end up being relevant.

Existing Fence – at least part of the 'existing fence' along the north side of the development and 171 Jackson probably won't survive construction.

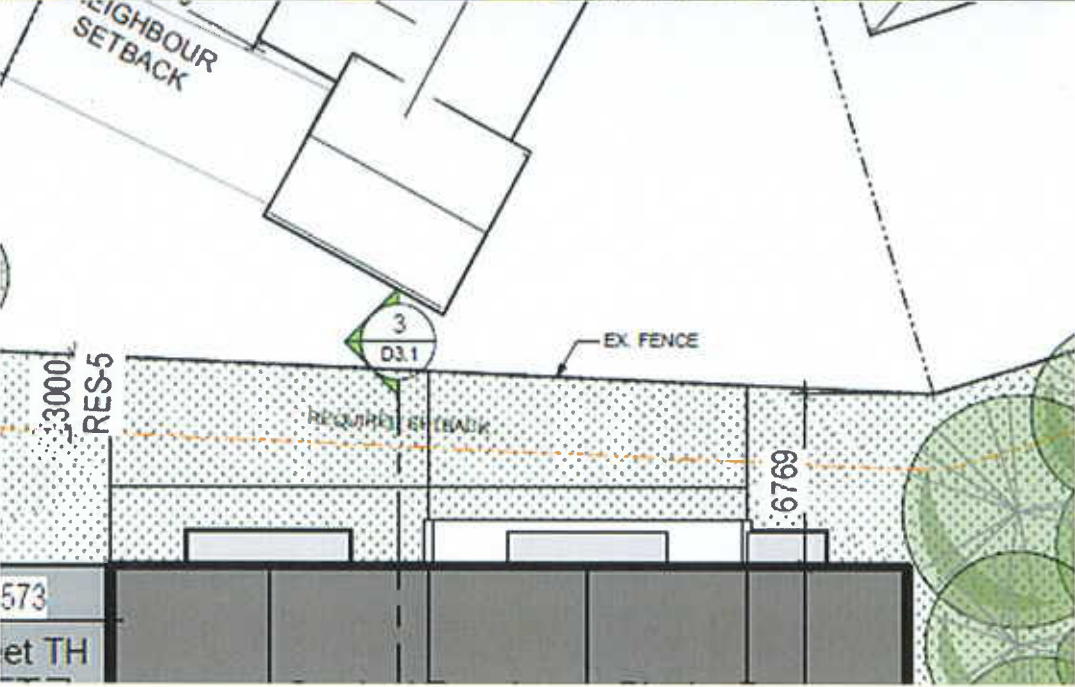
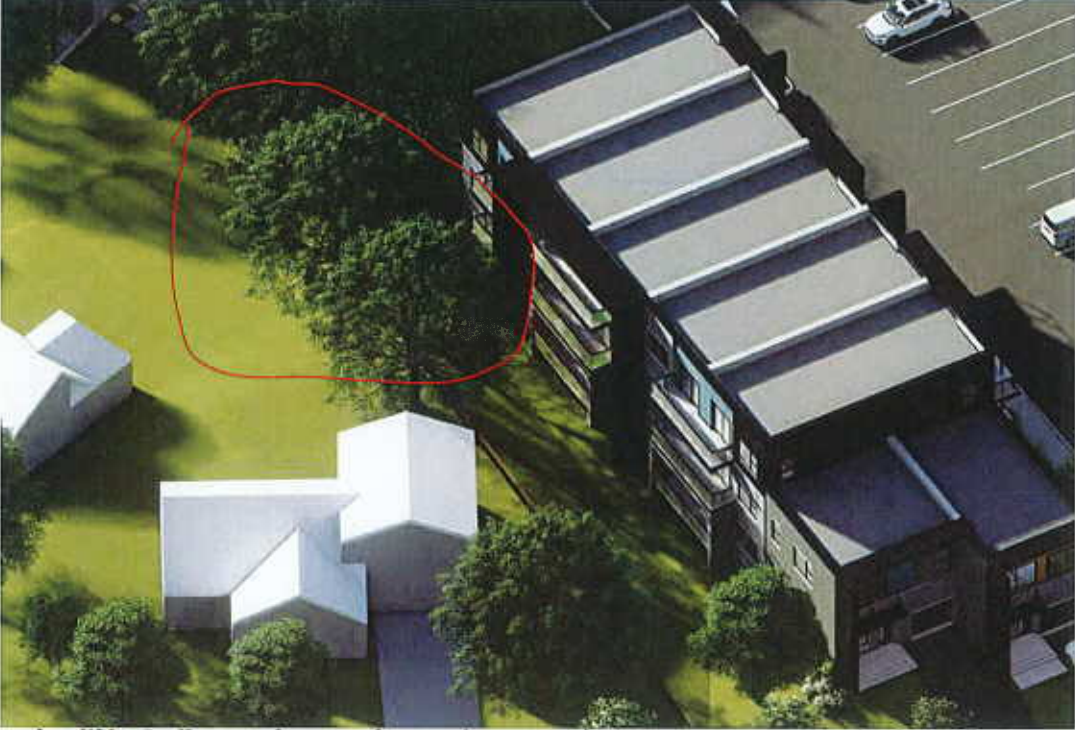
Stop signs at Jackson and Fairmount, and Jackson and Brentwood – many, many vehicles run these stop signs every day. This development would obviously result in more cars and more pedestrians, I am concerned someone is going to get hurt, though I do not know how to improve these stops.

Weber St. – I already see pedestrians attempting to cross Weber St at Jackson Ave every morning that I wait at the bus stop. It seems very unsafe with the blind bend for cars heading downtown. It would be nice if this development is approved for there to either be some sort of pedestrian island added, or at a minimum, an additional safe crossing point on Weber St somewhere between Ottawa and Eastwood Collegiate, which google maps says is about 750m without a crossing.

'Backyards'/'Sideyards' – it's not clear to me what is going behind these buildings. Is this just free green space or are they backyard belonging to units on lower floors of the buildings.

Trees – it's nice that some trees are going to be kept from the existing forested area, but a lot of larger trees that are in decent shape are going to be cut down which is disappointing. It also seems like a lot of the preserved trees are mostly being preserved because of it being on someone else's property. My other concern is that the document called "701880_23057_2023-11-29_135-

161 Jackson Ave_OPA-ZBA Set” seems to imply additional trees exist which don’t actually exist?



This is the same area on the map (including the backyard of my house), and there are no trees there. The plan does not show any trees being planted or maintained on that side of the building. It seems to be implying to me that it’s going to be more private than it is. If the developer wanted to put a tree on

that side of the fence I wouldn't complain, and I feel like it would also be better for whomever ends up living there too.

Parking – there doesn't seem to be any/much visitor parking, which isn't a huge deal as there is street parking around barring any snow events, but I do have some concerns regarding street parking, at least on Jackson between Brentwood and Fairmount. I'm pretty sure street parking is currently allowed on both sides of the street, though it is currently nighttime so I am not going to go out and confirm that, which if both sides were to be full of parked cars, navigating up and down the hill could be perilous. It could be good to limit parking to one side of the street.

Privacy – it isn't great going from a bungalow on the one side, even if the current garage and edge of the house at 161 Jackson are currently closer than the new development, to a taller/3 story building with balconies looking down into your backyard. I get that we need more housing in the area for sure, it's just unfortunate that the backyard surrounded by trees is going to be mostly gone.

I would also like to request that if any of my comments are to become public, please refrain from using my full name with my address, as I work in a position where that information has the potential to put my safety at risk.

Thanks!

Megan Bailey and Wesley Sadgrove

From: Kimm Kay [REDACTED]
Sent: Wednesday, January 31, 2024 3:39 PM
To: Brian Bateman
Subject: Concerned Home Owner - Ward 10 - Sheldon Ave. N.
Attachments: Response To Proposed Development in Jackson Ave., Kitchener - Ward 10.pdf

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

Dear Brian,

I trust this message finds you well. I sure that you may have already received input from various residents in our locality, but I believe it's crucial for you to hear from the collective voice of our community.

Residing on Sheldon Ave. N. for the past 8 years with my husband and three daughters (ages 8, 6, and 4), I cannot express enough how deeply disappointed I am with the current state of our once-beautiful mature neighborhood. The challenges we face extend beyond the existing issues, such as the presence of a large group home at the dead end of Sheldon, where recent incidents have involved a SWAT team addressing a man wielding a knife. This, unfortunately, is just one of many unsettling occurrences.

The prospect of constructing 40 stacked townhouses at the end of our street without adequate parking raises concerns about the potential impact on our community. Furthermore, the proposed development of a substantial apartment/townhouse complex on Jackson Ave., encompassing Maple Pond and the charming historic houses in its vicinity, is alarming.

Past attempts to voice our concerns in meetings have often been met with responses suggesting that we should be grateful for the 'buffer' between our neighborhood and the highway. However, this approach does not consider the sustainability of such **irresponsible and shortsighted growth in our community.**

I sincerely hope you will listen at the upcoming virtual meeting on Feb 21 that is planned to discuss the newly proposed developments. Additionally, I urge you to re-think the rezoning for the proposed development. Our community can no longer bear the consequences of unchecked growth, which is leading to increased dangers on our streets and making our neighborhood unsafe for our children to play. Many residents are becoming frustrated and feel compelled to relocate, feeling as if we are being forced out of our homes. How would you like it if it was right next to you and your family? I don't think you would.

Best regards, Kim

From: Jamie Bester [REDACTED]
Sent: Wednesday, January 31, 2024 12:54 PM
To: Stephanie Stretch; Brian Bateman
Subject: Eastwood Neighbourhood Proposal

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

Good afternoon,

As a concerned citizen and resident of this direct community for over 20 years, I would like to present the following concerns:

Response To Proposed Development
135 - 161 Jackson Ave. Kitchener

The Eastwood neighbourhood has been dealing with the fallout from the homeless shelter at 1668 King St.E. for a few years now. We have had cars broken into, property damage and theft, a large portion of which can be attributed to the presences of the homeless shelter.

The existing area has about 275 single family houses, 16 apartment building (3 floor walkups) consisting of about 80 units and a condo complex at 260 Sheldon Ave.N. consisting of 94 units for a total of about 470 living units or between 940 and 1880 residents.

The City of Kitchener must look at a neighbourhood as a whole before approving new housing complexes in existing neighbourhoods. With the scheduled influx of residents we are looking at the population of the area bounded by Montgomery, Weber St., Ottawa St. and the expressway to be 134% of existing. This does not even consider the possibility of 4000-7000 new residents of the apartment tower complex planned for King St.E., Montgomery and Weber. According to Census Canada Breslau only had about 5000 residents as of 2021.

In late 2023 the Threshold Group opened their expanded group home and affordable housing units at 290 Sheldon Ave. N.. This complex has 24 units this will bring up to 75 new residents in the area. Again only 1 access from Sheldon Ave. N. at the dead end.

There is another housing development approved and scheduled for 295 Sheldon Ave. N., a 40 unit complex with 2 buildings and only 44 parking spaces and only 1 point of access Sheldon Ave. N. at the dead end. This can bring in between 80 and 160 new residents to this project.

Where about 15 people lived in 3 houses we now have a possibility of 235 residents added to the end of the street (only 1 access from Sheldon Ave. N. at the dead end).

Now the city of Kitchener wants to approve a 120 unit complex to the neighbourhood with only 124 parking spaces. We can expect 240-480 new residents. If this development is approved this complex should not be allowed to have a cellular antennas on the building. This will cause increased exposure to RF radiation in the area residents. With the push toward electric vehicles I have not seen any requirement for EV chargers in the complex, there should be a requirement for 10% of the parking space to have access to EV charging or 13 EV charging stations. All E-bike storage must be stipulated to be outside due to the number of fires caused by Lithium-Ion batteries, there should be some sort of charging station in this area so residents will not need to take these units inside to charge.

With this development in the middle of an existing neighbourhood the construction times should be changed from 7 am to 8 am Monday to Friday. No excavation, concrete pouring or paving like work is to be done on the weekends. There needs to be strict dust controls during construction, this needs to be monitored and enforced. To protect the existing residents, this should be done by a third party consultant paid for by the developer with authority to shut down construction if the dust controls are not working or not being used. The roads must be kept clear of mud etc..

Parking is a large concern with up to 480 residents. With 124 parking spaces are not enough. This will lead to on street parking. The streets have been narrowed as they were rebuilt and any parking on the street causes problems for traffic and emergency services. The streets surrounding the complex should become Fire Routes so there is only parking on 1 side of the roadway at times the bylaws permit. Brentwood, Montgomery, Jackson and Fairmount should have these designations and enforced. Sheldon Ave.N. from Fairmount to the dead end should also be designated as a Fire Route due to the number of vehicles that will be at the dead end. This should be done before construction begins as the area will get clogged with construction vehicles during the build. As part of the permit process the developer should be required to provide off street parking for construction vehicles.

I have concerns about the availability of services for the influx of residents to the neighbourhood (bounded by Montgomery, Weber St., Ottawa St. and the expressway). Is there enough Hydro, water, sewage capacity, natural gas, park space, schools and of course Police, Fire and Ambulance services. If the infrastructure needs to be increased this causes a disturbance in the community with roads being dug up, most of which having just been rebuilt in the last 5-7 years.

There must be controls in place to prevent any or all of these developments ending up like the condo complex on Fergus Ave. Kitchener with worked stopped the building not completed or weathered in and the purchasers of the condos are without a place to live or their money. There should be as part of the building permit a time line to start and a max of 3 years to full occupancy (or allowed occupancy of every unit in the complex). If the buildings are not complete within 3 years from the start date the building permit expires and they must stop work and apply for a new building permit with a cost which should be 50% higher than the original building permit.

The developer must be able to prove they have the finances to complete the project on time. Just because the City of Kitchener can does not mean you must build on any open lot or redundant building. You must consider the neighbourhood you are looking at and what effect this will have on the existing residents. Remember you work for us the tax payer of the City of Kitchener and not for the province or the federal governments.

Thank you for your time and considering those that this is directly affecting. Looking forward to hearing from you.

Jamie

From: Jim Laturney [REDACTED]
Sent: Tuesday, February 6, 2024 1:14 PM
To: Brian Bateman; Mayor; Stephanie Stretch
Subject: Eastwood area developments

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

Brian:

I have just been in contact with someone who has a handle on the developments proposed for this area.

1770 King St. E.	503 units
1668 King St. E	616 units
1253 King St. E.	403 units
295 Sheldon Ave. N.	40 units
Clive	40 units
(Between Montgomery and Fairmount)	
135 Jackson	120 units
Charles and Borden	2 towers?
King, Charles, Ottawa and Borden	2 towers?
20 Ottawa St. N.	2 towers?

as well as
Corner Delroy and Weber St.
Fergus Ave. beside the Beer Store

These developments can bring in between 6000 - 12,000 more residents to the area. When will the City say no more in this area. 12,000 is about 2.5 times the size of Breslau from the 2021 Census.

Some of these will have to be stopped before we get overwhelmed. As I wrote to mayor before if I wanted to live in Mississauga I would have moved there.

Jim Laturney

From: Elizabeth Leacock on behalf of Internet - Council (SM)
Sent: Friday, February 2, 2024 3:07 PM
To: Brian Bateman; [REDACTED]
Cc: Stephanie Stretch
Subject: FW: Proposed Development in your Neighbourhood - 135 Jackson & Brentwood !

Dear Natalie,

I am sharing your comments with the Planner that is overseeing this application at 135 Jackson, Brian Bateman. I have also sent your comments to Cllr Stephanie Stretch.

There will be a neighbourhood information session held. Details to join are in the link below and, by way of this email, I am asking you be added to the list for updates. [https://app2.kitchener.ca/AppDocs/OpenData/AMANDA>DataSets/701880_POSTCARD%20\(NOTICE%20&%20NIM\)%20\(135%20Jackson\).pdf](https://app2.kitchener.ca/AppDocs/OpenData/AMANDA>DataSets/701880_POSTCARD%20(NOTICE%20&%20NIM)%20(135%20Jackson).pdf)

Following that, staff will consolidate the feedback in order to finalize a recommendation to be considered by Planning Committee and City Council.

Then Council's decision will be communicated back to the residents who participated in the information session.

Elizabeth Leacock

Constituency Assistant to Council | Office of the Mayor and Council | City of Kitchener
519.741.2200 x7792 | TTY 1-866-969-9994 | elizabeth.leacock@kitchener.ca



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Sent: Thursday, January 25, 2024 3:58 PM
To: Internet - Council (SM) <council@kitchener.ca>
Subject: Proposed Development in your Neighbourhood - Jackson & Brentwood !

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

I am writing as a private citizen of the Ward 10 property located at [redacted] in Kitchener N2H 3P7 to express my vehement opposition to the proposal redevelopment per planning application 135-161 Jackson & 136 Brentwood Ave.

I am unclear why Kitchener paid thousands of dollars for this and we completely ignore this.

[Residential intensification in established neighbourhoods study](#)



Residential intensification in established neighbourhoods study

Policy and regulation review of developments in established communities.

The Eastwood neighbourhood within which I live is a quiet and serene older wartime neighbourhood consisting of mainly single-family dwellings, which is the primary

motivating factor in my decision to purchase my home here. This neighbourhood would be severely impacted by not only the visual uglification of the surrounding neighbourhood by way of impositions of tall structures on the skyline, but also by the unwanted population intensification which will manifest itself in many ways, including but not limited to:

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1. Deny this application and prevent the project from going forward,
2. Withhold from use any funds from the tax base at the municipal, regional, provincial, and federal levels into which our community residents contribute, saving those funds from being diverted away from the neglected community standards enforcement already plaguing this community to further enhance profitability of the commercial interests of this property owner and commercial entities working with them.
3. Reject this application with prejudice so as to set a precedence to not further entertain applications of this nature in this community going forward by this applicant or by other applicants.
4. Not prove the ineffectiveness of democratic process by reviewing and subsequently ignoring this request.
5. BE BETTER in its proactive and EFFECTIVE informing of residents affected by proposals such as these (all residents, at least within a 1km radius of proposed project sites).

Sincerely,
Natalie Sebastian

Kindest regards,

Natalie

www.enpointeandjustdance.ca

From: Elizabeth Leacock on behalf of Internet - Council (SM)
Sent: Friday, January 26, 2024 11:07 AM
To: Stephanie Stretch; Brian Bateman
Subject: FW: Proposed Development in your Neighbourhood - Jackson & Brentwood !

Good morning Brian and Stephanie,

Brian, I see that you are the planning contact for this site plan application. Would you take a look at the email below, and comment on the list of asks/suggestions by the resident to assist Stephanie in responding to the resident please.

I also believe there is a Virtual Zoom Meeting for the public on February 21st at 7pm. To join go to www.zoom.us/join, enter meeting ID# 82817583252 or participate by phone dial 1.647.558.0588 and enter meeting ID# 828 1758 3252

Specific question can be submitted to the planner at brian.bateman@kitchener.ca r 51-741-2200 x7869

Thanks so much,

Elizabeth Leacock

Constituency Assistant to Council | Office of the Mayor and Council | City of Kitchener

519.741.2200 x7792 | TTY 1-866-969-9994 | elizabeth.leacock@kitchener.ca



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From: Natalie Sebastian
Sent: Thursday, January 25, 2024 3:58 PM
To: Internet - Council (SM) <council@kitchener.ca>
Subject: Proposed Development in your Neighbourhood - Jackson & Brentwood !

You don't often get email from

[. Learn why this is important](#)

I am writing as a private citizen of the Ward 10 property located at _____ in Kitchener N2H 3P7 to express my vehement opposition to the proposal redevelopment per planning application 135-161 Jackson & 136 Brentwood Ave.

I am unclear why Kitchener paid thousands of dollars for this and we completely ignore this.

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5. BE BETTER in its proactive and EFFECTIVE informing of residents affected by proposals such as these (all residents, at least within a 1km radius of proposed project sites).

Sincerely,
Natalie Sebastian

From: Stephanie Stretch
Sent: Tuesday, February 13, 2024 4:03 PM
To: [REDACTED]
[REDACTED]
Attachments: image002.png

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brian,
Can you follow up with Gabriele? And cc me?

Thank you,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
[519-741-2786 ext.2786](tel:519-741-2786) | TTY [1-866-969-9994](tel: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](tel:519-741-2345)

From: Gabriele [REDACTED]
Sent: Tuesday, February 13, 2024 2:24 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Re: Development on Jackson

Hello Stephanie,

I'm unable to meet before the meeting, as well as unable to attend the meeting. Please let me know what considerations have been given in regards to height/towering over properties on Brentwood and Fairmount. How will you deal with increased traffic considering the other developments happening in the area? Remember parents stop and wait to pick up students from school using Jackson all the way up the hill as well as along Brentwood and Montgomery What has been done to reduce the traffic. What about runoff into the lower yards on Brentwood. How much greenspace excluding Montgomery park and Eastwood's soccer field has been included in the development? What about the trees at 161? Take them down for a small fine? What about a parking garage or hidden driveway? Rental or ownership? What percentage is affordable? No 'flop housing' please as the current landlord is practising. This has resulted in an unstable and unsafe neighbourhood. What about sewer capacity and water pressure, how will that affect the area? With our property values going down, will we see a reduction in taxes? Where can we see an actual plan? The diagram on the sign and the postcards do not do justice to the magnitude of the undertaking. Will you be sending out emails with the minutes of the meeting? If so please include me.

Regards
Gabriele

On Thu., Feb. 1, 2024, 4:11 p.m. Stephanie Stretch, <Stephanie.Stretch@kitchener.ca> wrote:

Hi Gabriele,

Leave this with me for a few days and I'll see what I can do. Maybe a hybrid meeting in person with others joining on line? I'll get back to you once I know what's possible.

Thanks

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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: Gabriele
Sent: Thursday, February 1, 2024 3:10 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Re: Development on Jackson

You don't often get email from

[. Learn why this is important](#)

Several households are not into zoom. Now that the pandemic is behind us, I feel a gathering at a public space would be less discriminating. The telephone suggestion does not allow for visual content.

On Tue., Jan. 30, 2024, 4:35 p.m. Stephanie Stretch, <Stephanie.Stretch@kitchener.ca> wrote:

Hi Gabriele,

Yes, absolutely that is possible. What works best for you? Phone or in person? I am happy to connect but also encourage you to contact Brian Bateman. He is the lead planner on this file and will be able to answer any questions you might have. If you are able, please attend the Neighbourhood Meeting on Feb 21 @ 7pm via zoom where you can ask any questions you might have of staff and/or the applicant/owner. No decisions will be made at the meeting.

I have also included Brian Bateman in this email so that he can help answer any questions you may have, as he is the lead planner on this file.

Please share this meeting information with neighbours as your feedback is important and crucial at this time.

Virtual Zoom Meeting for the public on February 21st at 7pm.

To join go to <http://www.zoom.us/join>, enter meeting ID# 82817583252 or participate by phone dial 1.647.558.0588 and enter meeting ID# 828 1758 3252

Specific question can be submitted to the planner at brian.bateman@kitchener.ca r 51-741-2200 x7869

Thank you and let me know how you would like to connect.

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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

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

From: noreply@kitchener.ca <noreply@kitchener.ca> On Behalf Of Gabriele

Sent: Tuesday, January 30, 2024 11:03 AM

To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>

Subject: Development on Jackson

[You don't often get email from
<https://aka.ms/LearnAboutSenderIdentification>]

Learn why this is important at

There is a new development in the works on Jackson Ave -135 -161. The neighbourhood has many questions, and concerns. Personally I would like to speak with you regarding the development. Would that be possible?

Thanks

Gabriele

Origin: <https://www.kitchener.ca/en/council-and-city-administration/councillor-stephanie-stretch.aspx>

This email was sent to you by Gabriele
<https://www.kitchener.ca/>.

through

From: Natalie Sebastian [REDACTED]
Sent: Tuesday, February 6, 2024 4:12 PM
To: Stephanie Stretch; Brian Bateman
Subject: Jackson Ave

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

Stephanie and Brian
Why is this listed on the developers site ?
I thought this was a proposal!!!!

<https://www.livabl.com/kitchener-on/new-homes/page-2>
in Kindness,
Natalie

From: Kelly Karges [REDACTED]
Sent: Sunday, February 4, 2024 5:27 PM
To: Brian Bateman
Subject: Jackson Development

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

Hello,

I reside on Brentwood Avenue directly behind the site of the proposed development. I will be sending a follow up email with feedback requested by the City as it relates to this project. Today I am reaching out as a neighbour just informed us (and all others in the area) that this development is already being advertised on livabl.com. I am wondering why the city is holding a meeting with those affected by this development, when it seems as though the developer is confident that these plans will come to fruition despite the fact that there may be extensive concerns of those that will be impacted. At this stage- according to the card I was sent in the mail-the council has not finalized its decision and needs to complete the process outlined on the card. It is clear that this developer is eager to get through this phase and begin turning a profit. Is the city of Kitchener holding this meeting to placate the residents of Brentwood and Jackson Ave or will our feedback actually be considered? I feel as though it is in bad faith to allow advertising of this development to commence at this stage. The message that is being relayed is that this project will proceed as planned despite those spearheading it having to go through the motions as outlined. I would request that the City of Kitchener kindly ask the developer to remove all advertising pertaining to this project until a formal decision has been reached. The neighbourhood is asking for the respect and platform to be able to provide feedback as outlined, and to feel as though this information is being considered on some level by those receiving it.

Thank you,
Kelly Karges

From: Doug Wilson [REDACTED]
Sent: Tuesday, February 13, 2024 9:08 AM
To: Brian Bateman
Subject: Proposed Development 135 - 161 Jackson Avenue

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

Hello Brian,
We own a residence on Brentwood Avenue.

Regarding this proposed development, can you tell me if the developer has already submitted an application for an Official Plan Amendment? Would the developer also need an amendment to the Regional Official Plan?

Thanks,
Doug Wilson

Doug Wilson
President,
Cambridge Butterfly Conservatory
2500 Kossuth Road
Cambridge, ON
N3H 4R7

From: Robert Young [REDACTED]
Sent: Thursday, February 8, 2024 8:39 PM
To: Brian Bateman; Internet - Council (SM); Hailey Young
Subject: Proposed Development In My Neighborhood.

I have a property on Brentwood - 132 next to 136, I have concerns regarding

- * the number of vehicles that would be coming and going throughout the day and night idling beside my house, the headlights on my windows day and night. Potential for 124 vehicles??
- * the increase in pollution to the air quality.
- * Will the property be level with my property or will it be higher and casting a shadow?
- * Will there be privacy?
- * Snow removal at my driveway and property line?

Councillor Stretch, what are my options as a resident and property owner?

I am slowly renovating 132 Brentwood; when my Daughter is finished University I was going to give it to her, she was born in Kitchener and raised in this house, She is excited to raise her family there. Does not look like it will be a quiet wooded area now. Concrete jungle.

From: Karen Reed [REDACTED]
Sent: Thursday, February 8, 2024 9:17 AM
To: Brian Bateman; Internet - Council (SM)
Cc: Stephanie Stretch
Subject: Proposed Development Jackson Ave., Kitchener

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

To whom this concerns,

I am writing to express some thoughts with respect to the above mentioned development. I expect you are hearing from many in this neighbourhood and are aware that we are not certain that our voices matter. I am sure you know that there is 'pre-sales' advertised for that development that there are questions about the relevancy of the online meeting. Is there a reason that the meeting is online? Clearly an online meeting is much less impactful and effective than in person. It also excludes those that are not adept with the 'tech approach' and are then excluded.

I think something not mentioned but is hopefully implied is the impact this kind of development will have on the mental health of those in the neighbourhood. You may not take that concern seriously. However, anyone who moved to this neighbourhood chose it for what it already was. We were an **established** quiet family oriented community, not an "up and coming neighbourhood" as was described in one real estate ad. Sadly, a number of homes have been bought by 'investors' who have turned them into rentals which already has had an impact on the community. I am not in opposition to rental homes but am against anything that has a negative impact on the neighbourhood. I live beside one such property and am stressed over the disregard for properties, neighbours, sense of community etc... At this point and as described in one of the paragraphs below, the neighbourhood as we once knew it, appears to be dissolving. I didn't move here because I wanted to live in a big overgrown, overpopulated, metropolis. If you take into consideration all of the developments underway here, this is what this small neighbourhood is becoming. I guess if someone came along with an offer I couldn't refuse, in light of what appears to be transpiring to my neighbourhood, I would be gone. I moved approximately 20 years ago because of what this area was and am distressed to see how we are being infringed upon. This development, by the very nature of what is being proposed, will not blend in to the current area.

The best expression of concerns that have been made in great detail come from our neighbour Jim Laturney, of whom you have already heard from but I shall include is information again: If I could be so thorough and come from his background/experience, I would be covering the same details :
d

"Brian Bateman, Senior Planner

City of Kitchener

Brian this will forward to the mayor, Stephanie Stretch and posted the Eastwood Neighbourhood Association Facebook page

I come from a background in the electrical industry and Health and Safety, in both these areas there is a set of minimum standards not to be crossed.

We all know that this site will be rezoned for the project it is just a matter of getting it to fit the City of Kitchener standards.

I have to assume the City of Kitchener Planning department and council spent time and money on establishing our minimum standards for building in Kitchener to maintain the quality of life for adjacent residents and new residents alike. I also assume these minimum standards were not kept secret so the developer, engineers and architects had all these standards when developing a plan for this site, and chose to ignore them.

FSR: The floor space ratio is requested to be increased by 166% from .6 to 1 so they can put more building on the 1.13 hectare lot.

Building Height: The increase from 9 m to 12.5 m is a 138% increase in height. These buildings will tower over the adjacent properties with direct nightlines into their backyards and homes.

Set Back: From 7.5m to 6m is 80% of what it should be. At 6m there is barely room to move construction equipment around the buildings without encroaching on the adjacent properties. 7.5 is an adequate space for construction and leisure use when completed.

Parking: Parking should be 1.1 / unit to allow for visitor and owner's parking. The parking space #s should not include the 4 garage parking spots or the 6 Handicap spots. So 127 parking spaces + 6 Handicap = 133 (not including the townhouse garage spots)

To all the variances in this case I would say No

EV Charging: The city should require at least 5% of the parking spots have access to a charging station this would be 6 - 7 charging stations. These can be user pay charging stations. The equipment provided by the developer and the cost of electricity and capital should be paid by the user of the EV charger.

Trees: Save or replace 10% more trees scheduled to be removed as listed 103,104, 402, 403, 405, 421, 422, 423, 424, 425, 426, 427, 472, 495 and 496 be saved. This will be about an extra 10%. I find it puzzling in section 3.1 of the Arborist Report that trees on adjacent lots are listed in Good condition while the subject site they are listed as Fair. Before construction starts the trees should be pruned, fertilized and protected at least as far as the drip line. The owner should be required to have the remaining trees and trees on adjacent property impacted by their construction taken care of for 5 years. If a tree were to die or have to be removed it must be replaced by a tree with at least a 5" diameter.

Site Fencing: An 8' privacy fence (at the developers expense) should be installed around the subject site prior to start of construction to prevent construction waste and workers from encroaching on the adjacent properties.

Road Conditions and Construction Traffic: The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There should be **No Construction traffic** signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Dust Control: The constructor must have a dust control plan in place before construction starts. Such as listing that the site will be watered as required to prevent dust enveloping the

adjacent properties. The adjacent properties should not have to suffer living in a dust bowl because of construction. This site is literally in the middle of a neighbourhood.

Building Permit: The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandon houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

There should also be an adjusted work time for the site This is in the middle of a neighbourhood work should only be permitted from **08:00 to 17:00 Monday to Friday**. The only work allowed on the weekends or statutory holiday is interior work on an enclosed building.

The constructor must be required to provide off street parking for construction vehicles and workers. These streets have been narrowed during street reconstruction and the extra on street parking will cause problems for the area residents as well as emergency vehicles.

As stated before that this is literally in the middle of a neighbourhood completely surrounded by houses.

Traffic Patterns and Parking: Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

Thank you:

Jim Laturney"

or:

The Eastwood neighbourhood has been dealing with the fallout from the homeless shelter at 1668 King St.E. for a few years now. We have had cars broken into, property damage and theft, a large portion of which can be attributed to the presences of the homeless shelter.

The existing area has about 275 single family houses, 16 apartment building (3 floor walkups) consisting of about 80 units and a condo complex at 260 Sheldon Ave.N. consisting of 94 units for a total of about 470 living units or between 940 and 1880 residents.

The City of Kitchener must look at a neighbourhood as a whole before approving new housing complexes in existing neighbourhoods. With the scheduled influx of residents we

are looking at the population of the area bounded by Montgomery, Weber St., Ottawa St. and the expressway to be 134% of existing. This does not even consider the possibility of 4000-7000 new residents of the apartment tower complex planned for King St.E., Montgomery and Weber. According to Census Canada Breslau only had about 5000 residents as of 2021.

In late 2023 the Threshold Group opened their expanded group home and affordable housing units at 290 Sheldon Ave. N.. This complex has 24 units this will bring up to 75 new residents in the area. Again only 1 access from Sheldon Ave. N. at the dead end.

There is another housing development approved and scheduled for 295 Sheldon Ave. N., a 40 unit complex with 2 buildings and only 44 parking spaces and only 1 point of access Sheldon Ave. N. at the dead end. This can bring in between 80 and 160 new residents to this project.

Where about 15 people lived in 3 houses we now have a possibility of 235 residents added to the end of the street (only 1 access from Sheldon Ave. N. at the dead end).

Now the city of Kitchener wants to approve a 120 unit complex to the neighbourhood with only 124 parking spaces. We can expect 240-480 new residents. If this development is approved this complex should not be allowed to have a cellular antennas on the building. This will cause increased exposure to RF radiation in the area residents. With the push toward electric vehicles I have not seen any requirement for EV chargers in the complex, there should be a requirement for 10% of the parking space to have access to EV charging or 13 EV charging stations. All E-bike storage must be stipulated to be outside due to the number of fires caused by Lithium-Ion batteries, there should be some sort of charging station in this area so residents will not need to take these units inside to charge.

With this development in the middle of an existing neighbourhood the construction times should be changed from 7 am to 8 am Monday to Friday. No excavation, concrete pouring or paving like work is to be done on the weekends. There needs to be strict dust controls during construction, this needs to be monitored and enforced. To protect the existing residents, this should be done by a third party consultant paid for by the developer with authority to shut down construction if the dust controls are not working or not being used. The roads must be kept clear of mud etc..

Parking is a large concern with up to 480 residents. With 124 parking spaces are not enough. This will lead to on street parking. The streets have been narrowed as they were rebuilt and any parking on the street causes problems for traffic and emergency services. The streets surrounding the complex should become Fire Routes so there is only parking on 1 side of the roadway at times the bylaws permit. Brentwood, Montgomery, Jackson and Fairmount should have these designations and enforced. Sheldon Ave.N. from Fairmount to the dead end should also be designated as a Fire Route due to the number of vehicles that will be at the dead end. This should be done before construction begins as the area will get clogged with construction vehicles during the build. As part of the permit process the developer should be required to provide off street parking for construction vehicles.

I have concerns about the availability of services for the influx of residents to the neighbourhood (bounded by Montgomery, Weber St., Ottawa St. and the expressway). Is there enough Hydro, water, sewage capacity, natural gas, park space, schools and of course Police, Fire and Ambulance services. If the infrastructure needs to be increased this causes a disturbance in the community with roads being dug up, most of which having just been rebuilt in the last 5-7 years.

There must be controls in place to prevent any or all of these developments ending up like the condo complex on Fergus Ave. Kitchener with worked stopped the building not completed or weathered in and the purchasers of the condos are without a place to live or

their money. There should be as part of the building permit a time line to start and a max of 3 years to full occupancy (or allowed occupancy of every unit in the complex). If the buildings are not complete within 3 years from the start date the building permit expires and they must stop work and apply for a new building permit with a cost which should be 50% higher than the original building permit.

The developer must be able to prove they have the finances to complete the project on time.

Just because the City of Kitchener can does not mean you must build on any open lot or redundant building. You must consider the neighbourhood you are looking at and what effect this will have on the existing residents. Remember you work for us the tax payer of the City of Kitchener and not for the province or the federal governments.

*****Please also note how the many developments are going to impact the area: (reliable information as collected by a member of our neighbourhood, Jim L)*****

1770 King St. E. 503 units

1668 King St. E 616 units

1253 King St. E. 403 units

295 Sheldon Ave. N. 40 units

Clive 40 units

(Between Montgomery and Fairmount)

135 Jackson 120 units

Charles and Borden 2 towers?

King, Charles, Ottawa and Borden

2 towers?

20 Ottawa St. N. 2 towers?

as well as

Corner Delroy and Weber St.

Fergus Ave. beside the Beer Store

These developments can bring in between 6000 - 12,000 more residents to the area. When will the City say no more in this area. 12,000 is about 2.5 times the size of Breslau from the 2021 Census.

Some of these will have to be stopped before we get overwhelmed. As I wrote to mayor before if I wanted to live in Mississauga I would have moved there.

***And this is also something that should be considered** (again, the brilliant work of Jim L.)**

The high point in this project is 161 Jackson Ave. and all the run off water runs toward Montgomery and Brentwood.

Storm Water Management this area has been a storm water sink for at least 50 yrs most of the houses in the area were built in the 50's and 60's. From my rough calculations this property is about 165,000 sq. ft. or 15329 sq. m. it is going from 98% green space with a retention pond to 98% hardscape. This will allow aprox. 2690 litres / hour run off with a 25mm/hr rain fall. With an all day rain it will shed about 21520 litres in and 8 hour period (equivalent to filling your car 269 times). Where is all this water going to go? Is there a retention system underground on the property to hold and slowly dissipate the storm water run off or will the houses on Montgomery and Brentwood take the brunt of the run off in their yards and basements. Has any consideration been given to an underground storage tank? The water can then be used to flush toilets and water the landscaping. This will save on the

storm water management, water usage and sewage charges on bill from the Kitchener
Utilities

If you have gotten this far, thank you for reading this email.

Sincerely,

~Karen

From: Kelly Karges [REDACTED]
Sent: Tuesday, February 20, 2024 9:03 PM
To: Brian Bateman; Internet - Council (SM)
Subject: Proposed Development Jackson Avenue

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

Hello,

I hope this email finds you well. I am writing to provide feedback ahead of tomorrow's information session. I am the homeowner at 124 Brentwood Avenue, and reside directly behind the proposed development. I have reviewed the documents available on the city's website. There has been much discussion occurring among those who would be affected by this plan. Although I am absolutely not opposed to development and housing, I am very much opposed to the plan put forth by the Jackson Avenue owner.

Although the property of 135 Jackson Avenue occupies a large space quite literally in the centre of the block, this should not equate to the new owner/developers having the bulk of authority and free rein to do whatever they please. They most certainly should not be granted permission to skirt existing zoning laws. It is unsettling to think that the developers can simply buy up properties in a mature neighbourhood and create upheaval to maximize upon a business venture.

There are many aspects of this plan that do not seem feasible. I will list some of them.

1. The space is simply too small. The developers would like to cram several buildings into this area. It is not realistic and it infringes upon all the surrounding neighbours who encompass the full perimeter of this proposed development. The parking alone will not realistically support all the residents within the units.
2. The proposed buildings will be too close to the existing property lines
3. The proposed height of the buildings are unacceptable and will obliterate privacy.
4. The owner plans to demolish the wall that separates 135 Jackson from the surrounding properties. Why?
5. Having two entrances via the demolition of homes on Brentwood and Jackson is disruptive to the neighbourhood and will create major traffic congestion, increased parking on the road (often utilized by residents of Brentwood as the majority of homes utilize tandem parking due to narrow driveways). Traffic studies need to be prolonged and repeated at different times of the year. I know a traffic study has been submitted. I do not believe it is thorough enough.
6. People choose to live in mature, established neighbourhoods to avoid development such as this.
7. Approving this proposal would be prioritizing the financial gains of a developer. This does not appear to be affordable housing. This level of development is not necessary here in this space.
8. Concerns that construction will drive displaced rodents/rats into surrounding homes.
9. High-rise construction to commence on King/Montgomery-there are ongoing efforts to address housing issues-the development on 135 Jackson appears opportunistic and unnecessary.
10. Any development on that property would need to be scaled down extensively and should consider how it integrates into an established neighbourhood. This developer is attempting to completely reconfigure and dismantle the block to accommodate an over ambitious project.

We are prepared to convene with neighbours and seek litigious advice should this development be approved as is.

Thank you for your time,
Kelly Karges

From: Melanie Cameron [REDACTED]
Sent: Wednesday, January 31, 2024 3:26 PM
To: Brian Bateman
Cc: Marguerite Love; Internet - Council (SM)
Subject: Query re Proposed Development at 135-161 Jackson Ave and 136 Brentwood Ave

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

Hello, Brian.

I'm the daughter of Marguerite (Love) Cameron (cc'ed in here, along with Ward 10 Councillor, Stephanie Stretch).

Marguerite owns and resides at 140 Brentwood Ave, located immediately to the right of 136 Brentwood Ave.

We plan to attend the February 21 meeting to learn more about this proposal. In the meantime, we have several questions and are wondering if you're able to answer these.

1/ We see the proposal outlines a rear yard setback of 6.1 metres. What is the proposed setback from the side lot-line of 140 Brentwood Ave?

2/ Is there fencing / a barrier proposed between what is now 136 Brentwood and 140 Brentwood, to help mitigate impact of traffic noise of the some 124 vehicles, plus bicycles, that would now be passing immediately along the 140 Brentwood side lot-line?

3/ Presumably, proceeding with this proposal would greatly impact quality of life in the 140 Brentwood residence, as well as significantly lessen resale value of the 140 property. Does the developer or City have a proposal for how to recompense the current owner of 140 Brentwood Ave?

Thank you for your time with our questions. We look forward to hearing from you.

Melanie Cameron,
on behalf of Marguerite (Love) Cameron

From: Dennis &/or Barb [REDACTED]
Sent: Tuesday, February 6, 2024 3:58 PM
To: Brian Bateman
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

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

Brian,

Your legal department can send me directly the paperwork me as head of our action commitee; as we have three individuals in our neighbourhood who are representing all of us and themselves in this matter we will be meeting before this Zoom.

Please send paperwork to 159 Brentwood Avenue Kitchener On N2H2C9

Regards,
Barbara Maslanko and Dennis Gibson

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: February 6, 2024 3:49 PM
To: 'Dennis &/or Barb' [REDACTED]
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

Thank you for the request. I can have the City's Legal Dept. send it directly to your lawyer. Please send me his name and contact information at your earliest convenience.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Dennis &/or Barb [REDACTED]
Sent: Tuesday, February 6, 2024 12:03 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Re: 135-161 Jackson Ave & 136 Brentwood

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

Mr. Bateman,

Before the meeting the neighbours' lawyer has ask for the paperwork when this area was rezoned. Over 30 years ago we have the documentation and the original owner told us all he was not allowed to build his proposed 3 storey apartments so he built the mansion. We have been asked by counsel to get the documentation of when the City of Kitchener rezoned our area, paperwork, and Mayor in office. We

would also need how a driveway is zoned; proposed building plan is removing a residential dwelling to install a roadway; is this legal?

We all look forward to your prompt response and our lawyer for the neighbourhood will acting on our behalf.

Regards,
Barbara Maslanko and Dennis Gibson

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From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Tuesday, February 6, 2024 11:37:08 AM
To: 'Dennis &/or Barb'
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

Hello Dennis & Barb,
I wanted to acknowledge receipt of your email and voicemail noting concerns to the development proposal. They will be taken under consideration in the staff report. A virtual Neighbourhood Meeting has been arranged for February 21, 2024, at 7 pm. No decisions will be made and it's an opportunity to be informed of the process, the proposal and ask questions of staff and/or the applicant/owner. Hope you can attend. If not, it will be recorded and posted on the City's website for viewing later. See attached for meeting details.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener
519-741-2200 x7869, TTY 1-866-969-9994



From: Dennis &/or Barb
Sent: Tuesday, February 6, 2024 9:40 AM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 135-161 Jackson Ave & 136 Brentwood

You don't often get email from

[Learn why this is important](#)

Mr. Bateman,

My family and I are residents of the Brentwood and Jackson area for over 30 years and are opposed to this proposed development of the as we call it the Mansion Site. The original owner of this site was refused development on the following basis:

- ruin the character of the neighbourhood established by Architect Schwartz you would not do this on Lydia St.
- Hydro services are over 50 years old and cannot accommodate this development. Area fed from 5TS from Enova on feeder 5M13 which is maxed out, who would be paying for new hydro services to the area? Or have you even considered this
- Sewer, water infrastructure in the area was updated about 15 years ago and to add this type of development who is paying for upgrade to accommodate.
- Kitchener landfill was only good for approximately 15 more years for the current population this is irresponsible to add this many residents.
- With the new proposed apartment in the same area on King St the schools in the area cannot already handle the areas students, Shepard PS, Saint Anne CS, Sunnyside Middle School, and Eastwood CI with all these new families.
- What about the traffic? You add over a hundred cars to our quiet neighbourhood?
- They are also proposing tearing down Mr. Silver's house for a driveway in the middle of Brentwood; all I going and outgoing traffic will shine lights continually into Dave's, Carl's, Margurite's and Sue's house. As you can see this is not just a neighborhood we all know each other and watch out for the seniors out area.
- This developer has been buying up homes in our neighborhood and renting them out to students to the total destruction of these homes. They do not clean their snow, rake leaves, leave garbage all over the place to chase residents from our area which we have maintained for over 30-50 years. This development is not an improvement it is a destruction of the architectural character of our neighbourhood.
- I am not sure how you plan but this is not a good one.
- Infrastrurure, schools, traffic, hydro, gas restriction would destroy our mature trees, increase traffic for residents and students to unsafe levels.
- This is a neighbourhood of people who built Kitchener: John Wynn's KW Transport School, numerous Schneider Foods retirees, Minister at St. Paul's, numerous ATS employees, employees at Google, etc
- We have a quiet neighbourhood of friends which this development will destroy.

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From: Stephanie Stretch
Sent: Monday, February 5, 2024 12:37 PM
To: Andy Kheir
Cc: Anita Zapletan Csonti; Elizabeth Leacock; Brian Bateman
Subject: RE: Development and our Neighbourhood

Hello Mr. Andy Kheir,

I am hearing from many constituents about the 135 Jackson proposal. I wanted to pass on some information I have learned and wanted you to keep encouraging neighbours to attend the Feb 21st meeting and formally write the file manager Brian Bateman and myself with their questions and their comments so that they can be captured in a meaningful and useful way.

If you aren't aware of this link to new developments for more info, see [here](#).

You can also refer to the process [here](#). We are currently at stage one and moving into [REDACTED] 21 with the meeting. Please keep encouraging people to attend.

Brian do you have anything else to add?

Thank you,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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: Andy Kheir [REDACTED]
Sent: Sunday, February 4, 2024 3:43 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Development and our Neighbourhood

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

Hi Stephanie,

I notice that you are not active in our neighbourhood conversations, especially with development projects.

I think you may benefit from seeing the conversation online:
<https://www.facebook.com/groups/EastwoodNAKitchener>

I think everyone in the Eastwood neighbourhood is getting fed up with the decisions from the city that are PRE-MADE before consultation and being imposed on us.

As our representative, you *should be* part of the regular discussions.

BTW - Almost everyone HATES the 135 Jackson proposal! How is this being pre-sold already??? We haven't even had the consultation meeting? Has this been decided before the process began??

Regards.

Andy Kheir

From: Stephanie Stretch
Sent: Tuesday, January 30, 2024 4:35 PM
To: Gabriele
Cc: Brian Bateman
Subject: RE: Development on Jackson

Hi Gabriele,

Yes, absolutely that is possible. What works best for you? Phone or in person? I am happy to connect but also encourage you to contact Brian Bateman. He is the lead planner on this file and will be able to answer any questions you might have. If you are able, please attend the Neighbourhood Meeting on Feb 21 @ 7pm via zoom where you can ask any questions you might have of staff and/or the applicant/owner. No decisions will be made at the meeting.

I have also included Brian Bateman in this email so that he can help answer any questions you may have, as he is the lead planner on this file.

Please share this meeting information with neighbours as your feedback is important and crucial at this time.

Virtual Zoom Meeting for the public on February 21st at 7pm.

To join go to

[Specific question can be submitted to the planner at \[brian.bateman@kitchener.ca\]\(mailto:brian.bateman@kitchener.ca\) r 51-741-2200 x7869](https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.zoom.us%2Fjoin&data=05%7C02%7CBrian.Bateman%40kitchener.ca%7Cbe46fcab8ac14b1bf70508dc21db5e67%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638422473263567948%7CUnknown%7CTWFpbGZsb3d8eyJWlloiM C4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=Va9CvDrU mQg3TfCmzSAIVePwyhTq4up6Mq6u6JgkHac%3D&reserved=0, enter meeting ID# 82817583252 or participate by phone dial 1.647.558.0588 and enter meeting ID# 828 1758 3252</p></div><div data-bbox=)

Thank you and let me know how you would like to connect.

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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

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

From: noreply@kitchener.ca <noreply@kitchener.ca> On Behalf Of Gabriele
Sent: Tuesday, January 30, 2024 11:03 AM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Development on Jackson

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<https://aka.ms/LearnAboutSenderIdentification>]

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There is a new development in the works on Jackson Ave -135 -161. The neighbourhood has many questions, and concerns. Personally I would like to speak with you regarding the development. Would that be possible?

Thanks
Gabriele

Origin:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.kitchener.ca%2Fen%2Fcouncil-and-city-administration%2Fcouncillor-stephanie-stretch.aspx&data=05%7C02%7CBrian.Bateman%40kitchener.ca%7Cbe46fcab8ac14b1bf70508dc21db5e67%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638422473263576020%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I6k1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=I3riEJJUuVZxcy8kcEDr7dCqspTnXNPeaBNHOodjYOQ%3D&reserved=0>

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<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.kitchener.ca%2F&data=05%7C02%7CBrian.Bateman%40kitchener.ca%7Cbe46fcab8ac14b1bf70508dc21db5e67%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638422473263582131%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I6k1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=pVCdncKE3AwnUUkrBLwskUPzd34R7zt%2BJtUtqIsaxms%3D&reserved=0>.

From: Thomas van der Hoff [REDACTED]
Sent: Tuesday, February 6, 2024 11:22 AM
To: Lenore Ross; Brian Bateman
Cc: Stephanie Stretch
Subject: RE: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

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Thanks again for the detailed response, Lenore.

Looking forward to the playground replacement at Edmund Green, and I know the community and frequent pickleball users will appreciate the court lining.

Have a great week.

Thomas van der Hoff
Deputy Director
Recreation and Community Services
Office:



Woolwich.ca | [EngageWR](#) [REDACTED]

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From: Lenore Ross <Lenore.Ross@kitchener.ca>
Sent: Tuesday, February 6, 2024 10:41 AM
To: Thomas van der Hoff ; Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: RE: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

Good morning Thomas,

The City's Parkland Dedication Bylaw and Parkland Dedication Policy do not currently allocate the funds collected from a specific development application to park improvements or park acquisition within the subject Planning Community or neighbourhood; the funds are utilized across the City based on priorities and identified needs.

The play equipment at Montgomery Park was installed in 1994 and our typical playground life cycle is about 25 years. We inspect all playgrounds regularly for safety and compliance and prioritize playground replacements where we can no longer get replacement parts or the equipment is not compliant with current standards. Although Montgomery Park playground is past typical life expectancy it is still in good and safe condition and will likely be renewed within the next 5 years.

This year we have plans to resurface and repaint the existing courts at Montgomery Park and to include pickleball facilities along with some parking upgrades. The Neighbourhood Development Office (NDO) also has some place making projects planned with the community, including additions to the disc golf course at Montgomery Park; this work is planned over the course of the next year or so.

While we currently have no park or facility improvement plans for Knollwood Park, we are looking to upgrade the playground at Edmund Green within the next 2 years and will be including accessible pathways at the same time.

Finally, we are reviewing the amenities and condition of recreation facilities at the Aud – including the skate park – to determine future needs and projects.

Regards,

Lenore

From: Thomas van der Hoff

Sent: Sunday, February 4, 2024 8:06 AM

To: Lenore Ross <Lenore.Ross@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>

Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>

Subject: Re: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

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Thanks Lenore,

One additional comment and question. If the City does opt to receive cash in lieu of parkland, it would be nice to see a portion reinvested into the neighbourhood, which would be warranted by the additional residents, and age and size of the playground. The other amenities within Montgomery Park are in fine condition, however many parents in the neighborhood opt to forgo the playground to visit other parks.

Possibly a question for the department that oversees asset management, but does the City have a useful life assigned to playground assets, and if so what is the age? Outside of part replacements (swing seating, etc.), much of the playground equipment in the area (Knollwood Park, Edmund Green, Montgomery Park) appears to be twenty five plus years old. Do you know if any of these playgrounds are in the ten year capital forecast for replacement?

Thanks,

Thomas van der Hoff

Deputy Director
Recreation and Community Services
Township of Woolwich

From: Thomas van der Hoff
Sent: Friday, February 2, 2024 1:46:29 PM
To: Lenore Ross <Lenore.Ross@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: RE: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

Thanks Lenore!

Have a wonderful weekend.

Thomas van der Hoff
Deputy Director
Recreation and Community Services
Office:



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From: Lenore Ross <Lenore.Ross@kitchener.ca>
Sent: Friday, February 2, 2024 1:37 PM
To: Thomas van der Hoff <tvanderhoff@woolwich.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: RE: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

Hello Thomas and Councilor Stretch,

The site is within the Eastwood Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener, this community has been identified as well served with active neighbourhood park space and the development site is within the recommended walking distance to existing active neighbourhood park space; acquiring additional public parkland in this location is not a priority and parkland dedication as cash in lieu of land is recommended.

Link to Places and Spaces webpage <https://www.kitchener.ca/en/strategic-plans-and-projects/parks-strategic-plan.aspx?mid=25203>

Link to Spaces document – it is

large! [https://www.kitchener.ca/en/resourcesGeneral/Documents/INS PARKS Places and Spaces Spaces.pdf](https://www.kitchener.ca/en/resourcesGeneral/Documents/INS_PARKS_Places_and_Spaces_Spaces.pdf)

The parkland dedication requirement will be deferred at the Official Plan Amendment/Zoning By-law Amendment applications and assessed at a future Site Plan Application. Parkland dedication will be assessed based on the land use classes, residential units and density approved through the OPA and ZBA and required as a condition of final Site Plan Approval.

The developer has proposed that the area at the front of the site be developed as a POPS (Privately Owned Publicly Accessible Space). If this is considered by the City, full public access easements would be required to be registered on title and all maintenance responsibilities would remain with the developer and the future residents/condominium corporation. The Planning Act and City's Park Dedication Bylaw 2022-101 and Park Dedication Policy permit the City to consider such arrangements and allow a partial credit of 25% of the POPS land area towards the required park dedication requirements. Any built features or landscaping within the POPS are not eligible for parkland dedication credits. If the POPS is pursued by the developer and considered by the City, Parks in conjunction with Urban Design would review and approve the proposed POPS.

The City has additional site design guidance for multi-residential developments that relate to the provision of private onsite amenity spaces and the conceptual design and renderings of the amenity space and POPS provided with the OPA/ZBA submission and the Urban Design Brief can be used to help guide that design at the site plan stage.

Regards,

Lenore

Lenore Ross MSc, MCIP, RPP

Parks Planning and Development Project Manager

Development and Housing Approvals | Development Services | City of Kitchener
519-741-2200 ext 7427 | TTY 1-866-969-9994 | Lenore.Ross@Kitchener.ca

Discover nature in the city: www.kitchener.ca/parks

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From: Thomas van der Hoff

Sent: Thursday, February 1, 2024 8:14 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Lenore Ross <Lenore.Ross@kitchener.ca>

Subject: RE: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

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Thanks Brian. Happy to discuss Lenore.

Thomas van der Hoff

Deputy Director
Recreation and Community Services
Office: 519-514-7024



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From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Thursday, February 1, 2024 10:21 AM
To: Thomas van der Hoff
Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Lenore Ross <Lenore.Ross@kitchener.ca>
Subject: [EXT] RE: Application #ZBA24/002/J/BB - 135 Jackson Ave

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Thomas,

Thank you for the parkland comments as it relates to the development proposal. I have copied Parks so they have an opportunity to view your comments and respond in kind. I have received a few comments so far related to parkland. Hope you are able to attend the Neighbourhood Meeting on February 21 starting at 7pm.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Thomas van der Hoff
Sent: Saturday, January 20, 2024 8:29 AM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Application #ZBA24/002/J/BB - 135 Jackson Ave

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Hi Brian,

Sharing a perspective for consideration by the City in regard to parkland at the proposed development at 135 Jackson Ave. As a resident of the neighbourhood, my family frequents the park on Montgomery Rd. In reviewing the development application, it appears parkland has been included. Considering the development is within the assumed 400 metre Parks Master Plan standard for proximity to the nearest neighbourhood playground (100 metres from the park), there is opportunity for the City to receive cash-in-lieu of parkland dedication, allocating these funds to the existing park which is in much need of replacement and expansion of the existing playground.

The existing playground equipment is of significant vintage, and is primarily focused on the older age range. The Eastwood neighbourhood is seeing a turnover of older residents with an influx of younger families in recent years, and replacement of the existing playground would not only serve the new residents but those who currently live here. A larger playground would be warranted as well, considering the number of new residents who will be visiting the park.

This re-allocation of development lands also provides further opportunity for adding additional units and/or parking.

Food for thought. Thanks Brian!

Thomas van der Hoff
Deputy Director
Recreation and Community Services
Office: 519-514-7024



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From: Christine Liebig [REDACTED]
Sent: Tuesday, February 20, 2024 9:46 AM
To: Brian Bateman
Subject: Re: 135-161 Jackson Ave & 136 Brentwood Ave

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Good morning Brian,

Thank you for the invitation. However, I regret I am unable to attend tomorrow's meeting.

If I may, I'd like to add one additional item/concern (over and above the parking congestion issue) as "food for thought".

If not for this project, then perhaps the next in another Kitchener neighbourhood...

In a nutshell....

Obviously, the Eastwood Neighbourhood's R4 zoning designation opened the doors to such a development...

And again, the housing crisis in Kitchener (as everywhere in Canada) notwithstanding...

However, please do consider that developments such as the one proposed, buy up (for the most part) perfectly sound, **affordable** single-family **homes** in residential neighbourhoods.

As such, developments such as the one proposed render core urban areas with easy access to schools and amenities **inaccessible** to middle income families with more than one child by **removing availability and choice**.

For example, a single teacher with a family of 3 can afford to live in our Eastwood neighbourhood (and many do). They cannot afford to live in Westmount nor Deer Ridge (and often not even subdivisions in-and-around New Hamburg) and so must consider emerging communities such as Listowel and then face a lengthy commute.

This has a significant structural and societal impacts in the long term, which I'm sure you as planners can (and do) appreciate.

Thank you, Brian. I appreciate the opportunity to voice my concerns as a resident of the Eastwood Neighbourhood in question and as someone born and raised in this city.

Respectfully,
Christine

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: February 9, 2024 9:33 AM
To: Christine Liebig [REDACTED]
Subject: RE: 135-161 Jackson Ave & 136 Brentwood Ave

Hi Christine,

Thank you for your comments. They will be considered as part of the staff report. Hoping you can make it on February 21, 2024 at 7 pm to the Neighbourhood Meeting. No decisions will be made.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Christine Liebig

Sent: Thursday, February 8, 2024 4:30 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: 135-161 Jackson Ave & 136 Brentwood Ave

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Hello Brian,

Appreciate being asked to share concerns, albeit truly bemused as to why – when the development is already advertising its listings, according to some resident who have suffered themselves to look into the matter.

Moreover, after reviewing the robust development plans online, it's hard to see how anything will impact the project from moving forward. So again, merely a (with respect) bureaucratic exercise to "check the boxes".

Having said that, I will voice the following:

1. This neighbourhood, in which I have had the privilege of living in for the past 14 yrs is a gem that the city has long overlooked and underappreciated. A family-focused, inclusive, old-forested neighbourhood close to the core that is truly one-of-a-kind and an exemplar of urban living, and represents a beautiful and authentic example of what "a community" actually means.
2. In recent years, many neighbours have voiced safety, as well as other concerns to the City & Councillors and received mere platitudes. So regrettably our trust in the sincerity of the City asking for feedback is low.
3. Community upgrades (recent) positioned as democratically chosen to benefit residents are, by far the majority, used only by those driving by car from other areas and have disrupted our greenspace - Montgomery Park - to the point where very few, if any, local residents walk through there any more.
4. Finally, and most relevant to this call for feedback: There are **3** developments going up in three blocks (Sheldon, Clive & Jackson) in the next 1-3 years, which, instead of including underground parking, will bring over 300 new cars (1 per unit) to the area, as well as, most assuredly, at least $\frac{3}{4}$ that many more in co-habitants vehicles. My question is, where will they park? In the streets? How will the intersections (at Brentwood, Montgomery, Sheldon & Weber) and snowplowing accommodate the added load & congestion - particularly when added to Eastwood Collegiate traffic?

Obviously, we are all well aware of the housing crisis. And I'm not a "not in my back yard" proponent. But if the City truly had vision, there is plenty of commercial land available in Kitchener to accommodate these "flat and wide" developments that are closer to, or even in the midst of, amenities suited for 1-2 bedroom units, rather than so profoundly disrupting the fabric of a quiet, family-residential neighbourhood, because a developer has slowly and meticulously purchased one single-family homes after another, under different guises.

Thankfully, some people have choices - to stay or to leave. Others, who have chosen this neighbourhood as a quiet urban oasis, close to schools for their young families, and seniors who have lived here for decades are not as flexible, will suffer the brunt of the developments you have chosen to support.

It's regrettable that the city views its citizens as tokens to appease with a postcard and a virtual meeting - which is not accessible to many - rather than take responsibility and telling us this development(s) is coming, whether we want it to or not.

Respectfully,
C.A. Liebig

Christine A. Liebig

Mentor | Brand Story & Strategy



(formerly Innovation Guelph)

Office:

Mobile:

Web: BoundlessAccelerator.ca

Email: Christine. _____
361 Southgate Drive, Guelph, ON N1G 3M5

This message has been sent as a part of a discussion between Christine A. Liebig and the addressee whose name is specified above. Should you have received this message by mistake, please inform us. We also ask that you kindly delete this message from your mailbox and do not forward it (in whole or in part) to anyone else, as the information may be privileged. Thank you for your cooperation and understanding.

From: Dennis &/or Barb [REDACTED]
Sent: Wednesday, February 7, 2024 6:35 PM
To: Brian Bateman; Internet - Council (SM)
Subject: Re: 135-161 Jackson Ave & 136 Brentwood

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Brian,

We will also require from your legal department the following:

- installation of new roadway in existing neighbourhood by removing residential dwelling.
- Traffic study results for the addition of 120 unit min 120 cars to 240 cars.
- If new roadway can be installed that inflicts detriment to neighbours well being who will be effected by vehicular lights.
- Environmental study results on Montgomery Park stream and wildlife for increase in human population and traffic.
- Need results of sewer and water capacity currently and if new infrastructure has to be installed.
- There is no indication were visitors to the proposed buildings are parking; concern as Brentwood is emergency road if there is an issue on Weber St are they parking on Jackson and Brentwood.
- Again, we will need confirmation on Hydro supply.
- Height of the buildings are in a migratory path of Canada geese; was there a study done we need results.
- Concern they are only designing for Single car households; according to Census Canada most Ontario workers commute between 25-85 Km and most partners do not work in the same place. That means Two car households. There is no space for 240 cars, visitors cars etc. For example the house they propose to tear down currently has 5 cars in its driveway? What is the solution proposed for these issues.
- Oro-medonte will not adjust height bylaws ever; this is from experience had to change the engineering plans for a garage by 1.5" to meet their bylaws.

We would appreciate again all the responses to these statements above to prepare for the meeting.

All parties have been blind copied on these emails and sent you updates.

Regards,
Barbara Maslanko and Dennis Gibson

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From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Wednesday, February 7, 2024 5:00:00 PM
To: 'Dennis &/or Barb'
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

Zoning bylaw - City of Kitchener – By-law 2019-051, Zoning Schedule 174 lists the zoning of the subject property and you can find permitted uses and regulations therein in the ZB. The previous ZB was By-law 85-1. My understanding is most of the subject lands in By-law 85-1 were zoned R-6 since approximately 1994 but will dig up that information.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Dennis &/or Barb <>
Sent: Tuesday, February 6, 2024 3:58 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

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Brian,

Your legal department can send me directly the paperwork me as head of our action committee; as we have three individuals in our neighbourhood who are representing all of us and themselves in this matter we will be meeting before this Zoom.

Please send paperwork to

Regards,

Barbara Maslanko and Dennis Gibson

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: February 6, 2024 3:49 PM
To: 'Dennis &/or Barb' <>
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

Thank you for the request. I can have the City's Legal Dept. send it directly to your lawyer. Please send me his name and contact information at your earliest convenience.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Dennis &/or Barb
Sent: Tuesday, February 6, 2024 12:03 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Re: 135-161 Jackson Ave & 136 Brentwood

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Mr. Bateman,

Before the meeting the neighbours' lawyer has ask for the paperwork when this area was rezoned. Over 30 years ago we have the documentation and the original owner told us all he was not allowed to build his proposed 3 storey apartments so he built the mansion. We have been asked by counsel to get the documentation of when the City of Kitchener rezoned our area, paperwork, and Mayor in office. We would also need how a driveway is zoned; proposed building plan is removing a residential dwelling to install a roadway; is this legal?

We all look forward to your prompt response and our lawyer for the neighbourhood will acting on our behalf.

Regards,
Barbara Maslanko and Dennis Gibson

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From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Tuesday, February 6, 2024 11:37:08 AM
To: 'Dennis &/or Barb' >
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: RE: 135-161 Jackson Ave & 136 Brentwood

Hello Dennis & Barb,
I wanted to acknowledge receipt of your email and voicemail noting concerns to the development proposal. They will be taken under consideration in the staff report. A virtual Neighbourhood Meeting has been arranged for February 21, 2024, at 7 pm. No decisions will be made and it's an opportunity to be informed of the process, the proposal and ask questions of staff and/or the applicant/owner. Hope you can attend. If not, it will be recorded and posted on the City's website for viewing later. See attached for meeting details.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Dennis &/or Barb

Sent: Tuesday, February 6, 2024 9:40 AM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: 135-161 Jackson Ave & 136 Brentwood

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Mr. Bateman,

My family and I are residents of the Brentwood and Jackson area for over 30 years and are opposed to this proposed development of the as we call it the Mansion Site. The original owner of this site was refused development on the following basis:

- ruin the character of the neighbourhood established by Architect Schwartz you would not do this on Lydia St.
- Hydro services are over 50 years old and cannot accommodate this development. Area fed from 5TS from Enova on feeder 5M13 which is maxed out, who would be paying for new hydro services to the area? Or have you even considered this
- Sewer, water infrastructure in the area was updated about 15 years ago and to add this type of development who is paying for upgrade to accommodate.
- Kitchener landfill was only good for approximately 15 more years for the current population this is irresponsible to add this many residents.
- With the new proposed apartment in the same area on King St the schools in the area cannot already handle the areas students, Shepard PS, Saint Anne CS, Sunnyside Middle School, and Eastwood CI with all these new families.
- What about the traffic? You add over a hundred cars to our quiet neighbourhood?
- They are also proposing tearing down Mr. Silver's house for a driveway in the middle of Brentwood; all I going and outgoing traffic will shine lights continually into Dave's, Carl's, Margurite's and Sue's house. As you can see this is not just a neighborhood we all know each other and watch out for the seniors out area.
- This developer has been buying up homes in our neighborhood and renting them out to students to the total destruction of these homes. They do not clean their snow, rake leaves, leave garbage all over the place to chase residents from our area which we have maintained for over 30-50 years. This development is not an improvement it is a destruction of the architectural character of our neighbourhood.
- I am not sure how you plan but this is not a good one.
- Infrastructure, schools, traffic, hydro, gas restriction would destroy our mature trees, increase traffic for residents and students to unsafe levels.
- This is a neighbourhood of people who built Kitchener: John Wynn's KW Transport School, numerous Schneider Foods retirees, Minister at St. Paul's, numerous ATS employees, employees at Google, etc
- We have a quiet neighbourhood of friends which this development will destroy.

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From: propertyappraisals [REDACTED]
Sent: Friday, February 9, 2024 6:02 PM
To: Brian Bateman
Subject: Re: 135-161 Jackson Avenue and 136 Brentwood Avenue

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In regards to the proposed development I submit my following concerns:

- 1) Do to the large size of the proposed development (120 dwelling units) the increased traffic will negatively affect neighbourhood property values (increase noise along with pedestrian safety).
- 2) Since, the majority of new builds are purchased by investors for rentals I am concerned the units will be overcrowded (exceed occupancy limits) which results in lack of maintenance and garbage accumulation.
- 3) Existing community/neighbourhood infrastructure and park space (greenspace) is not adequate to house such a large multi-residential development
- 4) Do to the size of this development it should have incorporated a designated kids playpark/greenspace, since these types of units are typically purchased/rented by young families or immigrants.
- 5) Environmental Assessments and Traffic Studies need to be completed to rule out negative impacts of this neighborhood development.
- 6) Recently, large scale residential developments have had financial difficulties resulting in work not being completed on schedule or not at all. Who will me monitoring to make sure this development does not end up incomplete which will negatively impacts the community.

Warm Regards,

Steven

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

From: Andy Kheir [REDACTED]
Sent: Monday, February 5, 2024 1:34 PM
To: Stephanie Stretch; Mayor
Cc: Anita Zapletan Csonti; Elizabeth Leacock; Brian Bateman
Subject: Re: Development and our Neighbourhood

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

Thank you for the reply, but what developments are you speaking of? (information you have learned) You do not list them/it.

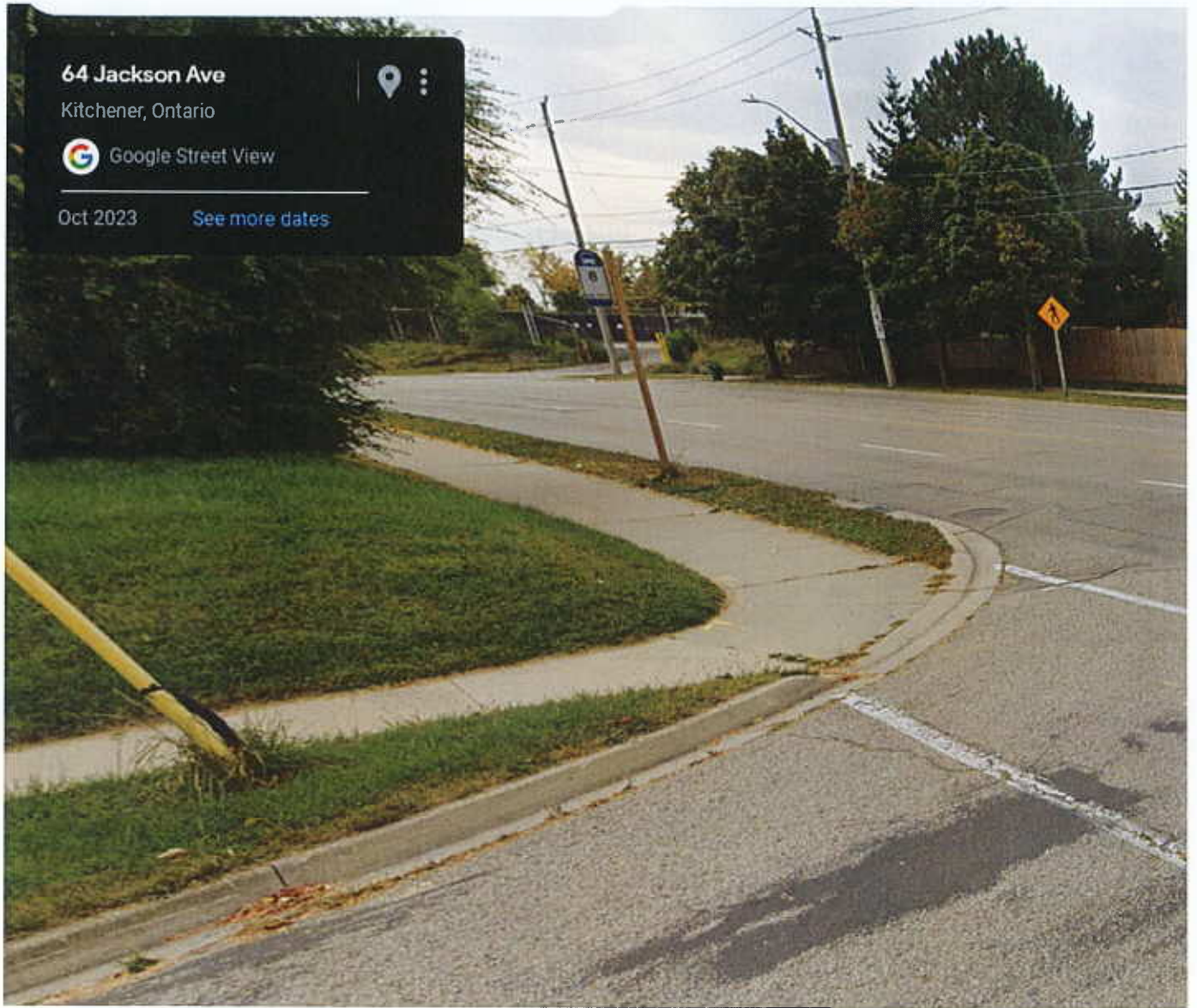
As well, perhaps someone, anyone, can explain the traffic assessment to us:

- It does NOT have an impact assessment for Sheldon Ave. N and McKenzie - everyone in the neighbourhood uses McKenzie to get to the highway. Absolutely a fact - it was either not foreseen or covered up.
- It does NOT address the poor visibility from Jackson to Weber St. for exiting - almost impossible to do safely during normal hours (see Google Earth for visibility - it doesn't take a genius on this one).

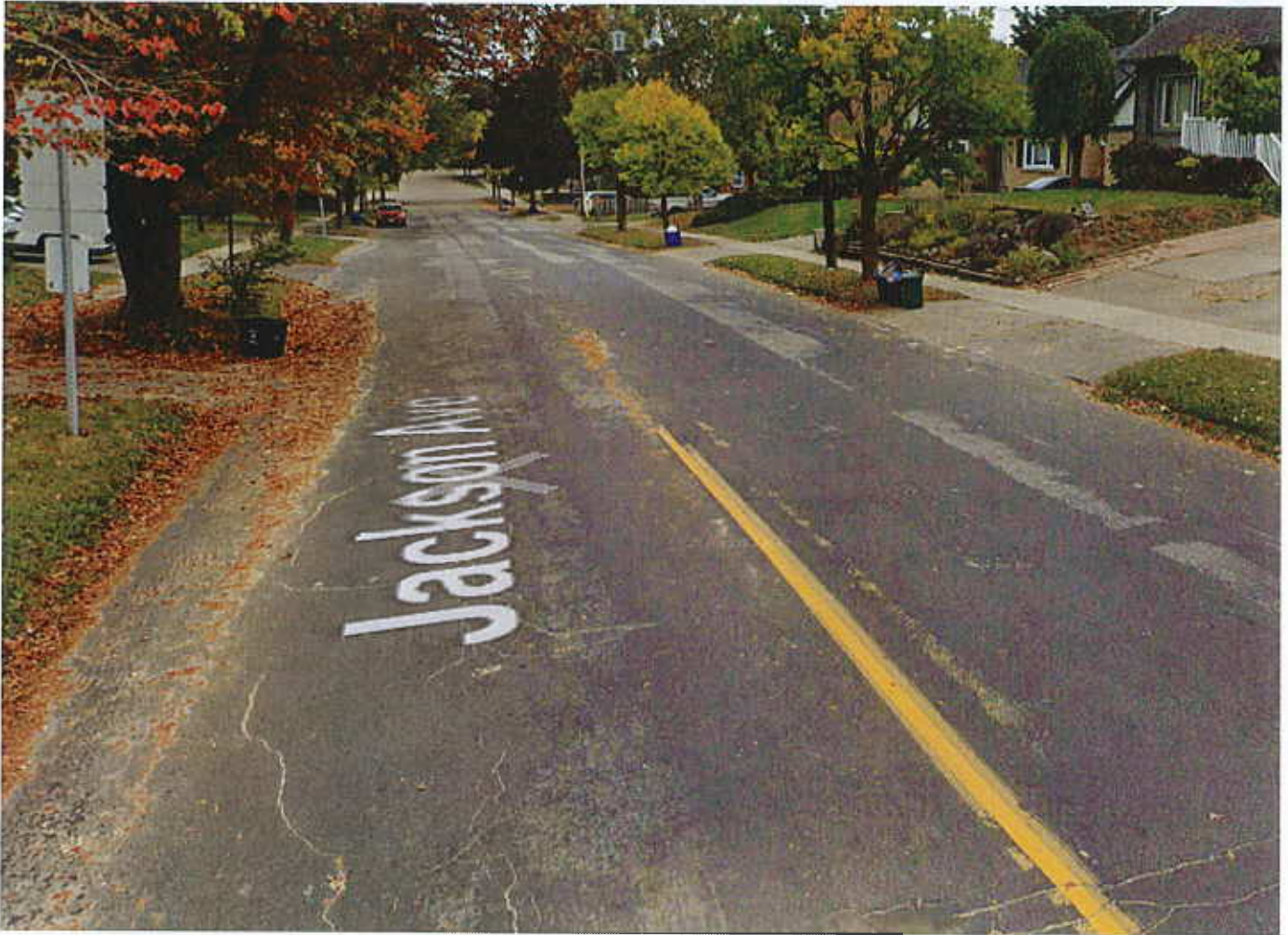
[64 Jackson Ave - Google Maps](#)

- It does NOT address the narrow width of Jackson Ave for traffic. BTW - It doesn't even have curbs!... that is how low the density and traffic is on that street now! You'll have to remove any parking on Jackson, BTW... there is no room to pass otherwise!
- It does NOT address the impact on school safety (doubles traffic flow around the high school alone)
- It flatly states an incorrect JUDGMENT/OPINION - that a DOUBLING of traffic is 'moderate' and that it 'will not be significantly impacted' - HOW?? It doubles them! It ignores usage patterns!

"Based on the existing volumes on the surrounding roadways and the moderate increases due to the Site Traffic, the study area roadways will not be significantly impacted by the proposed development."



- Poor visibility - Jackson to Weber - where is the exit to a busy road??



- Narrow road - 120 units?? That is conservatively 240 - 500 residents.

BTW:

- Where is the environmental impact study? Old growth trees replaced by saplings is NOT an environmental impact study.
- Where is the water run off plan?
- Where is the crime increase assessment?
- Where is folded impact from high-rise development on Weber St./King St. at Montgomery that is already approved?
- Where is the folded impact from the development at the end of Sheldon Ave N? (how did this ever get approved?)
- Where is the folded impact from the possible development on Clive? (where were the full consultations for the zoning change on this one??? - single unit dwelling to ... what is it - 40 units?? How? Gentle densification?? NOT FOR US!)

Taking ONE project, perhaps - but ALL of these projects together? What is the FULL impact of them together? Nothing about infrastructure for the whole. No full traffic

impact for all projects. No full environmental impact of taking over half of the green-space in a neighbourhood.

The city is ruining neighbourhoods by piecemeal! When you only assess one project at a time, it looks like a good idea - but the area has FAR too much development already planned - this is ridiculous!

An answer to these questions would be appreciated before the meeting so that we can have discussion!

On Monday, February 5, 2024 at 12:36:57 p.m. EST, Stephanie Stretch <stephanie.stretch@kitchener.ca> wrote:

Hello Mr. Andy Kheir,

I am hearing from many constituents about the 135 Jackson proposal. I wanted to pass on some information I have learned and wanted you to keep encouraging neighbours to attend the Feb 21st meeting and formally write the file manager Brian Bateman and myself with their questions and their comments so that they can be captured in a meaningful and useful way.

If you aren't aware of this link to new developments for more info, see [here](#).

You can also refer to the process [here](#). We are currently at stage one and moving into stage two on Feb 21 with the meeting. Please keep encouraging people to attend.

Brian do you have anything else to add?

Thank you,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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: Andy Kheir
Sent: Sunday, February 4, 2024 3:43 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Development and our Neighbourhood

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Hi Stephanie,

I notice that you are not active in our neighbourhood conversations, especially with development projects.

I think you may benefit from seeing the conversation online:

<https://www.facebook.com/groups/EastwoodNAKitchener>

I think everyone in the Eastwood neighbourhood is getting fed up with the decisions from the city that are PRE-MADE before consultation and being imposed on us.

As our representative, you *should be* part of the regular discussions.

BTW - Almost everyone HATES the 135 Jackson proposal! How is this being pre-sold already??? We haven't even had the consultation meeting? Has this been decided before the process began??

Regards.

Andy Kheir

From: DoubleA Mcl [REDACTED]
Sent: Tuesday, February 20, 2024 9:09 AM
To: Brian Bateman
Cc: Garrett Stevenson; Lenore Ross; Sandro Bassanese; Stephanie Stretch
Subject: Re: FW: Response To Proposed Development 135 - 161 Jackson Ave. Kitchener
Attachments: image002.png

You don't often get email from

[Learn why this is important](#)

Good morning,

For the public record this is Aaron McLaughlin of

Thank you.

On Tue, Feb 20, 2024, 6:50 a.m. Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

Hi,

I just wanted to acknowledge receipt of your detailed comments but would kindly ask that you provide your name and address for the public record. Thank you in advance.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: DoubleA Mcl [REDACTED]
Sent: Monday, February 19, 2024 9:56 AM
To: Mayor <mayor@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Internet - Council (SM) <council@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Response To Proposed Development 135 - 161 Jackson Ave. Kitchener

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

The Eastwood area of Kitchener is a gem. Originally developed three quarters of a century ago it is a stunning example of the simple urban beginnings and cultural history of the City of Kitchener. The modest predominantly red brick homes speak of a better time before the single family home became oversized, overbuilt, over designed, and crammed together without regard for privacy, space, or livability.

The neighbourhood covers only approx 0.6 square kilometres (excluding Montgomery park) and is made up of a mix of residential building types. These include close to 300 properly spaced 1.5-2 storey single family homes with desirable front, rear, and side yards, less than 20 detached low rise (2.5 storey walkups) apartment buildings on spacious lots, and a mid rise condo complex tucked away in a quiet corner of the neighbourhood against the expressway.

This amounts to approximately 470 living units providing housing for between 940 and 1880 residents, and a population density of approximately 1,400-2,685 residents per square kilometre.

The neighbourhood was originally designed for this density and having resided here for the past 15 years, I'd say it has worked well, making it a consistently desirable and sought after place to live.

However, recent construction developments on Sheldon Ave N have already been added/ approved, resulting in 24 & 40 new units and between 64 and 235 new residents where there was previously around 15 in single detached homes. With a single point of access on Sheldon at the dead end and no published provisions for a respective increase in infrastructure to support the influx of vehicular and pedestrian/ transit traffic.

Furthermore the City has gone ahead and changed the surrounding zoning between Weber & King to allow the conversion of existing single storey retail space into high rise residential towers. These buildings mark a significant departure from any attempt to 'fit into' the surrounding neighbourhoods of Eastwood and Rockway and will add 503, 616, and 403 units respectively.

Altogether these projects amount to adding a grand total of between 4000-7000 new residents to the immediate area. This will be an increase of 250-300% resulting in a population density of around 6666-11,666 residents per square kilometre.

Not only are these projects entirely contrary to building within the existing atmosphere of the area, but the City has yet to publish how they plan to improve the existing infrastructure and local amenities to support this new population, while maintaining the quality of life in the surrounding areas for the existing taxpayers.

Now the City of Kitchener wants to approve yet another complex of 120 units to be crammed literally into the centre of an existing neighbourhood block.

We understand that the property owner wants to develop and sell properties on this site, and we recognise that the City may need to approve development here at some point, but the currently proposed design is simply unacceptable given the location.

Approving intensification around the perimeter of an existing neighbourhood with proper provisions for increased infrastructure, managing the construction process, and the increased traffic is one thing. Building in the centre of a block of long term occupied residences is a different endeavour altogether. Because there are existing residents living directly adjacent to this site on all sides, it becomes a much more complex proposition that entails greater responsibility and requires special consideration and sensitivity.

This could also mean it is more work for the City and less profitable for the owner/developer, but to do this properly some concessions will need to be made.

Any development of this land should have to maintain compatibility with the surrounding aesthetic and only enhance the functionality, quality, and ideally value of living here overall. It needs to work with the existing building standards/ spacing/ heights/ styles/ features.

The purpose of the application & consultation process and the planning department itself is to safeguard the interests of residents in existing communities that already work, by being realistic, judicious, and creative about how things like population growth are integrated.

In this case that means approving only proposals that work with the existing zoning, building type, style, & standards of the community, in a complimentary way.

Good planning is never a permanent downgrade.

The proposed design shows no respect or consideration for these site specific or communal aspects, nor does the aesthetic fit or compliment the surrounding homes in any way.

To the contrary the design purposefully shirks the established zoning bylaws in an effort to stack as **many new residents into the space as possible without providing for the minimum design standards.**

The developer seems to be operating on the presumption that the City of Kitchener will approve the project anyway even with these deficiencies.

If the developer seeks variations and zoning changes, this should require approval by City Council. City Council decisions should be subject to appeal. Beyond the municipal level the existing residents should have the opportunity to take the case to the Ontario Land Tribunal. Depending on the resistance and objection of the community, this should be the process before any changes are made to this site.

The City must consider the outward appearance of allowing a complex of modern, long, flat roofed, buildings to be built more than twice all tall as the surrounding single row of charming private 1.5 storey residences on the block. It shouldn't look like a juxtaposition of opposite ideas.

The internal implications of building 2.5 storeys taller than the originally/ intentionally private backyards surrounding it is the most problematic of all. Such structures would directly impact the quality of life in all abutting residences, blocking an extreme proportion of the otherwise consistent low 1.5 storey neighbourhood skylines, the natural light and sightlines, while simultaneously eliminating any and all privacy in both backyards and rear facing doors and windows. This would be felt especially by the residents on Brentwood as the proposed finished grade is also significantly uphill. This part of the proposal is insulting. It shows an audacity, disregard, and almost contempt for the privacy and standard of living of the existing residents and incoming residents alike. Such an arrangement could only serve to destabilize property values in both the short and long term while destroying forever the longstanding positive reputation of the area.

Exacerbating the situation, in order to allow as much parking as possible on the interior, the plans have the buildings placed such that they encroach on the property lines around the perimeter. This makes their height effectively even taller for the surrounding residents. Yet the plans still fail to provide inadequate parking for the new residents as well as no provision for visitor or service parking. This will only result in parking overflowing onto sidestreets throughout the neighbourhood. Considering this added traffic and congestion the City should then also allow for front yard parking (driveway widening) and be responsible for widening all the existing boulevard driveways and curb openings so residents have an option besides tandem parking.

Not only are the building placed too close to the property boundaries, but it shows no provisions for visual or physical separation between the new walkout patios (and three galleries of balconies above)

and the existing private backyards, for security and/or privacy. Where an existing berm and masonry wall has separated a single residence on the estate for the past three decades, the surrounding homeowners seem to be left with the responsibility of keeping a whole housing complex of new population and their pets from entering their yards. Some of the neighbouring properties have no firm of fencing at all.

The plans show no provisions for runoff from the developed grade and the impermeable surfaces of roofs and parking lot that will be introduced. Where there is now a retention pond and berm keeping water from running downhill into backyards and basements, the plans show a consistent downward slope into neighbouring properties on Brentwood.

The plans show a fictitious depiction of the existing trees around the perimeter of the property which have been neglected since the property changed hands. Some have expired and others that were damaged by the windstorm of 2022, have been left standing. The development will require the destruction of the other trees on the property. The plans make no provision for the full or partial replacement of any of the mature trees on or around the property.

Beyond the details of this particular proposal, any development of this site will require special measures so as not to cause undue inconvenience, disturbance, or stress for the existing residents who will have to live through the demolition and construction process.

Site Fencing:

An 8' privacy fence (at the developers expense) should be installed around the subject site prior to start of work to prevent debris and workers from encroaching on the adjacent properties.

Finished Fencing:

The fence bylaw height is 8ft based on level properties of 1.5-2 storey construction. If there is an immediate grade upwards after the property line the fence height should be allowed to rise appropriately to compensate. In some cases the grade is too steep and the grade becomes the privacy and this site already has that feature on the downhill side.

However the construction of structures taller than the surrounding residences (within or beyond the original zoning), should entail a matching increase in the allowable fence and privacy screen heights for neighbouring properties. In either case construction of this property barrier should be the responsibility of the developer such that it be consistent in style and construction (be it timber or masonry or a combination).

Road Conditions and Construction Traffic:

The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There should be No Construction traffic signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Dust Control:

The constructor must have a dust control plan in place before construction starts. Such as listing that the site will be watered as required to prevent dust enveloping the adjacent properties. The adjacent properties should not have to suffer living in a dust bowl because of construction. This site is literally in the middle of a neighbourhood.

Building Permit:

The developer must be able to prove they have the finances to complete the project on time.

The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project

must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandon houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

Adjusted noise bylaw:

There should also be an adjusted work time for the site. This is in the middle of a neighbourhood work should only be permitted from 08:00 to 17:00 Monday to Friday. The only work allowed on weekends should be on Saturdays only and only for interior work once the buildings are enclosed.

The constructor must be required to provide off street parking and accommodation if necessary for construction vehicles and workers. These streets have been narrowed during street reconstruction and the extra on street parking will cause problems for the area residents as well as emergency vehicles. As stated before this is literally in the middle of a neighbourhood completely surrounded by houses.

Traffic Patterns and Parking:

Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

Provisions for Wildlife:

Another thing to consider is the environmental fallout of eliminating a greenspace that has existed for nearly 3/4 of a century and an ecosystem of mature trees, woodland animals, waterfowl, and amphibians that has existed since the pond was built approx 30 years ago. All residents here can attest to the diverse flora and fauna that will be missed. The existing animals should be relocated before construction begins rather than simply displaced by destruction of habitat. Displacement would only serve to overload the surrounding areas and burden the surrounding community with having to witness the struggling and death.

Any future development should also include provisions for the replacement of existing trees.

For many of the existing residents who have worked hard to live here and continue to work hard to improve their homes, to make the neighbourhood better, this could be their forever home or family legacy. Your responsibility is to those people.

From: Eastwood Neighbourhood Association Kitchener <hello@enak.ca>
Sent: Friday, January 19, 2024 5:52 PM
To: Christine Kompter
Cc: Internet - Council (SM); _DL_#_COR_Office-of-the-Mayor-&-Council-Staff; Justin Readman; Garett Stevenson; Tina Malone-Wright; Brian Bateman
Subject: Re: Notice of Proposed Development & Neighbourhood Meeting - 135-161 Jackson Ave. & 136 Brentwood Ave.
Attachments: image010.jpg

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

Thanks shared with neighbour social media.

Matt

www.enak.ca

On Thu, Jan 18, 2024, 3:42 PM Christine Kompter <Christine.Kompter@kitchener.ca> wrote:

For your information – the attached postcard will be circulated to property owners and occupants within 240m of the subject property. If you have any questions please contact **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-741-2200 x7869).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7

519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



From: Courtney Smith [REDACTED]
Sent: Friday, February 9, 2024 6:32 PM
To: Brian Bateman
Subject: Re: Proposed Development - 135-161 Jackson Ave and 136 Brentwood Ave

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Thanks Brian. Can you specify which document relates to each question? I am not as familiar with each type of consultant or study.

Much appreciated!

On Fri, Feb 9, 2024 at 4:25 PM Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

Thanks, Courtney, for your comments. They will be taken under consideration. Here is the list of studies that were required of the developer and under review: [sUPPORTING DOCUMENTS \(kitchener.ca\)](#). Hope you can attend the meeting on Feb. 21 at 7 pm.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Courtney Smith [REDACTED]
Sent: Friday, February 9, 2024 3:52 PM
To: Internet - Council (SM) <council@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Proposed Development - 135-161 Jackson Ave and 136 Brentwood Ave

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

Hi there

I am looking forward to the meeting on Feb 21 about the above mentioned proposed development. I am hoping to learn more and get some answers to some of the questions I have as a neighbour in the area.

Some questions that come to mind are:

- **Affordability** - has thought been given to what amount of these dwellings will be affordable? Will there be social housing or affordable rental units available to help support the need in the community?

- **Environmental** - what studies have been conducted around the environmental impact of this development? This will take away from the natural landscaping and replace it with structures/pavement. Has a study been conducted? What will the impact be to the local creek nearby?

- **Water flow** - along the same lines, what studies have been done around the flow of water? Natural landscape and several trees will be replaced with blacktop and wondering what the impact will be to storm water systems and to the neighbouring houses. There has been water damage to houses in the area and this is a high concern as it could create further water flow issues and also impact house insurance for the area.

- **Local infrastructure** - with the addition of 120 new dwellings and potentially more people to the area, there will be increased needs in terms of amenities in the area (i.e. grocery stores, doctors, gas stations/charging stations, child care, etc). The local stores and other amenities appear to be at capacity - has thought been put into how might new stores and amenities be added into this area to support more people? Has a child care centre been thought of to add to this space? Is there capacity for local police and ambulances to care for this addition of people? Further to this, there has been an increase in vandalism to private property - will police be able to respond to more calls related to this with more buildings in the area?

- **Traffic** - with adding 124 new vehicles to the area, I have concerns about safety for pedestrians and local bikers. How will the flow of traffic be managed and monitored? Will traffic flow change? What will the impact be to our streets with more vehicle traffic and will that impact property taxes?

- **Historical site** - what has been done to ensure that this is not a historical site?

- **Decision** - has the decision already been made around this site? Or is there an opportunity for adjusting plans based on the feedback from the meeting?

I know this is a lot - and studies have probably been conducted. I am hoping to have this information shared and understood at the meeting on Feb 21.

Thank you for taking the time to read and hopefully respond to these questions.

-Courtney

--

From: Natalie Sebastian [REDACTED]
Sent: Wednesday, January 31, 2024 9:12 AM
To: Stephanie Stretch
Cc: Brian Bateman
Subject: Re: Proposed Development in your Neighbourhood - Jackson & Brentwood !

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Morning Stephanie & Brian,

Thank you both for your speedy response. Yes I plan on attending the meeting and am encouraging as many neighbours as possible to attend.

Brian Can you tell me ahead of time if the Eastwood Neighbour hood is still zoned as a R-6 zone as discussed with yourself & email Sept 9 2019 @ 4:19?

Stephanie can you tell me the current rules & by- laws that are "still " being followed by RIENS study for this neighbourhood? Our last councilor Sarah Marsh was "sometimes" able to help us navigate around the wording and understanding.

Brian Planning Department has approved the build? If they have approved it - will it go to the Planning & Strategic Initiatives Committee for review/approval before it goes to Council?

I understand that purely based on "intensification", privacy or shade this is a mute point. The provincial government has mandated that all cities must intensify rather than build outside the city. However is I would like to make sure our neighbours know what the City's rules for intensification are in this historically older neighbourhood?

- a. Zoning – is this plot of land currently zoned for intensification? what is allowed in the area? A meeting held at Rockway Centre 4 years ago by city planner (yourself) it was explained the R6 to about 50 neighbours and that the building height could only be 3 stories. The plans presented don't indicate that.
- b. RIENS – Residential Intensification in Existing Neighbourhoods. This City document outlines what can be built in existing neighbourhoods including how far away new builds have to be from existing neighbours etc. special attention to the height restrictions. Does this expensive study paid by Kitchener council no longer matter?
- c. Urban Design Guidelines - Where can I find this document? this document will tell explain what type of buildings should look like, what the traffic flow should be etc. etc. This document was being updated by the City as well – there are sections for the entire city as well as specific sections for specific neighbour hoods.

Thank you for your time in answering these questions ahead of meeting I do not want to waste anyone's time if I am bringing up points that are mute. Time and time again we have been disappointed with concerns being brought up and it doesn't seem to matter. There is quite a bit of apathy amongst many of us.

Stephanie, our neighbourhood is small and older. Many do not have means to "zoom" this presents a barrier for our older neighbours. I would love to discuss with you a means to reach out further other than "phoning in a meeting"

Kindest regards,

Natalie

www.enpointeandjustdance.ca

On Tuesday, January 30, 2024 at 04:17:16 p.m. EST, Stephanie Stretch
<stephanie.stretch@kitchener.ca> wrote:

Hi Natalie,

Thank you so much for your detailed feedback. I hear you and acknowledge that you are vehemently opposed to the proposal. I have forwarded your concerns on to Brian Bateman the file planner so they will be considered as part of the process. You will also find his contact information below. He will be able to answer any questions you might have.

I also strongly encourage you to attend the Neighbourhood Meeting on Feb 21 @ 7pm via zoom where you can continue to add your concerns to the process and ask any questions you might have of staff and/or the applicant/owner. No decisions will be made at the meeting.

Please share this meeting information with neighbours as your feedback is important and crucial at this time.

Virtual Zoom Meeting for the public on February 21st at 7pm.

To join go to www.zoom.us/join, enter meeting ID# 82817583252 or participate by phone dial 1.647.558.0588 and enter meeting ID# 828 1758 3252

Specific question can be submitted to the planner at brian.bateman@kitchener.ca
r 51-741-2200 x7869

Thank you,

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
519-741-2786 ext.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: Natalie Sebastian
Sent: Thursday, January 25, 2024 3:58 PM
To: Internet - Council (SM) <council@kitchener.ca>
Subject: Proposed Development in your Neighbourhood - Jackson & Brentwood !

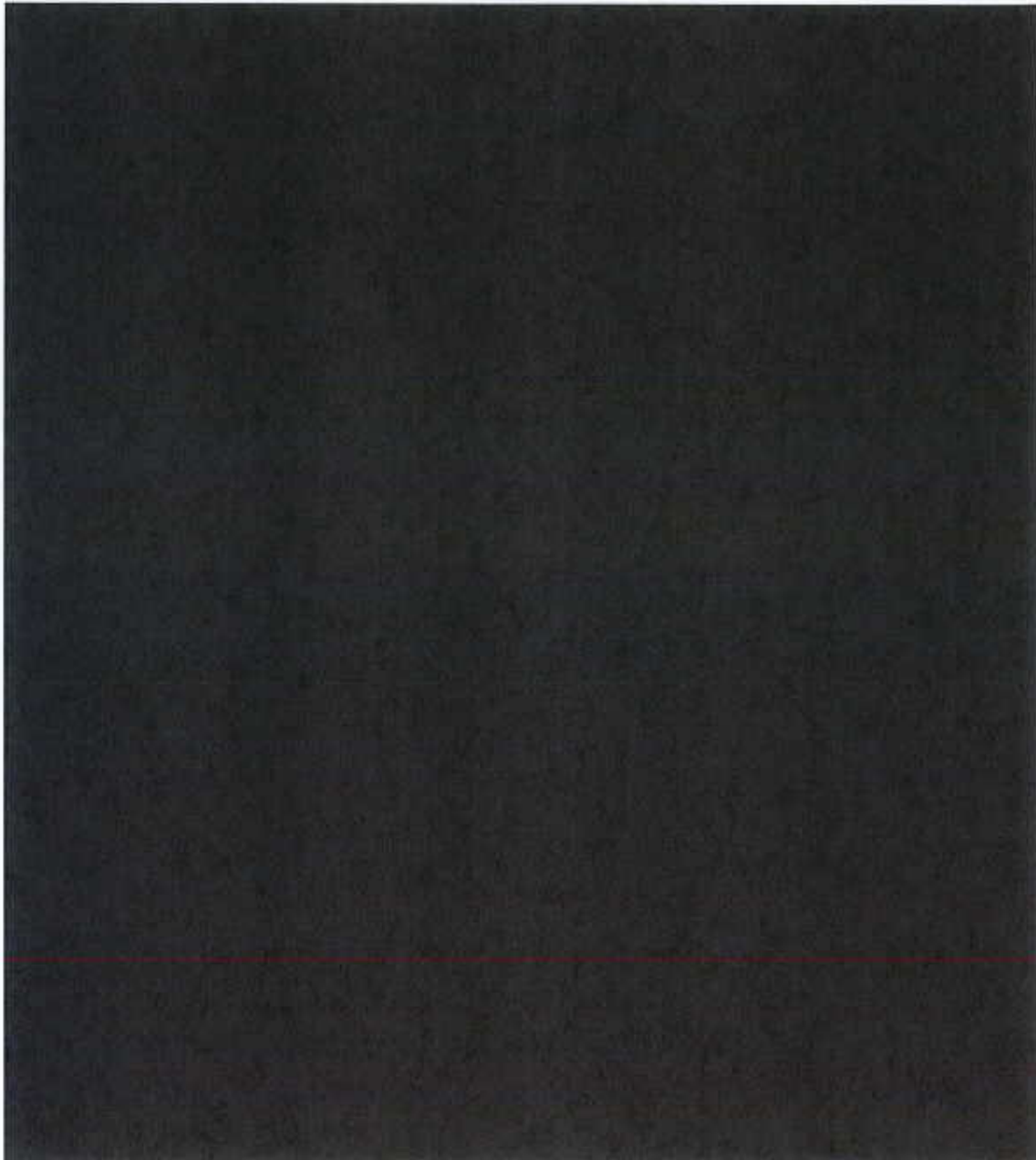
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[Learn why this is important](#)

I am writing as a private citizen of the Ward 10 property located at _____ in Kitchener N2H 3P7 to express my vehement opposition to the proposal redevelopment per planning application 135-161 Jackson & 136 Brentwood Ave.

I am unclear why Kitchener paid thousands of dollars for this and we completely ignore this.

[Residential intensification in established neighbourhoods study](#)





Residential intensification in established neighbourhoods study

Policy and regulation review of developments in established communities.

The Eastwood neighbourhood within which I live is a quiet and serene older wartime neighbourhood consisting of mainly single-family dwellings, which is the primary motivating factor in my decision to purchase my home here. This neighbourhood would be severely impacted by not only the visual uglification of the surrounding neighbourhood by way of impositions of tall structures on the skyline, but also by the unwanted population intensification which will manifest itself in many ways, including but not limited to:

- Increased intensity of traffic in, out and through the community, in an area where traffic enforcement is already lacking in its effectiveness to establish safe travel speeds and compliance with road safety regulations.

- Increased traffic noise, again in an area where traffic enforcement is already lacking in its effectiveness to ensure that vehicles operated in and around the community meet established legislated vehicle noise emission standards, resulting in further worsening of street noise already above a reasonable level due to traffic both along Highway 7 and within the community's own streets.
- Increased general noise directly caused by the population intensification in an area already plagued by noise not only from the aforementioned lack of enforcement of established legislated vehicle noise emission standards, but by increased air traffic in and out of the municipal international airport (YKF).
- Increased disruption by construction activities as the developer would implement planned facility.
- Increased crime due to the intensification of population in the community that this project will cause.
- Erosion of our voices as voters and as property owners within the physical boundaries of this neighbourhood.

I ask that the City of Kitchener to:

1. Deny this application and prevent the project from going forward,
2. Withhold from use any funds from the tax base at the municipal, regional, provincial, and federal levels into which our community residents contribute, saving those funds from being diverted away from the neglected community standards enforcement already plaguing this community to further enhance profitability of the commercial interests of this property owner and commercial entities working with them.
3. Reject this application with prejudice so as to set a precedence to not further entertain applications of this nature in this community going forward by this applicant or by other applicants.
4. Not prove the ineffectiveness of democratic process by reviewing and subsequently ignoring this request.
5. BE BETTER in its proactive and EFFECTIVE informing of residents affected by proposals such as these (all residents, at least within a 1km radius of proposed project sites).

Sincerely,
Natalie Sebastian

From: Renee Richards [REDACTED]
Sent: Sunday, February 4, 2024 4:44 PM
To: Brian Bateman; Stephanie Stretch
Subject: Worried

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

Good day

Re:135 Jackson townhomes project

This is our back yard that is going to be destroyed! All those trees to be cut down, what with our clean air? What will happen to the wildlife living there and have been living there forever? So many species of birds and migratory birds. All the bees that we so desperately need. The squirrels, the rabbits, etc. How about the foxes? What will happen to all of them?

What about all traffic that this will create? The noise in the neighborhood will be unreal. We understand the need for housing but that is too huge for that area. If that was in your backyard how would you feel???

Thank you

Renee & Malcolm Richards

From: Gina Georgiou [REDACTED]
Sent: Thursday, February 22, 2024 1:10 PM
To: Brian Bateman
Subject: 135 Jackson Ave Meeting

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

Good Morning Brian.

I missed last nights meeting, and I cant seem to find it on the portal.
Could you please send me the link at your earliest convenience?

Thank you
Gina

From: Jim Laturney [REDACTED]
Sent: Thursday, February 22, 2024 9:45 AM
To: Brian Bateman
Subject: 135 Jackson Ave.

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Brian:

The storm water management was addressed to my satisfaction with the installation of underground surge tanks.

The height even at 11 m gives me problems as the property is 2m higher than the Montgomery properties. This will mean the buildings are already at 13 m above the adjacent properties on Montgomery. At 12.5 m they will be at 14.5 m (47.5') is a 5 story building.

I got some answers from the meeting last night but I'm left with a few more questions.

- 1 - What is EV charger ready? as opposed to having chargers installed
- 2 - Is the parking calculation way off? They include parking spaces in front of the townhouses facing Jackson (these are private parking) and the Handicap spaces as public parking removing these the parking is at 0.95 not at 1.03 as they state.
- 3 - Because the address is on Jackson are property lines toward Fairmont and Brentwood considered as the side of the property so the set back will only be 3m? Or will the set back be considered as a rear yard as the homes on Fairmont and Jackson their rear yards meet the property under development?

Jim Laturney

From: Scot Cameron [REDACTED]
Sent: Thursday, February 22, 2024 8:37 AM
To: Brian Bateman
Cc: Melanie Cameron; Mark Morton; heather Cameron
Subject: 135 Jackson Ave

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Dear Mr. Bateman,

I trust this message finds you well. My name is Scot Cameron, and I am writing to you as the concerned son of a long-time resident at [REDACTED]. I attended the meeting last night where various zoning issues were discussed, and while I acknowledge that the project aligns with existing zoning regulations, I am compelled to express my serious reservations about the potential ramifications of this development.

Foremost among my concerns is the glaring inadequacy of the parking ratio, especially in light of the possibility that a percentage of units might be used for multi-tenant rentals. It is imperative that this issue be thoroughly addressed, either by increasing the available parking spots or revisiting the number of units proposed.

Furthermore, I am deeply troubled by the potential misuse of the development, given the current rental market trends. The dismissive response to these concerns, asserting that the municipality does not regulate people and issues must be directed to bylaw only after occupancy, strikes me as shortsighted. Addressing such concerns during the zoning process for condominium developments seems not only logical but also a proactive measure that prevents unnecessary burdens on residents.

While the encroachment of the development on adjacent properties is a general concern, my particular worry centers on the impact on 132 and 140 Brentwood. The proposed changes threaten to render their side yards unsightly and unusable, exposing them to constant vehicular and pedestrian traffic. The resultant noise and disruption, including headlights flashing into their homes, are significant issues that should not be overlooked. Transforming these homes into de facto corner lots will undoubtedly affect their value, and the assertion that financial impact is not a concern for approval raises questions about the fairness of the process, especially when contrasted with the city's financial gains from parks and recreation projects as well as potential taxes.

It is disheartening to witness meticulous attention given to details such as trees and rooflines while overlooking the profound psychological and financial impact on the affected residents. My mother, now in her 80s, has contemplated selling her home

annually, and the current circumstances only intensify these considerations. Unfortunately, the value of her property will undoubtedly be negatively impacted by this development. The prevailing attitude that meeting regulations suffices falls short, especially when it appears to favor the developer's interests over the well-being of the community.

I ask you to carefully reconsider these aspects and ensure that the concerns of long-standing residents are given the attention they deserve. Balancing development with the welfare of the community is paramount, and I trust that your commitment to fairness and equity will guide the decision-making process.

Thank you for your time and consideration.

Sincerely, Scot Cameron

From: Heather Cameron [REDACTED]
Sent: Sunday, February 25, 2024 7:45 PM
To: Brian Bateman
Subject: 135 Jackson Development Proposal - Post Planning Meeting Concerns

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Dear Mr. Bateman,

I trust this letter finds you well. Thank you for the opportunity to hear about the proposed development at 135 Jackson at the Neighborhood Planning Meeting.

I am writing to bring attention to certain issues and seek clarification regarding the proposed residential development. I appreciate the city's commitment to responsible and transparent development, and I am hopeful that addressing the following concerns and the concerns raised during the planning meeting will contribute to the overall success and sustainability of the project.

1. **Parking:** A major point of concern at the neighborhood meeting was parking as it relates to both the allowance for reduced number of parking spaces for the proposed development and the potential impact on the neighborhood. The responses during the meeting did not alleviate concerns that appropriate studies had been done to justify the amendment and raised a further concern that if spaces weren't enough on the site, residents would have to reactively manage the issue themselves by contacting bylaw. A few follow-up questions and requests for data are below:

- When was the ratio of 1.3 spots per dwelling unit established? Is there ongoing assessments to understand whether this ratio is reasonable given the current state of car-dependency in the region? This is critical given that recent data from Statistics Canada shows that Waterloo region has the second highest rate of car-dependency in Canada, and that the rate of vehicle registration is on the rise. While the council clearly noted that they were not in the business of regulating people and that people who have more than one car could opt not to purchase a unit, it seems most responsible to acknowledge the likelihood of these issues so that they can be addressed proactively.
- What data is available to support the appropriateness of the current parking ratio regulations in similar builds in the city? It would be ideal to have some case studies to understand whether the tenants of such dwellings do in fact only have 1 vehicle per unit or whether they create any additional burden on neighborhood streets.
- It would seem prudent to ensure that the existing regulation is indeed excessive before making any concessions to lower the ratio. Alternatively, it would be appropriate to limit the number of dwellings.
- As was noted in the meeting, it is crucial that overall plan the parking amendment are not approved in isolation but are considered in the context of planned and ongoing development projects on shared roadways and nearby neighbourhoods, ensuring that any approvals and concessions align with the broader context of healthy and sustainable neighborhood growth.

- o The provision of reports illustrating the impact of similar developments on neighborhood parking burden, the appropriateness of the current ratio, and data-driven rationale for justifying an amendment would be useful to inform decision-making for council and to potentially alleviate concerns from residents.

2. **Noise:** The noise study included in the plans and reports for this project appears to be focused solely on the impact of existing neighborhood noise upon the planned site. Is there also a study being conducted to assess the impact of the planned site on the existing neighborhood, both in terms of the planned building amenities, people density, and increased vehicular traffic? Such a study would be important to understand the impact of the planned development and to inform approvals and any mitigation measures. Such a study should also consider that the new building site will primarily be hard surfaces. Importantly, the new development will also eliminate a significant portion of the existing greenspace which plays a positive role in reducing noise (and pollution).

3. **Building Timeline:** At the community meeting, it was noted that development could potentially begin in early 2025 if approved. As the building plan includes 5 phases, is it possible to share the potential duration of development or any details on the phasing?

4. **Type of Development (Condos or Townhouses):** It was unclear based on the response on behalf of the developer whether the proposed residential development will consist of condominiums or townhouses.

5. **Regulations for Non-Owner Occupancy:** Could you provide information on the regulations that will be enforced concerning non-owner occupancy within the proposed development?

6. **Number of Sleeping Spaces per Unit:** It would be beneficial to understand the proposed number of sleeping spaces per unit. This information is vital in understanding the potential population density and its implications on local services, parking needs, and community resources.

7. **Assurances Regarding Approval Process:** As the approval process progresses, we seek assurances that decisions made regarding the issues above will be taken into due consideration during the subsequent phases, especially when reviewing building plans for occupancy. Understanding that the current phase focuses on zoning issues, it is essential that the community is assured that decisions in future phases are part of a holistic approach to development that considers all relevant factors.

I appreciate your dedication to maintaining an open dialogue with the community, and I look forward to receiving more information and clarification on these matters. Your efforts to address these concerns will undoubtedly contribute to a collaborative and successful development process.

Sincerely,

Dr. Heather Cameron

From: Natalie Sebastian [REDACTED]
Sent: Monday, February 26, 2024 12:15 PM
To: Stephanie Stretch; Mayor; Brian Bateman
Subject: Development in Eastwood neighbourhood

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Stephanie

I attended the Zoom meeting on Feb. 21 concerning the proposed development of 135 Jackson Ave. To say the least I'm angry at the pro developer attitude I sensed from the City of Kitchener staff at the meeting. If this meeting was to ally the fears and concerns about this project it did not work in fact it probably made the neighbourhood residents more concerned.

My mother in law who lives directly across from this [REDACTED] Was not able to phone in !! That was suppose to be an an alternative.

What could she possibly have gotten from the images or questions presented ?

If appears this is a done deal and the meeting was a smoke screen because it was probably required to happen. Just like last time for 102 Clive Rd.

The meeting convener never pushed any one from the developer's people or Kitchener staff to fully answer a question. All the questions posed at the end of the meeting were not answered. There was never an end time published for the meeting I expected the meeting to continue until all the questions were answered.

AFTER discussion in the neighbourhood Many individuals in this neighborhood Stopped their meeting . I know that this site will be developed but it should conform to neighbourhood and City standards.

There are certain rules and regulations in place concerning zoning for RES5 if the developer submits non-conforming plans they should have been sent back for revisions. With their request for 12.5 m tall building an

d the property being 2 m higher than the adjacent properties on Montgomery it will appear to be a 5 story building in their back yard. The height for RES5 is 11m If anything this is too high compared to existing properties, 9m would be more acceptable .I'm sure someone has already submitted this!.The Neighbourhood Assc. have suggested an in person meeting on the site at 135 Jackson with you, councilor Stretch and any from the planning department who may add information. This will put everything we have been talking about in real life not an abstract set of drawings. For example the drawing presented showed 7 cars on the 124 parking space. This is what 75 looks like ! BE HONEST

A response from you would be appreciated concerning our concerns and a possible meeting time and date.

Natalie Sebastian

in Kindness,
Natalie

From: Allison Rawlins [REDACTED]
Sent: Monday, March 18, 2024 11:46 AM
To: Brian Bateman
Subject: Development on Jackson & Bentwood

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Hi Brian, as a neighbour of the Development at the above area , we are not in support of allowing the amendment to the by-law regulations, to increase the height of buildings by 1.5m (5 feet) over what is allowed.

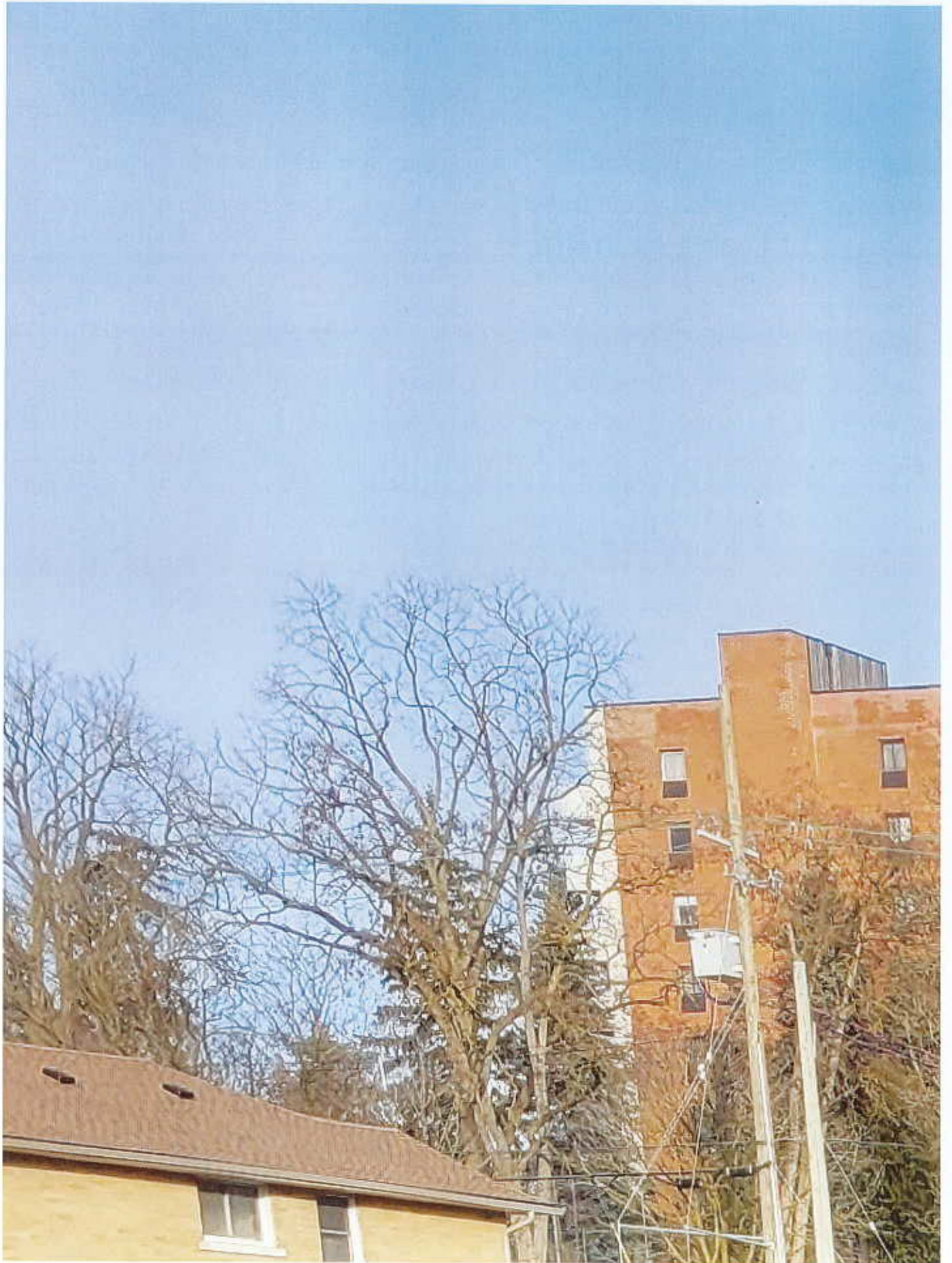
We feel in an established neighborhood like Eastwood it's not fair for owners who love there yards and privacy, to be subjected to someone building houses that now peer into these yards and houses over and above what is allowed.

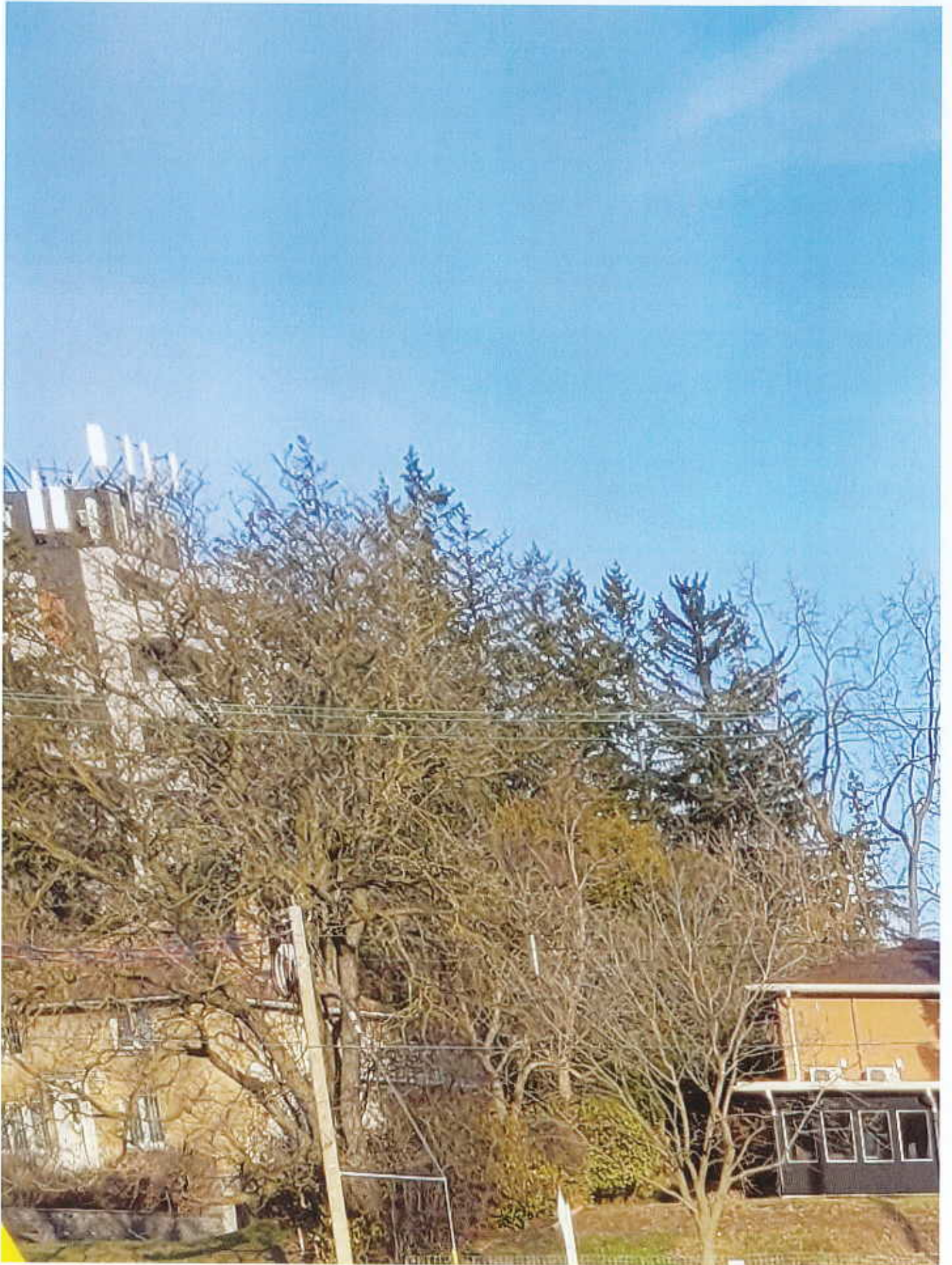
I also would suggest that if and when the building starts that someone supervises the reins suggested portion and not wait until it's too late to ask the builder to comply.
Thank you

Allison & Jeff Rawlins

From: Natalie Sebastian [REDACTED]
Sent: Tuesday, March 12, 2024 2:16 PM
To: Brian Bateman; Stephanie Stretch
Subject: Development on Jackson & Brentwood

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Good morning Brian,

We had a meeting Sunday March 10/24 with councillor Stephanie Stretch where she explained the process. As a group we are not opposed to development of this property but still have several questions.

We are looking for respect during the planning and construction phases of this project. At the end of construction the developer and construction crews are gone and what is left behind will be there for 50 years.

At this time developers do not respect Kitchener's zoning criteria because every project presented to Kitchener has a request for variances usually parking or height. If the city agrees to these and the project moves ahead. Then you get push back after the project is complete due to lack of parking or the high cost due to less parking than required i.e.: Victoria St. S. near Bramm St.

During the meeting Traffic was brought up with every single neighbor that attended the meeting. At the Zoom meeting , the traffic consultant brought in completely dismissed this.

How is this possible?

My question to you . Has anyone from the city ever been on any of these streets at 8:15 am? 2:30? When Eastwood school is starting or finishing?

Has anyone from the city ever been on any of these streets during football season on the weekends? (from mid July- mid October)

Has anyone from the city ever been on any of these streets on a Friday night during the Ranger game?(September until end of March)

Has anyone seen the parking situation at 206 Montgomery Road when a variance was allowed to take down the city trees , allow the front lawn to be completely concrete and parking is now 14 cars and on weekends more on the street (which by the way you said would never be allowed)

Many people at the meeting were concerned about the questions that were not answered on the Zoom meeting.

Brian respectfully I ask you to take some of the concerns and how building 120 units in addition to the units being built on Sheldon and eventually on Clive will change the landscape of this older neighborhood. Above is a picture of Sheldon where there were over 50 trees.

The plan for this development on Jackson is proposing 154 trees will be cut down from the 167. Even with "softscape " planting. This will take years . Less than 4 years ago Sarah Marsh city councillor said that the city of Kitchener is committed to keeping our green space.

What is the city going to take into consideration??

Kindest regards,

Natalie

www.enpointeandjustdance.ca

From: Renee Richards [REDACTED]
Sent: Monday, February 26, 2024 2:40 PM
To: Brian Bateman; Mayor; Stephanie Stretch
Subject: Eastwood neighborhoods

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Good afternoon

As the rest of this great neighborhood we are opposed to this big development in the middle of our block. Fairmount, Sheldon, Montgomery & Brentwood.

We understand that housing is needed but not that many. People will be stacked up like sardines. Too many units, too high, not enough parking space, too noisy, too much traffic, etc.

We would want a in person meeting before you make any decisions. Questions were NOT answered in the Zoom meeting. Thank you.

Renee & Benny Richards

From: Stephanie Stretch
Sent: Thursday, February 22, 2024 12:21 PM
To: Elizabeth Leacock; Anita Zapletan Csonti
Cc: Berry Vrbanovic; Brian Bateman
Subject: FW: 135 Jackson Ave.

fyi

From: Jim Laturney [REDACTED]
Sent: Thursday, February 22, 2024 10:04 AM
To: Mayor <mayor@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: 135 Jackson Ave.

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Mr. Mayor:

The area to email the councillors only has 2000 characters I have more than that to say. I would appreciate if you would forward this to all the councillors.

Mayor of the City of Kitchener and Councillors:

If the City deems neighbourhoods are essential to the life of the city why have Eastwood and Rockway been singled out for destruction.? The area residents are dealing with the fallout from the Homeless Shelter at 1668 King St. E.. There has been an increase in crime in the area as well as now due to insurance claims for theft and damage the area residents insurance rates will be increasing.

The process of infill housing needs to respect the existing residents adjacent to the infill site as wells existing residents in the area. This has not been accomplished for this project proposed for 135 Jackson Ave.

This project is unlike most other infill projects, on other projects you may have 3 adjacent properties with this project there are 28 adjacent family homes.

I accept that there will be a housing project on this site, but it must conform to City specifications (Official Plan)

I realize that with the Federal, Provincial and Regional governments **take no prisoners** attitude for more housing with no direction confuses me. The building of condos is not building affordable housing. Building rental units is where this should start with geared to income (30% of gross family income for rent).

The City of Kitchener must look at a neighbourhood as a whole before approving new housing complexes in existing neighbourhoods, the developers only look at their lot and how much money they can make from it. With the scheduled influx of residents we are looking at the population of the area bounded by Montgomery, Weber St., Ottawa St. and the expressway to be **134%** of existing. This does not even consider the possibility of 4000-7000 new residents of the apartment tower complex planned for King St.E., Montgomery and Weber. According to Census Canada Breslau only had about 5000 residents as of 2021.

Within a 10 minute walk from the corner of Weber St. N. there are 4359 units proposed for development. These are the proposals I know of. I know they all have reports saying there is enough services at their location. With 3 proposals within 2 blocks, 322 Charles E., 50 Borden and 534 Charles E. there may be enough services for their project but is there cumulatively enough services in the area?

Most of the proposed projects with reduced parking and also reduced set backs from adjacent properties (according to the written proposal to the city)

322 Charles St E (between Stirling and Pandora)	<u>163 units</u>
1 tower 17 stories	
50 Borden (Charles and Borden)	1224 units
2 towers 57 & 51 stories	
534 Charles St E (King, Charles, Ottawa and Borden)	850 units
3 towers 32, 27 & 15 stories	
20 Ottawa St. N.	400 units
4 towers 22, 6, 6 & 4 stories	
1253 King St. E. (at Sheldon)	403 units
1668 King St. E (presently the homeless shelter)	616 units
1770 King St. E.	503 units
291 - 295 Sheldon Ave. N.	40 units
101 Clive	40 units
135 Jackson	<u>120 units</u>
	4359 units

I come from a background of the Electrical industry and Health and Safety. Each of these has a set of standards. These are minimum standards, there is no "lets make a deal". If you go below the standard you have to go back and do it again to meet or surpass the standards.

I have to assume that the City of Kitchener spent time and money on establishing their Official Plan (minimum standards) and these are available to the public and developers.

With respect to the variances requested for 135 Jackson Ave. project they come no where near the city specifications for:

	Specs	Request
Floor Space Ratio	.6	1
Set Back	7.5 m	6 m
Height	11 m	12.5 m
Parking	1.3	1.1

Set Back: You need 5m to get construction machinery between the building and the property line. If the building is concrete block there will not be enough room for scaffolding and a forklift to service the brick layers. At no time should construction equipment extend beyond the property line.

Height: With the proposed buildings being 12.5 meters high all the adjacent houses are single story, 2 story or 3 floor walk up apartments. This summer you can be in your back yard with friends and relatives having a B B Q in relative privacy. Next summer there will be a building looming over your backyard with sight-lines into your yard as well as your house. On Montgomery the buildings will be 14.5 above the back yards. The property at 135 Jackson is 2m higher than the properties on Montgomery.

Parking: The parking for this project is 124 spaces this includes 6 Handicapped and 4 driveway spaces for the Townhouses on Jackson Ave. in reality it is 114 parking spaces or .95 instead of 1.3

Storm Water: According to the design company they will be installing underground storage tanks for storm water run off.

Tree Management: The proposal calls for 154 trees to be removed. At least 10% of these trees are not in a building footprint and should be replaced with native species trees at least 5" diameter. According to the plan these trees should be replaced as listed 103,104, 402, 403, 405, 421, 422, 423, 424, 425, 426, 427, 472, 495 and 496. The trees on adjacent properties affected by the development should be looked after by the developer so that they will not die off because of trauma caused by construction.

Property Fencing: Before construction commences an 8' wood privacy fence should be installed on the property line at the developer's expense to keep out construction waste and trespassing.

Dust Control: During construction this site will be very dusty unless a dust control plan is in place, to water the property and onsite roadways. This site is surrounded by existing houses and they must be protected from dust etc during construction.

On site construction parking: There must be on site parking for construction vehicles and workers. The streets are too narrow to allow all day parking and will impede the local residents ability to leave or return to their driveways. As well as emergency vehicle need access to the area.

Road Conditions and Construction Traffic: The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There should be **No Construction traffic** signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Demolition: Demolition of 136 Brentwood and 135 - 161 Jackson Ave. must happen at the same time, not in stages as in the proposal. If any of these houses are left abandoned they will attract squatters as the homeless shelter is almost within sight.

Building Permit: The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandoned houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

There should also be an adjusted work time for the site This is in the middle of a neighbourhood work should only be permitted from **08:00 to 17:00 Monday to Friday**. The only work allowed on the weekends or statutory holiday is interior work on an enclosed building.

As stated before that this is literally in the middle of a neighbourhood completely surrounded by houses.

Is there any guarantee that is project does not end up like the Condo building on Fergus Ave.? Work stopped, building not complete or even weathered in. The building is left to rot.

Traffic Patterns and Parking: Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

Will the area streets, Montgomery, Brentwood, Jackson, Edmund, Raymond, Sheldon and McKenzie able to carry the increased traffic? There is all ready a traffic jam on Montgomery in the morning and afternoon for drop off and pick up of Eastwood students. They don't tend to pay attention to the no exit sign in Eastwood parking lot on to Montgomery.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

One of my biggest concerns is after housing is approved for all the open space in the city when will someone turn to the city parks for space, Cherry Park, Breithaupt Park and even Montgomery Park, this housing at all costs is going to change Kitchener into Mississauga and I don't want to see that.

In closing I just ask that you follow the present Zoning regulations regarding this project and keep the requirements as stated in the plan. Just a reminder you work for the taxpayers in the City of Kitchener not the Federal, Provincial or Regional governments.

I will gladly discuss any and all of this if anyone wishes.

Jim Laturney

From: Stephanie Stretch
Sent: Monday, February 26, 2024 1:53 PM
To: Brian Bateman
Subject: FW: Jackson Avenue Development

Did you get this one?

From: patti blue [REDACTED]
Sent: Thursday, February 22, 2024 9:23 AM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Jackson Avenue Development

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Good morning Stephanie,

I attended the meeting that was held last night and very disappointed with the response received from the traffic survey!!

When this was completed did anyone take into account the narrowing of McKenzie Avenue?

Already it has become an issue with parking allowed on one side of the road

I welcome all councilors to try to drive down the street when there are events being held at the Auditorium!

With the increase of traffic as the result of this new development it will be an accident waiting to happen, as this is the shortest route for cars to access the expressway.

As it is when there are cars parked on the street and another car is coming from Sheldon Ave. and feel they have the right away and there is certainly no common courtesy anymore, you have to try to pull over with little room.

To add to this frustration I followed a Amazon driver one day as I came home for lunch as he blocked the street to do a delivery and then got back in his van and moved up 2 houses to repeat exactly the same thing.

Imagine this happening with more cars trying to get to Ottawa street it will cause frustration and accidents!

I live on the corner of Brentwood and Sheldon Ave and already witness the speed that cars drive on Sheldon Ave.

When they narrowed Sheldon a few years ago we asked for speed bumps and it was turned down as 911 calls are frequent to the Condominium at the end of Sheldon.

They are now going to development more housing units at the end of Sheldon which will now increase the volume even more.

Further more cars come down Montgomery from Weber to Fairmont to access the expressway quicker as there is only 1 stop sign.

They fly down Fairmount and Sheldon which I witness all the time when I am out walking!

I truly understand that we need more housing however, is it not bad enough that we have had an increase of crime because of One Roof and then the Homeless Shelter and now this?

The city has made our beautiful neighbourhood full of crime and now they want to cause accidents, and what will it take to open their eyes. A lost of life?

Patti Blue

From: Stephanie Stretch
Sent: Monday, February 26, 2024 1:26 PM
To: Brian Bateman
Subject: FW: Jackson street development

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

From: Cathy Timmerman [REDACTED]
Sent: Saturday, February 24, 2024 5:02 PM
To: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: Jackson street development

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

Sent from my iPad

This development is much too large for the site and will fundamentally change the very nature of our neighbourhood. I am in favour of infills but this is much too large and we already have many proposals for developments in our neighbourhood.

From: Stephanie Stretch
Sent: Friday, February 23, 2024 11:49 AM
To: Brian Bateman
Subject: Fwd: 135 Jackson Ave.

...

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
[519-741-2786 ext.2786](tel:519-741-2786) | TTY [1-866-969-9994](tel: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](tel:519-741-2345)

From: Jim Laturney
Sent: Friday, February 23, 2024 10:34:57 AM
To: Mayor <mayor@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>
Subject: 135 Jackson Ave.

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Mr. Mayor:

I attended the Zoom meeting on Feb. 21 concerning the proposed development of 135 Jackson Ave. To say the least I'm appalled at the pro developer attitude I sensed from the City of Kitchener staff at the meeting. If this meeting was to ally the fears and concerns about this project it did not work in fact it probably made the neighbourhood residents more concerned. If appears this is a done deal and the meeting was a smoke screen because it was probably required to happen.

The meeting convener never pushed any one from the developer's people or Kitchener staff to fully answer a question. All the questions posed at the end of the meeting were not answered. There was never an end time published for the meeting I expected the meeting to continue until all the questions were answered. I know that this site will be developed but it should conform to neighbourhood and City standards.

When city staff say they are negotiating with the developer on certain aspects of the project it makes me crazy. There are certain rules and regulations in place concerning zoning for RES5 if the developer submits non-conforming plans they should have been sent back for revisions. With their request for 12.5 m tall building and the property being 2 m higher than the adjacent properties on Montgomery it will appear to be a 5 story building in their back yard. The height for RES5 is 11m If anything this is too high compared to existing properties, 9m would be more acceptable I will include a rendered drawing about the height. The Neighbourhood Assc. have suggested an in person meeting on the site at 135 Jackson with you,

councilor Stretch and any from the planning department who may add information. This will put everything we have been talking about in real life not an abstract set of drawings.

A response from you would be appreciated concerning our concerns and a possible meeting time and date.

Jim Laturney

From: Barb Hergott [REDACTED]
Sent: Monday, February 26, 2024 9:13 AM
To: Brian Bateman
Subject: Jackson Ave Project

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

Good morning.

I am still not understanding why there needs to be so many units in a lot in the middle of a quaint neighbourhood block. With not enough parking spaces. Residents/visitors/holiday etc gatherings there is just setting up parking issues in and around the neighbourhood. Bike parking? What are you trying to attract? We are "central" Kitchener NOT downtown Kitchener.

Front page of the paper Friday February 23, 2024: "Kitchener exceeds housing target". Why are you allowing this cramming in as many units as you can into a quiet, well established neighborhood, that clearly was already planned with apartment buildings (that fit in) for extra housing, as well as a high rise condo at the end of Sheldon Ave.

Why are single dwelling townhouses that would fit in the hood, not being considered? Something for Canadian families that desperately want to own a home and raise their families. Not more "units" to be bought, and rented causing more issues for everyone and by law (whose hands are clearly tied most of the time)

And why are buildings planned around the property, instead of in the middle part of the property, thus providing more space, privacy and noise control for already existing homes, that have been well established and here for a long time? No one answered the question about whether the existing brick wall can be left as is.

From the February 21st meeting, the traffic flow fellow..he spoke a lot without saying much, and certainly not answering questions. The Montgomery/Weber St intersection is very busy now, especially when Eastwood Collegiate is active. This is a main entry/exit(and only traffic light controlled) to our neighbourhood. How can he even suggest that the extra traffic will only create a "moderate" impact???

Please do not ruin our hood.

Barb Hergott

From: Barb Hergott [REDACTED]
Sent: Monday, February 26, 2024 12:01 PM
To: Brian Bateman
Subject: Jackson Avenue

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

I forgot to add another huge point:

If nicer townhouse units went in there, also the elderly and disabled demographic could have nice housing options and perhaps remain in their beloved neighbourhood and community.

Why does everything have to be higher density than fits the space and neighbourhood??

This area has certainly done our part in diverse housing options.

Barb Hergott

From: Andy Kheir [REDACTED]
Sent: Saturday, February 24, 2024 3:27 PM
To: Mayor; Brian Bateman; Stephanie Stretch
Subject: Jackson Development Meeting

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

Hello All,

Just to let you know, the sentiment from almost everyone in the neighbourhood is that the meeting was highly highly unproductive and biased.

The fact that Brian was already in talks with the developer PRIOR to the meeting to resolve issues proved this to many people - the city had already made a decision prior to the meeting. This violates the city's OWN rules regarding development - the public session is the FIRST discussion that should occur.

As said, the overwhelming majority of the residents believe that this development was pre-approved, and comments frequently used such as "which is very close" did not help.

At a minimum, the zoning variances are wholly opposed by almost everyone here. We also believe that the city is NOT listening to its OWN mandates. See attached.

Of specific concern (though there are MANY more) would be questions that were deliberately side stepped:

- How can the studies include non-real world hypothetical measurements? A 10 minute walk has NOTHING to do with the zones indicated in the meeting. The majority of the 10 minute zone cannot be walked in 45 minutes - REAL WORLD. This impacts mass transit usage extrapolation, parking usage, and traffic usage in the neighbourhood.
- Why is a RAISED ground (it was raised for the current building) being used as the baseline for the building height? This should be the common level.. i.e. - the level of the houses on Brentwood and Montgomery. Either the builder needs to re-level the land to common height, or lower the buildings accordingly. The ground was ARTIFICIALLY raised by a previous developer. As such, the maximum height should NOT be gauged from the artificially raised level - never addressed.
- How does this development FIT WITH the neighbourhood? - this IS in the bylaws - it should NOT be simply ignored because other items are spelled out.
- How are building scale bylaws/regulations/guideline being conformed to? This does NOT comply with RIENS guidelines AT ALL, but side-stepped because OTHER regulations comply - this is NOT how the city should make decisions ... this is like saying that your allowed to drive on a road, so driving backwards is just a technicality - breaking guidelines and regulations should NOT be overlooked! The city seems to be whatever it wants, with complete disregard to its OWN regulations and guidelines - READ THE RIENS REPORT - READ THE GUIDELINES! We never voted for this type of development!!! No one would approve ruining established neighbourhoods at the whim of out of town developers!

Everyone I have spoken to is fed up with the city doing whatever it wants with complete disregard to its own regulations, bylaws, and guideline!

Brian - we never voted for you, but you work for the CITY that represents the RESIDENTS, not out of town developers!.

Barry - we voted for you - you represent US!

Stephanie - you were appointed to REPRESENT US - not the developer.

I think that the OVERWHELMING sentiment here is that the meeting was structured to accomplish the developer's goals, and NOT to fulfill the real reason for having public consult - we should have A REAL meeting addressing proper concerns! No PRE-DISCUSSIONS with the developer! It should be in-person and MUCH longer! I know dozens have emailed regarding the abysmal attitude of the meeting - including the dismissive nature that Brian took!

This MASSIVE development INSIDE the neighbourhood proper is NOT wanted, not NEEDED (we can review the numbers! - I can prove it!), and will result in a citizen revolt against all counsellors and the mayor. Most people in this neighbourhood have a massive amount of connections with other people in the city (they have been here up to 80 years, with their parents owning the house previously!).

This is not going to be the easy 'let's slide this development in' project that you are hoping for.

Let's have a REAL meeting with OUR mayor and OUR counsellor to discuss our real and valid concerns properly!

Stephanie and Mayor Barry - ruining neighbourhoods is NOT a good mandate to run a city.

Andy Kheir

From: Dan Scott [REDACTED]
Sent: Thursday, February 22, 2024 2:46 PM
To: Brian Bateman
Subject: Proposed Jackson/Brentwood Development

You don't often get email from

[. Learn why this is important](#)

Good afternoon Brian,

My name is Dan Scott. I live at [REDACTED] Ave in Kitchener. About a block away from the proposed project.

I understand and agree with the need to increase density within the city for better, more sustainable urban environments.

From 2017 to 2021 I was the site supervisor for a 66 unit, multiple building, medium density development in Woodstock that shares many similarities with this proposed project. Drawing on that experience I would like to make a few comments and concerns with the proposal.

1. I sincerely hope the artistic rendering of the playground remains. The development in Woodstock was a block away from the nearest park however the kids were not permitted to venture that far and would find inappropriate/dangerous places to play within the complex. Damaged buildings, belongings, running in front of cars, and thus resentment from many parties to the kids hurt the community.
2. The number of parking spots to duelling units is concerning. The Woodstock project had 66 units and >100 parking spaces (5 visitor incl). The city had trouble dealing with the spill over of the parking onto neighboring streets. Congestion and winter night parking was the big issues. With the price of housing, even one bedrooms are often shared by two young professionals which have their own vehicles. The vast proximity to the LRT, the distance to many places of work, and the expressway close by create a trifecta of commuter vehicle demands. I would rather see taller buildings and more parking spots for such a development. The Woodstock development also included handicap parking spots; I have never seen them utilized due to the nature of the building layout and architecture.
3. Traffic flow management seems to be very poor for this development. Entrances and exits are within the neighborhood when the development is next to a less developed road, Montgomery, doesn't optimize traffic flow. Improving this aspect will definitely help fend off resistance from the closest neighbours. I understand the developer doesn't have direct access, however I hope this can be rectified to benefit everyone.
4. Fence height. While I don't have a dog in this one whatsoever, helping the neighbours keep their privacy with a taller fence should help fend off local resistance as well.

I'm sorry if there have been amendments to the plan that were discussed last night with the zoom meeting. I was unable to attend the event.

If you want to speak further on this issue, my cell is [REDACTED]

Cheers,

From: DoubleA Mc [REDACTED]
Sent: Wednesday, March 6, 2024 11:17 AM
To: Brian Bateman
Subject: Questions for March 10 unofficial meeting
Attachments: Questions for March 1024 unofficial meeting.pdf

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

Good morning Mr Bateman.

For your records please find the attached questions submitted to Councillor Stretch for the March 10 meeting.

A.

Questions for March 10/24 unofficial meeting-Proposed Development 135-161 Jackson
& 136 Brentwood Ave. Kitchener

Feb 5/24

From Neighbourhood meeting:

Next Steps

- 1. If you haven't provided comments yet, please email or call Brian Bateman with your comments.*
- 2. City staff will evaluate feedback from this meeting.*
- 3. Staff will discuss outstanding issues and possible solutions with the applicant.*
- 4. City Staff will prepare a report and recommendation that will consider community feedback, for the Planning & Strategic Initiative Committee's consideration at the statutory public meeting.*
- 5. City council will decide the Zoning By-law Amendment and The Region will decide the official plan Amendment*

What is the purpose of the Urban Design Manual?

Which 'City Staff' are evaluating our feedback?

Which issues are being discussed with the applicant?

What revisions are being recommended?

Will there be a revised design?

Will we have access to the 'City Staff' report?

Who is on the Planning & Strategic initiative Committee?

Will they walk around the neighbourhood before voting on April 22/24?

When is City Council voting on the zoning bylaw?

When is Regional Council voting on changes to the Official Plan?

Will they walk around the neighbourhood before voting on the amendments?

Does the proposal need to pass votes by all three groups in order to be built?

Please provide examples of similar development projects and how they were shaped by the voice of the existing residents?

What strategies are most effective in facilitating these changes?

Please outline the appeal process for City Council decisions?

Please outline the appeal process for Region of Waterloo decisions?

What can we do now to prepare for the appeal process for both Civic and Regional votes?

How long does an appeal to the Ontario Land Tribunal take?

Will the community have time to organize and seek an OLT appeal before construction begins?

How does a community typically handle splitting the associated costs of an appeal?

Would the developer consider expanding the project to include the houses on Fairmount & Brentwood? Or the entire block for that matter?

From: Stella [REDACTED]
Sent: Thursday, February 22, 2024 12:48 PM
To: Brian Bateman
Subject: RE: 135-161 Jackson Ave and 136 Brentwood Ave

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

Hi Brian,

I was not able to attend the zoom meeting.

Is there a list of answers to the questions residents submitted?

Warm regards,
Stella

On Feb 12, 2024 10:52 a.m., Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

Thank you for your comments. They will be taken under consideration. Hope you can attend the Neighbourhood Meeting on the 21st.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Stella <[REDACTED]>
To: Brian Bateman <Brian.Bateman@kitchener.ca>; Internet - Council (SM) <council@kitchener.ca>
Subject: 135-161 Jackson Ave and 136 Brentwood Ave

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

Hello Brian and Councillor,

I am submitting my concerns regarding 135-161 Jackson Ave and 136 Brentwood Ave.

When the single family home across the street from me was converted to a rental duplex we were originally told by the building department that the occupancy limit was 8. Inquiries were made when neighbours noticed more people and suddenly we were told the occupancy limit was 10. There are currently more than 10 people residing in that duplex but the building department or the city does not monitor or do anything about it.

1. Who is going to monitor the occupancy limit of the units being proposed?
2. How many of the units are rentals?
3. The increase to the number of people living in the area will negatively impact the neighbourhood. This proposed development is too large.
4. The current greenspace available to local people is already too small for the current population of the neighbourhood. No one from the city regularly monitors Montgomery Park; perhaps if it were monitored vehicles would not illegally park on and ruin the grass by the tennis courts.
5. The increase in traffic will negatively impact the neighbourhood.
6. This neighbourhood has already seen an increase in traffic do to the city approving zoning changes and development even though over 99% of the residents were opposed; who is representing the people who live here?
7. Are there other rental properties in the neighbourhood owned by this developer? If so, are the properties maintained to Kitchener Property Standards?

8. In the last few years many single family homes that have sold in the area have become slum rentals; garbage on the properties, parking on front lawns, no one shovelling the sidewalks, etc. How can we trust the city to look after the current residents interests when nothing is currently being done to protect our property values and standards.

9. I would like to see less than half dwelling units proposed and more outdoor green space on the development property for its future residents.

10. A huge decline in the number of toads has occurred surrounding the proposed development area. This has taken place since the development properties were purchased. Has anyone from the city checked into toad or other species decline in the area after this land was purchased?

Warm regards,

Stella

From: Brian Bateman
Sent: Tuesday, March 12, 2024 4:06 PM
To: 'Cathy Scott'
Subject: RE: infill development in the Eastwood neighbourhood

Hi Cathy,

Thank you for your comments. They will be recorded for the file and be taken under [REDACTED]. Please note that the subject lands are zoned RES-5 which allows the use of multiple dwellings (since 1994) and therefore the owner could develop these lands with townhouses through a Site Plan Approval process only. This would not require Council's approval or public input since it would comply with zoning. What he is asking for requiring Council's approval however is not increased unit density or a different use, but a change to the zoning regulations to allow for an increase in building height from 3 to 3.5 storeys (11m-12.5m) and a corresponding increase in above ground building floor space ratio from 0.6 to 1.0. This is being requested so that the basement level can be raised 5 feet above ground level to allow natural light into basement units. To try and put this into perspective, if the basement level was fully underground, the building height and floor space ratio would less meaning this development would likely comply with the zoning regulations with no change in use, building form and layout or building massing from what is being proposed. In other words, the number of units could be similar in a stacked townhouse building form under the as-of-right zoning scenario. Given this, the question from Planning's perspective is, "does raising the building height 1.5 metres and a corresponding increase in building area create any further impacts than what would already be allowed as-of-right through the zoning that's in place"? That is what is being assessed and it will require Council's approval with public input. Hope this information sheds some understanding of this application.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



From: Cathy Scott [REDACTED]
Sent: Tuesday, March 12, 2024 2:09 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: infill development in the Eastwood neighbourhood

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

Hello, Mr. Bateman

I am becoming increasingly concerned at the amount of development that is being approved within, and adjacent to, this residential neighborhood, which is bounded by Ottawa St., the Expressway, Weber St. E., and Montgomery Ave.

One developer is buying houses in this neighbourhood whenever they come up for sale, to assemble land in three areas of the neighbourhood, and is proposing to add three townhouse developments, totalling 181 stacked townhouses.

My concerns are as follows:

- One of these developments is being added to the end of Sheldon Ave., a dead-end street, at the end of which are presently an eight storey condo building and a multi-storey rental building. Sheldon Ave. is the primary entrance/exit road for these buildings. The future development, already underway, will add at least 35 cars to the traffic on this street, as well as street parking, since there is limited parking on the property of the townhouse development. Parking and traffic are concerns about this development, particularly in view of the other two developments which are proposed
- Two of these developments would be added to areas in the middle of residential blocks, between the backyards of existing houses. One concern is that these are areas that accommodate underground water, which flows from higher land west of Ottawa St. These areas currently absorb water run-off, as they are low-lying areas which receive run-off from the higher area west of Ottawa St. I am concerned that this water will have nowhere to go, but will back up underground and into the yards and basements of the surrounding houses. I asked about this at the online meeting with the developer and city staff. The developer's engineer did not seem aware of the presence of underground water, but said there would be a 'tank' underground to collect run-off. There is currently a pond on the property, which collects water. I am concerned that an underground tank will be inadequate to avoid problems with run-off, particularly in anticipation of more severe weather events, associated with climate change.
- I am concerned that the development currently pending approval (on Jackson and Brentwood Sts.) will build 124 townhouses on 2.8 acres, which is higher than the allowed density, and it will pave over most of the property for parking lot. There are insufficient parking spots for residents' and visitors' parking, which I anticipate will spill out onto the surrounding streets. The density of this development, the concentration of traffic, and increased noise will reduce privacy, quality of life and property values of the surrounding residences.
- Another major concern is that the developer is proposing only one-bedroom and two-bedroom units in all these developments, which do not allow for family accommodation, but does allow the developer to maximize profits, at the expense of loss of greenspace and quality of the neighbourhood. Most alarming is the lack of any deeply affordable housing.

I want to assure you that I am very much in favour of increasing the housing supply in Kitchener, and in favour of infill development rather than sprawling onto farm land and other environmentally sensitive lands. I strongly oppose the Ford government's careless approach to increasing our housing supply. I am aware of the pressure they are exerting on municipalities and of the frustration of dealing with the Ontario Land Tribunal.

However, this level of intensity for a small neighbourhood must be reconsidered in view of the many highrise projects planned for the adjacent lands on Weber St., Ottawa St. and King St., all of which are within half a kilometre of the Eastwood Neighbourhood. Several highrises are planned for Montgomery Ave. between Weber St., and King St., as well as the land of the former Schwaben Club. There are highrises planned for three corners of King and Ottawa, which will fill the blocks along Ottawa St., from Charles St. to Weber St. Further highrises are planned for King and Borden, Charles and Sydney, and, most recently, for King and Sydney. Surely there must be some consideration for preserving some greenspace, some sense of community and quality of residential life. I think that the City of Kitchener can increase housing supply with gentler density, without turning the centre of the city into the concrete jungle that exists in downtown Toronto.

I urge you, the planning department and City Council to give mine and my neighbours' concern the weight they deserve, to avoid these detrimental effects on the quality of our neighbourhood, which, I believe, can be avoided.

Catherine Scott

From: Andy Kheir [REDACTED]
Sent: Saturday, February 24, 2024 3:31 PM
To: Mayor; Brian Bateman; Stephanie Stretch
Subject: Re: Jackson Development Meeting
Attachments: DSD_PLAN_UD_10_Multiple_Residential.pdf;
DSD_PLAN_Urban_Design_Manual.pdf

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

... including attachments for review

On Saturday, February 24, 2024 at 03:26:37 p.m. EST, Andy Kheir <andykheir@rogers.com> wrote:

Hello All,

Just to let you know, the sentiment from almost everyone in the neighbourhood is that the meeting was highly highly unproductive and biased.

The fact that Brian was already in talks with the developer PRIOR to the meeting to resolve issues proved this to many people - the city had already made a decision prior to the meeting. This violates the city's OWN rules regarding development - the public session is the FIRST discussion that should occur.

As said, the overwhelming majority of the residents believe that this development was pre-approved, and comments frequently used such as "which is very close" did not help.

At a minimum, the zoning variances are wholly opposed by almost everyone here. We also believe that the city is NOT listening to its OWN mandates. See attached.

Of specific concern (though there are MANY more) would be questions that were deliberately side stepped:

- How can the studies include non-real world hypothetical measurements? A 10 minute walk has NOTHING to do with the zones indicated in the meeting. The majority of the 10 minute zone cannot be walked in 45 minutes - REAL WORLD. This impacts mass transit usage extrapolation, parking usage, and traffic usage in the neighbourhood.
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breaking guidelines and regulations should NOT be overlooked! The city seems to be whatever it wants, with complete disregard to its OWN regulations and guidelines - READ THE RIENS REPORT - READ THE GUIDELINES! We never voted for this type of development!!! No one would approve ruining established neighbourhoods at the whim of out of town developers!

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Stephanie - you were appointed to REPRESENT US - not the developer.

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This MASSIVE development INSIDE the neighbourhood proper is NOT wanted, not NEEDED (we can review the numbers! - I can prove it!), and will result in a citizen revolt against all counsellors and the mayor. Most people in this neighbourhood have a massive amount of connections with other people in the city (they have been here up to 80 years, with their parents owning the house previously!).

This is not going to be the easy 'let's slide this development in' project that you are hoping for.

Let's have a REAL meeting with OUR mayor and OUR counsellor to discuss our real and valid concerns properly!

Stephanie and Mayor Barry - ruining neighbourhoods is NOT a good mandate to run a city.

Andy Kheir

Cover Letter

**Maps showing approved developments within 1 km of the
Rockway Centre**

**My concerns about project and requirements for building the
project**

Neighbourhood concerns and posts

**Section 7 Residential zones City Of Kitchener as of March
21/22**

135 - 161 Jackson & 136 Brentwood

Ward 10 City Councillor Stephanie Stretch:

This is my opinion and in no way do I speak for the Eastwood Neighbourhood Association or area residents.

By no means is this project an altruistic endeavour to add more housing stock in Kitchener. This project is to maximize the developers Return on Investment, this is not necessarily a bad thing but not on the backs of the residents on the adjacent properties. Any Return on Investment should come from the people who buy these units. First if this was altruistic the design would have been to city specifications with 4 3 floor walk up rentals placed in the centre of the lot with parking around but it's not.

If the developer designed the project to RES5 design criteria the zone change would have gone thru and there could have been shovels in the ground this April. They want to squeeze an extra floor per block meaning an extra 40 units meaning approximately 16 million dollars in sales at the cost of the neighbours privacy.

The residents on the adjacent properties are the ones going to pay for this by loss of privacy in their own back yards.

In the past few years I do not believe that any project has been approved without variances to the zoning regulations or change to the Official Plan. It may be parking at less than 1.1 / unit, FSR greater than .6, height allowance to be taller and set backs reduced. How can Handicap parking spaces and the 4 at the Jackson Ave. town houses be included as they are not "public" parking. The City of Kitchener and by extension its council is to blame for all this coming to pass. Part of the planning team for the developer on this project includes a relatively recent City of Kitchener Planning Department employee. She should have known or have known where to find the RES5 zoning specs so I assume they just decided to ignore the specs, they are shown on the drawings.

The part of 135 Jackson Ave. backing on to Montgomery is 3 m higher than the ground level for the residences on Montgomery. The developer's design team said they would reduce this to 2 m during construction this means the units backing on to Montgomery will only be 14.5 m above the rear yards. This is equivalent to a 5 story building looming over them. Even at 11 m which is the max height for RES5 it will be 13 m. There are 24 balconies overlooking the adjacent properties with a height of at least of 5 m above their yards. If block E was turned and connected to block D it would fit with a 6 m set back on the west side of the lot. To reduce overview on to the adjacent lots on Fairmont intense evergreen planting to give everyone privacy.

Blocks A, B and C meet the required set backs, the elevation of Block C is 13.220 m as per drawing D3.3 this is even outside of the 12.5 m request. To reduce overview of

adjacent yards on Brentwood I would suggest intensive evergreen planting of trees at least 6 m in height.

To approve this project it should conform to all of the RES5 design criteria and heavily plant evergreen trees of 6 m around the property to reduce overview of adjacent properties.

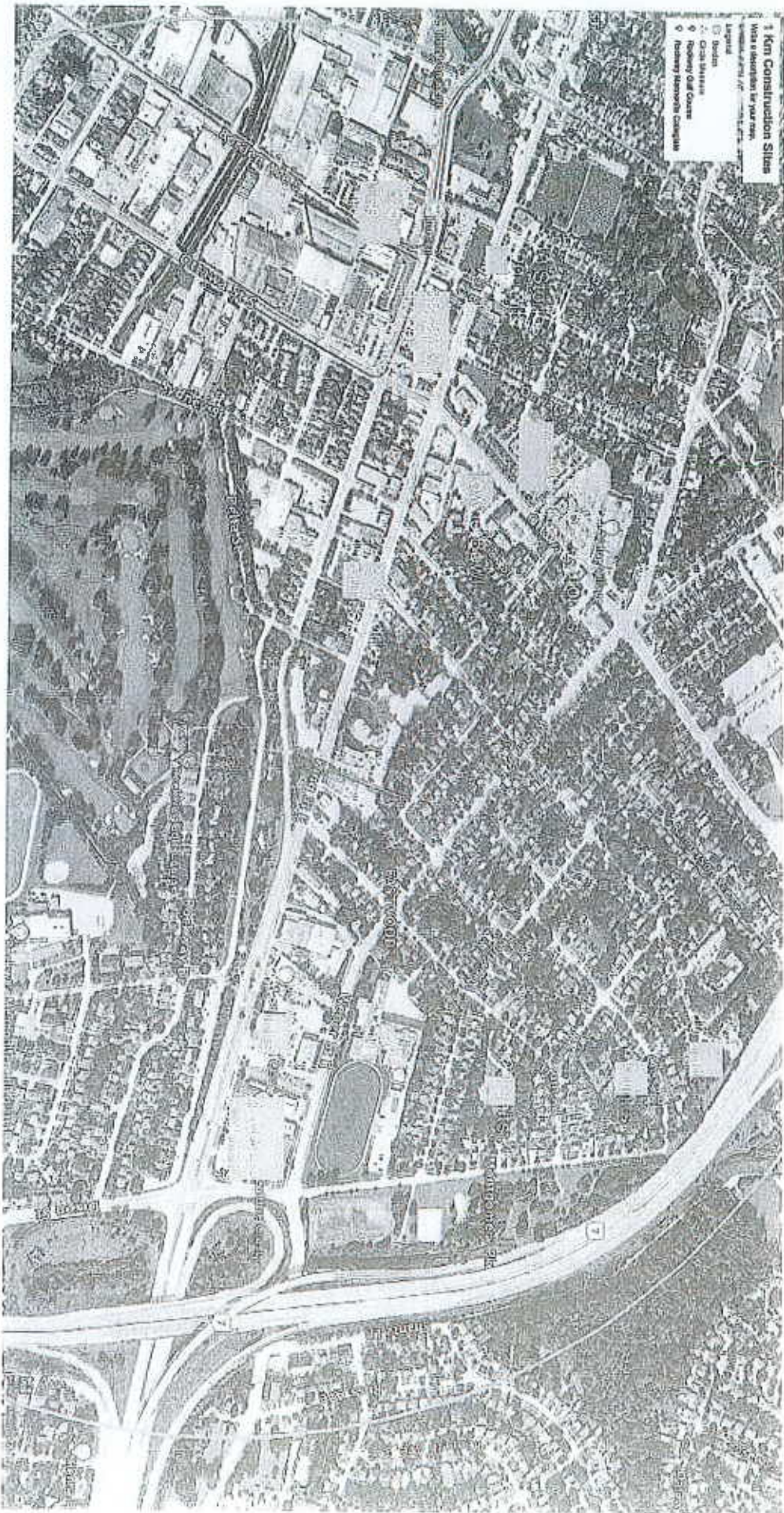
This is an infill build it should have more controls on the design and building than a new build in a large open area.

Jim Laturney

1 Km Construction Sites

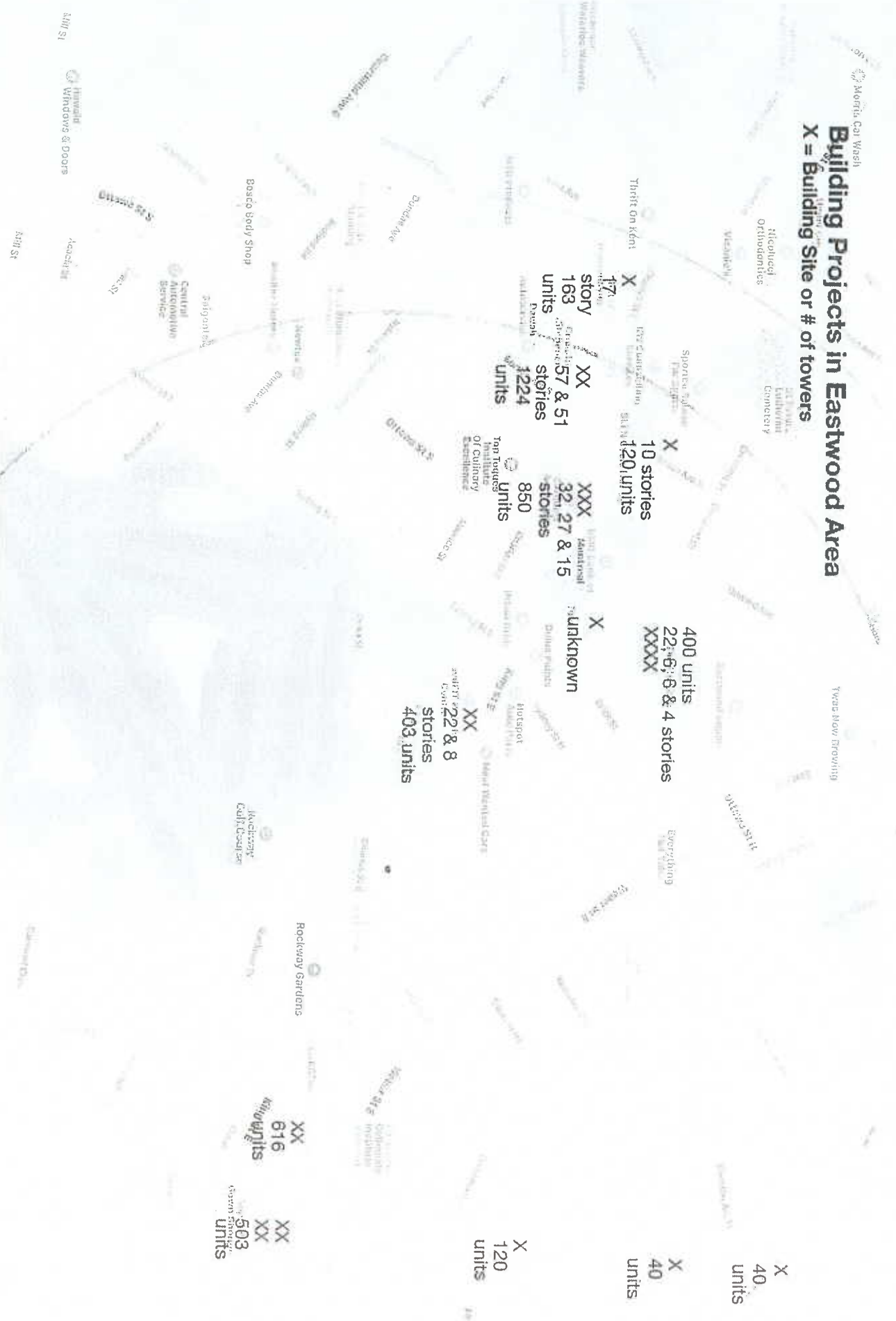
Map a description by your own

- Legend
- Station
- Construction
- Planning and Construction
- Planning Stations



Building Projects in Eastwood Area

X = Building Site or # of towers



135-161 Jackson Ave. & 136 Brentwood Ave.

Does everyone at this meeting wish this development was not going to happen? Yes Everyone at the meeting realize there is going to be some sort of development at this site may not this one but development no less.

Our purpose is to have this done in manner that will blend in with the neighbourhood and respect the privacy and land use of adjacent properties not be overshadowed with a complete loss of privacy.

All we want is the developer and the City of Kitchener to follow the zoning rules they established in 2022.

The Federal, Provincial, Regional and Municipal governments all have been pushing for more housing at all costs. All branches of government have pulled a number for new housing out of the air and are pushing to meet his at all costs, there will be a Federal election soon. Even if the City of Kitchener did not allow the project it is a good bet that it would be appealed and get a Ministers exemption (like the Amazon building in Blair).

Definitions

Cluster Townhouse – means a multiple dwelling divided vertically into three or more townhouses by common walls which prevent internal access between units. This shall not include a street townhouse.

Multiple Residential – a building containing three or more dwelling units.

Standards

- For Multiple Residential buildings the setback should be 10.0m for anything above 2 storeys tall, regardless of height, and especially when adjacent to single detached properties.*
- The proposed design does achieve the bare minimum of 3.0 m (<10 feet) between apartment buildings.*
- Max height should be limited to 11.0 m.*
- The preferred number of dwelling units should range between 4-6 units within a block. Additional units to a maximum of 8 units per block may be considered subject to providing appropriate enhanced design details.*
- Increase rear yard set-back to 10 metres for 3 storey units backing onto single detached properties.*

Performance Bond

The developer should be required to submit a performance bond to the City of Kitchener of the project cost plus 10%. This will ensure the project will be completed in a timely manner and not left unfinished like the project on Fergus Ave. Kitchener.

Trees

Save 10% more trees as listed 103,104, 402, 403, 405, 421, 422, 423, 424, 425, 426, 427, 472, 495 and 496 be saved. This will be about an extra 10%. I find it puzzling in section 3.1 of the Arborist Report that trees on adjacent lots are listed in Good condition while the subject site they are listed as Fair. Before construction starts the trees should be pruned, fertilized and protected at least as far as the drip line. The owner should be required to have the remaining trees and trees on adjacent property

impacted by their construction taken care of for 5 years. If a tree were to die or have to be removed it must be replaced by a tree with at least a 5" diameter.

Fencing

The existing brick fence to remain and be kept in good condition. Any new fencing installed is to match the existing brick fence and comply to city by-law concerning fencing. The property is to be fenced where it meets adjacent properties.

Demolition

When demolition occurs all structures must be removed at the same time as soon as the house is unoccupied. This is to prevent squatters and campers from setting up. If the structures are not removed as soon as they become unoccupied the owner must supply security to prevent squatters and campers.

On-site Parking

The developer/contractor should be responsible to have on site parking not on street parking for workers and construction vehicles.

Road Conditions

The Contractor by law (Highway Traffic Act) is responsible to keep the streets clean of mud etc. make sure this is enforced. The street should be cleaned at least once a day more if required.

Parking

124 parking spots are not enough there should be at least 128 to accommodate the 116 units in the blocks, families with 2 cars and visitors. The parking plan includes 4 parking spaces in front of Jackson Ave. townhouses unless these are public spaces they should not be included or the 6 Handicap spaces

Set Back

According to section 10 of the City of Kitchener Urban Design Manual if more than 2 stories the set back should be 10m not the 6m proposed.

Is the set back to the houses on Brentwood Ave. considered side or rear set back as the address is 135 Jackson Ave. or a rear set back as it is the rear of the 3 blocks.

Building Height

The proposed height of 12.5m is above the 9m in the Manual. At 11 m the buildings will tower over the adjacent homes as the property under development is considerably higher. This property is 320 m above sea level and the adjacent properties are 317 m. City of Kitchener RES5 zoning maximum height is 11 m and a max of 3 stories. Zoning Section 7 Table 7-6.

Dust Control

A dust control policy and plan must be in place before construction or site preparation starts. This site is surrounded by housing and their properties and health must be

respected and protected. This needs to be enforced by Kitchener By-law enforcement officers.

Fire Routes

Fire Routes on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

Traffic Control

We should press the city to put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

Building Permit

This is in the middle of a neighbourhood work should only be permitted from 08:00 to 17:00 Monday to Friday. The only work allowed on the weekends or statutory holiday is interior work on an enclosed building. There should be a time limit on the permit to ensure of timely construction. ie: 2.5 years demolition to every unit having an occupancy permit.

The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot.

This site should be built out completely before Kitchener allows occupancy.

Overlook of Adjacent Properties

The developer/designers must be required to mitigate the overlook of adjacent properties.

This property is 2 - 3 m higher than existing properties on Brentwood, even at 11 m the building will appear to be a 5 story building with views into the back yards and homes of the adjacent properties.

Ontario Disabilities Act

Are the ground floor units accessible under the ODA. Is this not a requirement? Why have 6 Handicap spaces and no access to the units.

City of Kitchener Urban Design Manual

Our problems started when the city planning department received the drawings and did not follow the manual. They should have checked them and then returned the drawings to the developer with a note. "This project does not meet the existing requirements of the zoning. Please make adjustments and re file if you desire."

Definitions

Cluster Townhouse – means a multiple dwelling divided vertically into three or more townhouses by common walls which prevent internal access between units. This shall not include a street townhouse.

Multiple Residential – a building containing three or more dwelling units.

Standards

- For Multiple Residential buildings the setback should be 10.0m for anything above 2 storeys tall, regardless of height, and especially when adjacent to single detached properties.
- The proposed design does achieve the bare minimum of 3.0 m (<10 feet) between apartment buildings.
- Max height should be limited to 11.0 m.
- The preferred number of dwelling units should range between 4-6 units within a block. Additional units to a maximum of 8 units per block may be considered subject to providing appropriate enhanced design details.
- Increase rear yard set-back to 10 metres for 3 storey units backing onto single detached properties.

From: <https://www.kitchener.ca/.../development.../urban-design.aspx>

https://www.kitchener.ca/.../DSD_PLAN_Urban_Design_Manual...

Section 10

Mid-Rise Buildings (4-8 storeys)

10.2.1 COMPATIBILITY

Massing & Placement

Provide massing that responds to the existing and planned context of the area, including concentrating height and mass toward more intensive adjacent areas, and responding to the character and rhythms of low rise adjacent areas.

Scale & Transition

Complement adjacent built form through compatible height, scale, building length, massing, and materials.

Sensitively transition to surrounding urban contexts, accounting for both the existing context and the planned vision for an area.

Implement design cues (materials, architectural features, colours, rhythms) from good surrounding built form.

Implement Setbacks (from property lines) and Stepbacks (from the edge of the base to upper-level storeys) to help achieve good transitions.

Mid-rise buildings are to have a human-scaled relationship to the public realm.

In areas with existing or planned tall and/or mid-rise buildings, Relative Height, Separation, Overlook and Orientation should all be considered as factors contributing to good compatible design, not just on an individual site but throughout an area.

Base Design

Integrate above ground structured parking into the base design and place it behind active uses along street edges. Refer to the Design for Structured Parking section of this manual.

Where it is not feasible to integrate service/utility/parking activities underground or within the building mass, use high-quality architectural elements and landscape design to screen these activities from public view and limit unwanted activity.

Maintain established or planned setbacks to create continuous street walls.

Building Design

Separation refers to the physical and perceived space between a tower and its surroundings. Achieving adequate separation requires a unified design approach covering the following interdependent considerations; Physical Separation and Tower Overlook.

Physical Separation is the measured setback in metres from a tall building tower's faces to its side and rear property lines, or to the centre line of an abutting lane, trail or easement.

Physical Separation is calculated by multiplying the building's Height by the tower Length and dividing by 200.

When adjacent towers are on the same site, the total Separation between towers is to be calculated as the sum of each individual Physical Separation.

Overlook

Mitigate the actual and perceived massing impacts of a mid-rise building by breaking up the mass horizontally and vertically, through the creative incorporation of changes in materials, balcony and floor plate design, architectural features and unit/amenity locations.

Provide setbacks for upper storeys where a mid-rise building is taller than the existing or planned streetline height for that area.

Provide rear and side setbacks for upper storeys to provide contextually appropriate transitions from mid-rise buildings to lower-rise surrounding neighbourhoods.

Provide side setbacks for upper storeys where appropriate to create space between neighbouring mid-rise buildings, increasing skyview and sunlight access.

Integrate mechanical penthouses with the overall architectural expression of the building. Where visible, screen with high-quality materials and consider surrounding with a green roof and/or rooftop amenity space.

Avoid placing telecommunication equipment on mid-rise buildings.

Provide consistent, clean, contemporary massing and materials. Mid-rise buildings do not necessarily benefit from extensive decorative elements or frequent changes in colour, material or forms. Smaller mid-rise buildings in particular can quickly become too 'busy' visually.

Additional Information: It is understood that requiring setbacks on multiple or all sides of a building can be impractical. In some cases, the intent of a setback may be met through greater setbacks instead.

10.3.5 CULTURAL & NATURAL HERITAGE

Many of Kitchener's most highly valued cultural heritage resources are mid-rise in form. Many others are low-rise, but feature additions which create new hybrid mid-rise forms. New mid-rise buildings and additions to existing heritage resources are to be respectful and complementary to Kitchener's established cultural heritage assets and landscapes. This consideration should extend to existing buildings without cultural heritage designations that may nevertheless have architectural or historical value, including the appropriate conservation of styles and eras that may not currently be in favour (such as brutalist, mid-century or late modernist, international-style, post-modernist, etc.)

Did You Know? Kitchener has been fortunate in that many of its cultural heritage assets have been preserved. This has contributed enormously to Kitchener's eclectic, vibrant identity. The ongoing conservation of all building types, styles, and eras will be tremendously important in perpetuating this identity as development accelerates.

10.3.6 SITE FUNCTION

Vehicular Access & Parking

Locate parking at the rear of buildings or underground, wherever possible. Some surface parking may be provided to the side of buildings where necessary to meet minimum parking requirements, but that

parking must be set back further than the related buildings, be visually screened from the public realm and shared spaces, and not cause conflicts of any kind with pedestrian or cyclist movement.

Locate structured parking entrances to the rear or side of buildings. Where garage access is provided along a street frontage, ensure that it does not pose a pedestrian safety risk and that it is attractively and positively integrated into the architectural design of the building.

Screen parking areas from the public realm and shared spaces with landscaping, low screening walls, berms, and other well designed site features.

Provide secure, indoor bicycle parking, located for the convenience and safety of cyclists.

Design all site circulation for cyclists and pedestrians as well as motorists, including alternate materials and colours for pedestrian crossings and sharrow markings where cyclists need to use drive aisles to property access and move through a site. Cyclist and motorist circulation routes should be separated wherever possible, favouring the safety and convenience of cyclists.

Sites should be limited to one vehicular access driveway wherever possible.

Servicing & Utilities

Incorporate all private, on-site servicing, meters and utility elements into the design of the building and show on building elevation drawings as part of the site plan approvals process. Where possible, locate these elements away from public view. Otherwise, screen these elements visually with landscaping and architectural features that are integrated into the building design as a whole.

Waste & Recycling

Provide adequate space for waste vehicles and containers. Locations of waste containers should not block fire routes, parking or sidewalks.

Waste and recycling storage areas are to be fully enclosed and placed where they are not visible from the public realm.

Provide safe, weather protected areas for the sorting of recyclables. Include options for organic materials wherever possible.

Where facilities are located outside, provide safe, continuous pedestrian access such that the use of these is not frustrated by motorists (parking or driving) or snow storage locations, and that they can be accessed without requiring passage through shared amenity spaces.

Low-Rise Multi-Residential

11.1.1 TOWNHOUSES & LOW-RISE MULTI-RESIDENTIAL SITES

Introduction

Low-rise multi-residential buildings and townhouses provide important housing options for Kitchener residents. Well designed low-rise multi-residential buildings help add density to new and established neighbourhoods at a compatible, complementary scale. They help diversify communities, improve housing variety and increase affordability.

It is important that townhouses and low-rise multi-residential buildings integrate into their neighbourhoods and that the people who live there are made to feel like they belong. This includes having an active and direct relationship with the public realm, sidewalks, trails and open spaces. It means designing low-rise multi-residential buildings for urban life and a human experience; to be designed for pedestrians, cyclists and transit users.

What is a Low-Rise Multi-Res Building?

Townhouses and Low-rise multi-residential buildings exist in many forms. These typologies are listed below. Low-rise multi-residential buildings are three storeys or fewer, except along arterial roads, where they may be up to four storeys in height.

Typologies

Low Rise Hybrid Buildings Low rise hybrid buildings are typically 3 to 4 storeys in height and share side and back walls and have units stacked vertically. Ground level units have direct access whereas upper units gain access through a shared entrance.

A Vision for Low-Rise

Townhouses and Low-rise multi-residential buildings are important as they help create a transition between mid-and-high-rise buildings and lower density neighbourhoods. They can bring activity and continuity to the streetscape when designed as an integrated, unified part of their neighbourhood. Low-rise multi-residential buildings are also a valuable alternative to taller forms when seeking to achieve greater densities in established or new low-rise neighbourhoods.

Low-rise multi-residential buildings are to be designed with a rational and specific architectural intent. This means that whatever their visual style, buildings are to be massed, clad, articulated and detailed authentically, such that they reflect the needs, behaviours and tendencies of both occupants and community members. Architectural elements are to be integrated rather than decorative. They are to be complementary of neighbourhood character but not direct replications of existing features, particularly where a change in typology (such as taking a characteristic from a single detached house and applying it to an apartment building) would render those features out of scale, awkward or inappropriate.

11.2.1 COMPATIBILITY

Massing & Placement

All built-form elements visible from the public realm or shared spaces are to be designed to a high level of quality that is consistent with the architectural expression of the project as a whole.

Minimize the visual impact of parking through the thoughtful placement, orientation and articulation of built form as well as garage, parking structure and surface parking design.

Provide appropriate visual variety in massing, materials, colours and articulation both within the elements of an individual unit and between units. Avoid repetition that hinders wayfinding or creates a homogeneous built form, while also avoiding visual clutter.

For stacked townhouses, apartment buildings and hybrid buildings, a contemporary architectural style is generally preferred.

Design unit accesses to be clearly defined, consistent, easy to identify and without adding unnecessary visual clutter to a building's elevations.

Site buildings to face and activate the public realm. Buildings should occupy a minimum of 75% of a site's street frontage. Front doors should directly address the street and public realm.

Provide direct building access from a public sidewalk to maintain visibility and connectivity. Limit townhouse block length and provide greater articulation for longer blocks.

Design all building elevations facing any streets, parks, trails and open spaces to appear and function as fronts, including features such as porches, front doors and large windows.

New buildings should be consistent with the existing neighbourhood setback pattern.

Site buildings such that units in opposing blocks are consistently facing front-to-front and/or back-to-back. Avoid back-to-front facing relationships.

Provide a minimum facing separation distance between buildings or blocks of units of 12m for P 2-storey buildings and 15m for 3 or 4-storey buildings.

All available space between the street and the building is to be landscaped, including street trees and entry features.

Avoid any situation in which a back yard fronts onto a public street.

Where a functional 'back yard' is provided in an interior yard, a minimum 7.5m interior yard setback should be provided. Additionally, a landscaped setback between the property line and the back yard should be provided to allow for privacy screening.

Do not allow driveways to be a dominant front-yard feature. Place to the rear of buildings wherever possible. Otherwise, minimize their impact through site layout and landscape design.

Did You Know? Good compatibility requires a good faith, collaborative effort from all to understand and respond to neighbourhood strengths and weaknesses and site-specific opportunities and constraints.

Scale & Transition

Provide articulated vertical and horizontal massing elements which give a building or block of buildings visual and spatial depth and variety while maintaining a human-scaled experience.

For stacked townhouse blocks, apartment or hybrid buildings longer than 35m, provide stepbacks for upper storeys where appropriate, to add diversity and amenity to the urban fabric. Consider stepbacks for buildings of 3-4 storeys adjacent to 1-2 storey buildings.

For sites adjacent to commercial and/or employment uses, use additional transition measures such as increased setbacks, enhanced landscape screening and building organization and orientation that is designed intentionally to provide enhanced compatibility.

Consider the massing, height, length, depth, roof design, materials and rhythms of neighbouring buildings when designing for compatibility. Avoid direct replication of elements, particularly of historical building styles that cannot be replicated authentically with contemporary materials and construction practices.

11.2.2 BUILDING COMPONENTS

Porches, Balconies & Patios

Organize porches, balconies and patios to reduce overlook onto other private spaces.

11.3.4 SHARED SPACES

Landscaping

Respect and enhance the existing landscape design of streets and neighbouring properties.

Preserve and integrate existing trees, vegetation and natural landscape features into the landscape design of new development.

Minimize impervious surfaces by reducing driveway and surface parking areas and providing permeable or semi-permeable surface materials as alternatives to concrete or asphalt.

Preserve natural drainage flow and incorporate vegetated swales where appropriate.

Employ native, non-invasive vegetation and drought-tolerant species.

Consider green roofs on buildings or structured parking.

Provide soft landscape distributed throughout the site, including tree cover over parking areas, sidewalks, laneways, driveways and other hard surfaces.

11.3.5 SITE FUNCTION

Vehicular Access & Parking

Locate parking at the rear of buildings or underground, where possible. Where parking is provided in front of a building, limit driveway widths and use shared driveways to minimize the frequency of curb cuts, increasing space for on-street parking and reducing pedestrian/vehicle conflicts.

Separate pedestrian, cyclist and motorist circulation where possible to maximize safety and comfort.

Where routes are shared between modes, include alternate materials and colours for pedestrian crossings and markings for cyclists using drive aisles to navigate a site.

Minimize the visual impact of front garages by limiting their width to less than 50% of the facade, encouraging single-car garages in tandem parking with front yard landscaping.

Limit driveway widths to provide greater area for landscaping, particularly to incorporate stormwater management and opportunities for low-impact development.

For townhouse units less than 6 metres wide, avoid individual front garages. Avoid the creation of basement garages that require sloped front driveways.

Use landscaping, building placement, low screening walls and other site features to conceal views of parking areas from the street and neighbouring properties.

Locate parking areas and their access points away from street corners. Garages should not project ahead of the front facade of the building.

Provide convenient and accessible bicycle parking. For apartments, provide secure, indoor bicycle parking. Ensure that sites and neighbourhoods are designed to accommodate cyclists.

Servicing & Utilities

Integrate all private servicing, meters, HVAC equipment and utility elements into the design and minimize their visual impact, particularly from the public realm and on-site shared spaces.

Waste & Recycling

Provide adequate space for waste vehicles and containers. Locations of waste containers should not block fire routes, parking or sidewalks and should be adequately separated from shared spaces such that their functionality does not impact shared spaces users or activities.

Waste and recycling storage areas are to be fully enclosed and screened from public view, first through their location, placement and orientation, then through passive screening elements such as landscaping, and finally through enhanced enclosures where no other option exists.

The Eastwood area of Kitchener is a gem. Originally developed three quarters of a century ago it is a stunning example of the simple urban beginnings and cultural history of the City of Kitchener. The modest predominantly red brick homes speak of a better time before the single family home became oversized, overbuilt, over designed, and crammed together without regard for privacy, space, or livability.

The neighbourhood covers only approx 0.6 square kilometres (excluding Montgomery park) and is made up of a mix of residential building types. These include close to 300 properly spaced 1.5-2 storey single family homes with desirable front, rear, and side yards, less than 20 detached low rise (2.5 storey walkups) apartment buildings on spacious lots, and a mid rise condo complex tucked away in a quiet corner of the neighbourhood against the expressway. This amounts to approximately 470 living units providing housing for between 940 and 1880 residents, and a population density of approximately 1,400-2,685 residents per square kilometre.

The neighbourhood was originally designed for this density and having resided here for the past 15 years, I'd say it has worked well, making it a consistently desirable and sought after place to live.

However, recent construction developments on Sheldon Ave N have already been added/ approved, resulting in 24 & 40 new units and between 64 and 235 new residents where there was previously around 15 in single detached homes. With a single point of access on Sheldon at the dead end and no published provisions for a respective increase in infrastructure to support the influx of vehicular and pedestrian/ transit traffic.

Furthermore the City has gone ahead and changed the surrounding zoning between Weber & King to allow the conversion of existing single storey retail space into high rise residential towers. These buildings mark a significant departure from any attempt to 'fit into' the surrounding neighbourhoods of Eastwood and Rockway and will add 503, 616, and 403 units respectively. Altogether these projects amount to adding a grand total of between 4000-7000 new residents to the immediate area. This will be an increase of 250-300% resulting in a population density of around 6666-11,666 residents per square kilometre.

Not only are these projects entirely contrary to building within the existing atmosphere of the area, but the City has yet to publish how they plan to improve the existing infrastructure and local amenities to support this new population, while maintaining the quality of life in the surrounding areas for the existing taxpayers.

Now the City of Kitchener wants to approve yet another complex of 120 units to be crammed literally into the centre of an existing neighbourhood block.

We understand that the property owner wants to develop and sell properties on this site, and we recognise that the City may need to approve development here at some point, but the currently proposed design is simply unacceptable given the location.

Approving intensification around the perimeter of an existing neighbourhood with proper provisions for increased infrastructure, managing the construction process, and the increased traffic is one thing. Building in the centre of a block of long term occupied residences is a different endeavour altogether. Because there are existing residents living directly adjacent to this site on all sides, it becomes a much more complex proposition that entails greater responsibility and requires special consideration and sensitivity.

This could also mean it is more work for the City and less profitable for the owner/developer, but to do this properly some concessions will need to be made.

Any development of this land should have to maintain compatibility with the surrounding aesthetic and only enhance the functionality, quality, and ideally value of living here overall. It needs to work with the existing building standards/ spacing/ heights/ styles/ features.

The purpose of the application & consultation process and the planning department itself is to safeguard the interests of residents in existing communities that already work, by being realistic, judicious, and creative about how things like population growth are integrated.

In this case that means approving only proposals that work with the existing zoning, building type, style, & standards of the community, in a complimentary way.

Good planning is never a permanent downgrade.

The proposed design shows no respect or consideration for these site specific or communal aspects, nor does the aesthetic fit or compliment the surrounding homes in any way.

To the contrary the design purposefully shirks the established zoning bylaws in an effort to stack as many new residents into the space as possible without providing for the minimum design standards. The developer seems to be operating on the presumption that the City of Kitchener will approve the project anyway even with these deficiencies.

If the developer seeks variations and zoning changes, this should require approval by City Council. City Council decisions should be subject to appeal. Beyond the municipal level the existing residents should have the opportunity to take the case to the Ontario Land Tribunal. Depending on the resistance and

objection of the community, this should be the process before any changes are made to this site.

The City must consider the outward appearance of allowing a complex of modern, long, flat roofed, buildings to be built more than twice as tall as the surrounding single row of charming private 1.5 storey residences on the block. It shouldn't look like a juxtaposition of opposite ideas.

The internal implications of building 2.5 storeys taller than the originally/ intentionally private backyards surrounding it is the most problematic of all. Such structures would directly impact the quality of life in all abutting residences, blocking an extreme proportion of the otherwise consistent low 1.5 storey neighbourhood skylines, the natural light and sightlines, while simultaneously eliminating any and all privacy in both backyards and rear facing doors and windows. This would be felt especially by the residents on Brentwood as the proposed finished grade is also significantly uphill. This part of the proposal is insulting. It shows an audacity, disregard, and almost contempt for the privacy and standard of living of the existing residents and incoming residents alike. Such an arrangement could only serve to destabilize property values in both the short and long term while destroying forever the longstanding positive reputation of the area.

Exacerbating the situation, in order to allow as much parking as possible on the interior, the plans have the buildings placed such that they encroach on the property lines around the perimeter. This makes their height effectively even taller for the surrounding residents. Yet the plans still fail to provide inadequate parking for the new residents as well as no provision for visitor or service parking. This will only result in parking overflowing onto sidestreets throughout the neighbourhood. Considering this added traffic and congestion the City should then also allow for front yard parking (driveway widening) and be responsible for widening all the existing boulevard driveways and curb openings so residents have an option besides tandem parking.

Not only are the buildings placed too close to the property boundaries, but it shows no provisions for visual or physical separation between the new walkout patios (and three galleries of balconies above) and the existing private backyards, for security and/or privacy. Where an existing berm and masonry wall has separated a single residence on the estate for the past three decades, the surrounding homeowners seem to be left with the responsibility of keeping a whole housing complex of new population and their pets from entering their yards. Some of the neighbouring properties have no form of fencing at all. The plans show no provisions for runoff from the developed grade and the impermeable surfaces of roofs and parking lot that will be introduced. Where there is now a retention pond and berm keeping water from running downhill into

Response to Proposed Development 135-161 & 136 Brentwood Ave. Jackson Ave, Kitchener

backyards and basements, the plans show a consistent downward slope into neighbouring properties on Brentwood.

The plans show a fictitious depiction of the existing trees around the perimeter of the property which have been neglected since the property changed hands. Some have expired and others that were damaged by the windstorm of 2022, have been left standing. The development will require the destruction of the other trees on the property. The plans make no provision for the full or partial replacement of any of the mature trees on or around the property.

Beyond the details of this particular proposal, any development of this site will require special measures so as not to cause undue inconvenience, disturbance, or stress for the existing residents who will have to live through the demolition and construction process.

Site Fencing:

An 8' privacy fence (at the developers expense) should be installed around the subject site prior to start of work to prevent debris and workers from encroaching on the adjacent properties.

Finished Fencing:

The fence bylaw height is 8ft based on level properties of 1.5-2 storey construction. If there is an immediate grade upwards after the property line the fence height should be allowed to rise appropriately to compensate. In some cases the grade is too steep and the grade becomes the privacy and this site already has that feature on the downhill side.

However the construction of structures taller than the surrounding residences (within or beyond the original zoning), should entail a matching increase in the allowable fence and privacy screen heights for neighbouring properties. In either case construction of this property barrier should be the responsibility of the developer such that it be consistent in style and construction (be it timber or masonry or a combination).

Road Conditions and Construction Traffic:

The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There should be No Construction traffic signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Dust Control:

The constructor must have a dust control plan in place before construction starts. Such as listing that the site will be watered as required to prevent dust

enveloping the adjacent properties. The adjacent properties should not have to suffer living in a dust bowl because of construction. This site is literally in the middle of a neighbourhood.

Building Permit:

The developer must be able to prove they have the finances to complete the project on time.

The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandon houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

Adjusted noise bylaw:

There should also be an adjusted work time for the site. This is in the middle of a neighbourhood work should only be permitted from 08:00 to 17:00 Monday to Friday. The only work allowed on weekends should be on Saturdays only and only for interior work once the buildings are enclosed.

The constructor must be required to provide off street parking and accommodation if necessary for construction vehicles and workers. These streets have been narrowed during street reconstruction and the extra on street parking will cause problems for the area residents as well as emergency vehicles. As stated before this is literally in the middle of a neighbourhood completely surrounded by houses.

Traffic Patterns and Parking:

Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

SECTION 7 – Residential Zones (RES)

The Residential Zones apply to lands designated Low Rise Residential, Medium Rise Residential and High Rise Residential in the Official Plan.

7.1 APPLICABLE ZONES

RES-1: Low Rise Residential One Zone – the purpose of this *zone* is to accommodate limited dwelling types in areas with an estate character and/or limited municipal services in low rise areas.

RES-2: Low Rise Residential Two Zone – the purpose of this *zone* is to accommodate a limited range of low density dwelling types on larger lots than the RES-3 Zone in low rise areas.

RES-3: Low Rise Residential Three Zone – the purpose of this *zone* is to accommodate a limited range of low density dwelling types on smaller *lots* than the RES-2 Zone in low rise areas.

RES-4: Low Rise Residential Four Zone – the purpose of this *zone* is to accommodate a range of low density dwelling types that allow up to four dwelling units on a range of *lot* sizes in low rise areas.

RES-5: Low Rise Residential Five Zone – the purpose of this *zone* is to accommodate the widest range of low density dwelling types on the widest range of *lot* sizes in low rise areas.

RES-6: Medium Rise Residential Six Zone – the purpose of this *zone* is to accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas.

RES-7: High Rise Residential Seven Zone – the purpose of this *zone* is to accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas.

7.2 PERMITTED USES

No person shall, within any Residential Zone *use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 7-1 below.

Table 7-1: Permitted Uses within the Residential Zones

Use	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Residential Uses							
Single Detached Dwelling	✓	✓	✓	✓	✓		
Additional Dwelling Units (Attached)(1)	✓	✓	✓	✓	✓		
Additional Dwelling Units (Detached)(2)	✓	✓	✓	✓	✓		
Semi-Detached Dwelling			✓	✓	✓		
Townhouse Dwelling – Street				✓(3)	✓(4)		
Townhouse Dwelling – Cluster					✓(4)	✓	
Multiple Dwelling				✓(3)	✓	✓	✓
Lodging House				✓	✓	✓	✓
Continuing Care Community					✓	✓	✓
Hospice		✓	✓	✓	✓	✓	✓
Residential Care Facility, Small		✓	✓	✓	✓	✓	✓
Residential Care Facility, Large					✓	✓	✓
Non-Residential Uses							
Artisan's Establishment (5)						✓	✓
Community Facility (5)						✓	✓
Convenience Retail (5)						✓	✓
Day Care Facility (5)						✓	✓
Financial Establishment (5)							✓
Health Office (5)							✓
Home Occupation (6)	✓	✓	✓	✓	✓	✓	✓
Office (5)						✓	✓
Personal Services (5)							✓
Studio (5)						✓	✓

Additional Regulations for Permitted Uses Table 7-1

- (1) Shall be permitted in accordance with 4.12.1 and 4.12.2.
- (2) Shall be permitted in accordance with 4.12.3.
- (3) The maximum number of *dwelling units* in a *dwelling* shall be 4.
- (4) The maximum number of *dwelling units* in a *dwelling* shall be 8.
- (5) Permitted non-residential uses must be located within a *multiple dwelling* (despite the definition of *multiple dwelling* in Section 3) and are limited in size in accordance with the regulations in Table 7-6.
- (6) Shall be permitted in accordance with 4.7.

7.3 REGULATIONS

The regulations for *lots* in a *residential zone* are set out in Tables 7-2 through 7-7 below.

Table 7-2: For Single Detached Dwellings

Regulation	RES-1 (5)	RES-2 (5)	RES-3 (5)	RES-4 (5)	RES-5 (5)	RES-6	RES-7
Minimum Lot Area	929m ² (1)	411m ²	288m ²	235m ²	235m ²		
Minimum Lot Width	24.0m(2)	13.7m	10.5m	9.0m	9.0m		
Minimum Corner Lot Width	24.0m(2)	15.0m	13.8m	12.8m	12.8m		
Minimum Front Yard or Exterior Yard Setback	6.0m (3)	4.5m(3)	4.5m(3)	4.5m(3)	4.5m(3)		
Maximum Front Yard Setback	(3)	(3)	(3)	(3)	(3)		
Minimum Interior Side Yard Setback	3.0m	1.2m	1.2m	1.2m	1.2m		
Minimum Rear Yard Setback	7.5m	7.5m	7.5m	7.5m	7.5m		
Maximum Lot Coverage	55%(4)	55%(4)	55%(4)	55%(4)	55%(4)		
Maximum Building Height	11.0m(6)	11.0m(6)	11.0m(6)	11.0m(6)	11.0m(6)		
Maximum number of storeys	3	3	3	3	3		

Additional Regulations for Single Detached Dwellings Table 7-2

- (1) The minimum *lot area* shall be 0.4 hectares on *lots* without full municipal services.
- (2) The minimum *lot width* shall be 30.0 metres on *lots* without full municipal services.
- (3) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.
- (4) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.
- (5) The regulations within Table 7-2 shall not apply to an *existing single detached dwelling* on an *existing lot* with or without one *existing additional dwelling unit (attached)*.
- (6) For lands identified in Appendix C – Central Neighbourhoods, the maximum building height shall be in accordance with Section 7.5.

Table 7-3: For Semi-Detached Dwelling Unit

Regulation	RES-1	RES-2	RES-3 (3)	RES-4 (3)	RES-5 (3)	RES-6	RES-7
Minimum Lot Area			260m ²	210m ²	210m ²		
Minimum Lot Width			9.3 m	7.5m	7.5m		
Minimum Corner Lot Width			12.0m	12.0m	12.0m		
Minimum Front Yard or Exterior Yard Setback			4.5m (1)	4.5m(1)	4.5m(1)		
Maximum Front Yard Setback			(1)	(1)	(1)		
Minimum Interior Side Yard Setback			1.2m	1.2m	1.2m		
Minimum Rear Yard Setback			7.5m	7.5m	7.5m		
Maximum Lot Coverage			55%(2)	55%(2)	55%(2)		
Maximum Building Height			11.0m(4)	11.0m(4)	11.0m(4)		
Maximum number of storeys			3	3	3		

Additional Regulations for Semi-Detached Dwelling Unit Table 7-3

- (1) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.
- (2) A combined total of 55 percent for all *buildings and structures* on the *lot*. *Accessory buildings or structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.
- (3) The regulations within Table 7-3 shall not apply to an *existing semi-detached dwelling* on an *existing lot* with or without one existing *additional dwelling unit (attached)*.
- (4) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.

Table 7-4: For Street Townhouse Dwelling Units

Regulation	RES-1	RES-2	RES-3	RES-4 (4)	RES-5 (4)	RES-6	RES-7
Minimum Lot Area				148m ²	135m ²		
Minimum Lot Width (Internal Unit)				6.0m	5.5m		
Minimum Lot Width (External Unit)				10.0m	9.5m		
Minimum Corner Lot Width				12.0m	11.5m		
Minimum Front Yard or Exterior Yard Setback				4.5m(1)	4.5m(1)		
Maximum Front Yard Setback				(1)	(1)		
Minimum Interior Side Yard Setback				2.5m	2.5m		
Minimum Rear Yard Setback				7.5m	7.5m		
Rear Yard Access				(2)	(2)		
Maximum Lot Coverage				55%(3)	55%(3)		
Maximum Building Height				11.0m(5)	11.0m(5)		
Maximum number of storeys				3	3		

Additional Regulations for Street Townhouse Dwelling Units Table 7-4

- (1) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.
- (2) Each dwelling unit shall have an unobstructed access at grade or ground floor level, having a minimum width of 0.9 metres, from the front yard to the rear yard of the lot either by:
 - a) direct access on the lot without passing through any portion of the dwelling unit; or,
 - b) direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or,
 - c) access over adjacent lands which, if the lands are not owned by the City or the Region, is secured by a registered easement.
- (3) A combined total of 55 percent for all buildings and structures on the lot. Accessory buildings or structures, whether attached or detached, and additional dwelling units (detached) shall not exceed 15 percent.
- (4) The regulations within Table 7-4 shall not apply to an existing street townhouse dwelling on an existing lot with or without one existing additional dwelling unit (attached).
- (5) For lands identified in Appendix C – Central Neighbourhoods, the maximum building height shall be in accordance with Section 7.5.

Table 7-5: For Cluster Townhouse Dwelling Units

Regulation	RES-1	RES-2	RES-3	RES-4	RES-5 (3)	RES-6 (3)	RES-7
Minimum Lot Area					525m ²	525m ²	
Minimum Lot Width					19.0m	19.0m	
Minimum Front Yard or Exterior Yard Setback					4.5m (5)	3.0m	
Minimum Interior Side Yard Setback					4.5m	4.5m	
Minimum Rear Yard Setback					6.0m	4.5m	
Minimum Landscaped Area					20%	20%	
Minimum Floor Space Ratio						0.6(1)(4)	
Maximum Floor Space Ratio					0.6	2.0(1)	
Minimum Building Height						7.5m	
Maximum Building Height					11.0m (6)	25.0m	
Maximum Number of Storeys					3	8	
Minimum Number of Dwelling Units						5	
Private Patio Area					(2)	(2)	

Additional Regulations for Cluster Townhouse Dwelling Units Table 7-5

- (1) Combined total *floor space ratio* of all uses on the lot.
- (2) For each *dwelling unit* located at ground floor level, a private adjacent to the *dwelling unit* with direct access to such *dwelling unit* shall be provided.
- (3) The regulations within Table 7-5 shall not apply to an *existing cluster townhouse dwelling* on an *existing lot*.
- (4) Individual *buildings* will not be required to achieve the minimum *floor space ratio* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*.
- (5) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum *front yard* shall be in accordance with Section 7.6.
- (6) For lands identified in an Appendix C – Central Neighbourhoods, the maximum *building height* shall be in accordance with Section 7.5.

Table 7-6: For Multiple Dwellings and Non-Residential Uses

Regulation	RES-1	RES-2	RES-3	RES-4 (6)	RES-5(6)	RES-6 (6)	RES-7 (6)
Minimum Lot Area				495m ²	495m ²		
Minimum Lot Width				15.0m	19.0m(1)	30.0m	30.0m
Minimum Front Yard or Exterior Yard Setback				4.5m (8)	4.5m (8)	3.0m	3.0m
Minimum Interior Side Yard Setback				3.0m	3.0m	4.5m	4.5m (5)
Minimum Rear Yard Setback				7.5m	7.5m	7.5m	7.5m (5)
Minimum Landscaped Area				20%	20%	20%	20%
Minimum Floor Space Ratio						0.6 (2)(7)	2.0 (2)(7)
Maximum Floor Space Ratio				0.6	0.6	2.0 (2)	4.0 (2)
Minimum building height						11.0 m	14.0 m
Maximum Building Height				11.0m (9)	11.0m (9)	25.0m	(5)
Maximum number of storeys				3	3	8	
Minimum number of dwelling units						5	5
Maximum number of dwelling units				4			
Private Patio Area				(3)	(3)	(3)	(3)
Maximum Gross Floor Area of Individual Non-Residential Use						600m ² (4)	600m ² (4)

Additional Regulations for Multiple Dwellings and Non-Residential Uses Table 7-6

- (1) A multiple dwelling up to 4 dwelling units shall have a minimum lot width of 15.0 metres.
- (2) Combined total Floor Space Ratio of all uses on the lot.
- (3) For multiple dwellings with 4 dwelling units or more, each dwelling unit located at ground floor level shall have a patio area adjacent to the dwelling unit with direct access to such dwelling unit.
- (4) The total gross floor area of all non-residential uses shall not exceed 25% of the total gross floor area on a lot.
- (5) The maximum building height shall be 25 metres within 15 metres of a lot with a (RES-6) Medium Rise Residential Six Zone.
- (6) The regulations within Table 7-6 shall not apply to an existing multiple dwelling on an existing lot.

- (7) Individual *buildings* will not be required to achieve the minimum *floor space ratio* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*.
- (8) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum *front yard* shall be in accordance with Section 7.6.
- (9) For lands identified in Appendix C – Central Neighbourhoods, the maximum *building height* shall be in accordance with Section 7.5.

Table 7-7: Lodging House, Hospice, Continuing Care Community, Small Residential Care Facility and Large Residential Care Facility

Regulation	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Regulations		(1)	(1)	(1)	(1)	(1)	(1)

Additional Regulations for Table 7-7

- (1) Where permitted in Table 7-1, shall be in accordance with the regulations of the RES Zone and *dwelling type* in which the *lodging house, hospice or small residential care facility* is located. Where permitted in Table 7-1, a *large residential care facility and continuing care community* shall be in accordance with the regulations of the RES zone for *multiple dwellings*.

7.4 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in a RES zone.

7.5 LANDS LOCATED IN APPENDIX C – CENTRAL NEIGHBOURHOODS

- a) For permitted *uses* subject to this regulation, the maximum *building height* shall be 9.0 metres for *new buildings* and additions to *existing buildings* that would increase the *building height* by more than 1.0 metres, where the *height* of the two *principal buildings* on both abutting *lots* is less than 6.5 metres. Where there are vacant *lot(s)*, abutting the affected *lot*, the *height* of the two *principal buildings* on the next adjacent *lot* with a *low-rise residential zone* are considered.

7.6 LANDS LOCATED IN APPENDIX D – ESTABLISHED NEIGHBOURHOODS AREA

- a) For permitted *uses* subject to this regulation, the minimum *front yard* shall be the *established front yard* minus one metre. In all other cases, the minimum *front yard* shall be in accordance with the regulations table for the permitted *use*. Despite the foregoing, no part of any *building* used to accommodate off street parking shall be located closer than 6 metres to the *street line*; and,
- b) The maximum *front yard* shall be the *established front yard* plus one metre. In all other cases there is no maximum *front yard*.

7.7 OTHER APPLICABLE REGULATIONS AND SECTIONS

For other applicable regulations and sections see Section 3: Definitions, Section 4: General Regulations and, Section 5: Parking, Loading, and Stacking.

From: DoubleA Mcl [REDACTED]
Sent: Monday, February 26, 2024 3:06 PM
To: Mayor; Stephanie Stretch; Internet - Council (SM); Brian Bateman
Subject: Re: Response To Proposed Development 135 - 161 Jackson Ave. Kitchener

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

Good afternoon,

I am writing to follow up on this email as I have yet to receive any form of response other than receipt confirmation from the mayor's office and Mr Bateman.

I'd like someone to reply before I send my second email response to the public meeting.

Thank you, Aaron McLaughlin

On Mon, Feb 19, 2024 at 9:55 AM DoubleA Mcl [REDACTED] wrote:

The Eastwood area of Kitchener is a gem. Originally developed three quarters of a century ago it is a stunning example of the simple urban beginnings and cultural history of the City of Kitchener. The modest predominantly red brick homes speak of a better time before the single family home became oversized, overbuilt, over designed, and crammed together without regard for privacy, space, or livability.

The neighbourhood covers only approx 0.6 square kilometres (excluding Montgomery park) and is made up of a mix of residential building types. These include close to 300 properly spaced 1.5-2 storey single family homes with desirable front, rear, and side yards, less than 20 detached low rise (2.5 storey walkups) apartment buildings on spacious lots, and a mid rise condo complex tucked away in a quiet corner of the neighbourhood against the expressway.

This amounts to approximately 470 living units providing housing for between 940 and 1880 residents, and a population density of approximately 1,400-2,685 residents per square kilometre.

The neighbourhood was originally designed for this density and having resided here for the past 15 years, I'd say it has worked well, making it a consistently desirable and sought after place to live.

However, recent construction developments on Sheldon Ave N have already been added/ approved, resulting in 24 & 40 new units and between 64 and 235 new residents where there was previously around 15 in single detached homes. With a single point of access on Sheldon at the dead end and no published provisions for a respective increase in infrastructure to support the influx of vehicular and pedestrian/ transit traffic.

Furthermore the City has gone ahead and changed the surrounding zoning between Weber & King to allow the conversion of existing single storey retail space into high rise residential towers. These buildings mark a significant departure from any attempt to 'fit into' the surrounding neighbourhoods of Eastwood and Rockway and will add 503, 616, and 403 units respectively.

Altogether these projects amount to adding a grand total of between 4000-7000 new residents to the immediate area. This will be an increase of 250-300% resulting in a population density of around 6666-11,666 residents per square kilometre.

Not only are these projects entirely contrary to building within the existing atmosphere of the area, but the City has yet to publish how they plan to improve the existing infrastructure and local amenities to

support this new population, while maintaining the quality of life in the surrounding areas for the existing taxpayers.

Now the City of Kitchener wants to approve yet another complex of 120 units to be crammed literally into the centre of an existing neighbourhood block.

We understand that the property owner wants to develop and sell properties on this site, and we recognise that the City may need to approve development here at some point, but the currently proposed design is simply unacceptable given the location.

Approving intensification around the perimeter of an existing neighbourhood with proper provisions for increased infrastructure, managing the construction process, and the increased traffic is one thing. Building in the centre of a block of long term occupied residences is a different endeavour altogether. Because there are existing residents living directly adjacent to this site on all sides, it becomes a much more complex proposition that entails greater responsibility and requires special consideration and sensitivity.

This could also mean it is more work for the City and less profitable for the owner/developer, but to do this properly some concessions will need to be made.

Any development of this land should have to maintain compatibility with the surrounding aesthetic and only enhance the functionality, quality, and ideally value of living here overall. It needs to work with the existing building standards/ spacing/ heights/ styles/ features.

The purpose of the application & consultation process and the planning department itself is to safeguard the interests of residents in existing communities that already work, by being realistic, judicious, and creative about how things like population growth are integrated.

In this case that means approving only proposals that work with the existing zoning, building type, style, & standards of the community, in a complimentary way.

Good planning is never a permanent downgrade.

The proposed design shows no respect or consideration for these site specific or communal aspects, nor does the aesthetic fit or compliment the surrounding homes in any way.

To the contrary the design purposefully shirks the established zoning bylaws in an effort to stack as many new residents into the space as possible without providing for the minimum design standards. The developer seems to be operating on the presumption that the City of Kitchener will approve the project anyway even with these deficiencies.

If the developer seeks variations and zoning changes, this should require approval by City Council. City Council decisions should be subject to appeal. Beyond the municipal level the existing residents should have the opportunity to take the case to the Ontario Land Tribunal. Depending on the resistance and objection of the community, this should be the process before any changes are made to this site.

The City must consider the outward appearance of allowing a complex of modern, long, flat roofed, buildings to be built more than twice as tall as the surrounding single row of charming private 1.5 storey residences on the block. It shouldn't look like a juxtaposition of opposite ideas.

The internal implications of building 2.5 storeys taller than the originally/ intentionally private backyards surrounding it is the most problematic of all. Such structures would directly impact the quality of life in all abutting residences, blocking an extreme proportion of the otherwise consistent low 1.5 storey neighbourhood skylines, the natural light and sightlines, while simultaneously eliminating any and all privacy in both backyards and rear facing doors and windows. This would be felt especially by the residents on Brentwood as the proposed finished grade is also significantly uphill. This part of the proposal is insulting. It shows an audacity, disregard, and almost contempt for the privacy and

standard of living of the existing residents and incoming residents alike. Such an arrangement could only serve to destabilize property values in both the short and long term while destroying forever the longstanding positive reputation of the area.

Exacerbating the situation, in order to allow as much parking as possible on the interior, the plans have the buildings placed such that they encroach on the property lines around the perimeter. This makes their height effectively even taller for the surrounding residents. Yet the plans still fail to provide inadequate parking for the new residents as well as no provision for visitor or service parking. This will only result in parking overflowing onto sidestreets throughout the neighbourhood. Considering this added traffic and congestion the City should then also allow for front yard parking (driveway widening) and be responsible for widening all the existing boulevard driveways and curb openings so residents have an option besides tandem parking.

Not only are the building placed too close to the property boundaries, but it shows no provisions for visual or physical separation between the new walkout patios (and three galleries of balconies above) and the existing private backyards, for security and/or privacy. Where an existing berm and masonry wall has separated a single residence on the estate for the past three decades, the surrounding homeowners seem to be left with the responsibility of keeping a whole housing complex of new population and their pets from entering their yards. Some of the neighbouring properties have no firm of fencing at all.

The plans show no provisions for runoff from the developed grade and the impermeable surfaces of roofs and parking lot that will be introduced. Where there is now a retention pond and berm keeping water from running downhill into backyards and basements, the plans show a consistent downward slope into neighbouring properties on Brentwood.

The plans show a fictitious depiction of the existing trees around the perimeter of the property which have been neglected since the property changed hands. Some have expired and others that were damaged by the windstorm of 2022, have been left standing. The development will require the destruction of the other trees on the property. The plans make no provision for the full or partial replacement of any of the mature trees on or around the property.

Beyond the details of this particular proposal, any development of this site will require special measures so as not to cause undue inconvenience, disturbance, or stress for the existing residents who will have to live through the demolition and construction process.

Site Fencing:

An 8' privacy fence (at the developers expense) should be installed around the subject site prior to start of work to prevent debris and workers from encroaching on the adjacent properties.

Finished Fencing:

The fence bylaw height is 8ft based on level properties of 1.5-2 storey construction. If there is an immediate grade upwards after the property line the fence height should be allowed to rise appropriately to compensate. In some cases the grade is too steep and the grade becomes the privacy and this site already has that feature on the downhill side.

However the construction of structures taller than the surrounding residences (within or beyond the original zoning), should entail a matching increase in the allowable fence and privacy screen heights for neighbouring properties. In either case construction of this property barrier should be the responsibility of the developer such that it be consistent in style and construction (be it timber or masonry or a combination).

Road Conditions and Construction Traffic:

The contractor under the Highway Traffic Act is required to keep the roadway clear of mud and debris (the roadway should be cleaned at least twice a day during construction) until the lot is paved. There

should be No Construction traffic signs posted on Mackenzie, Sheldon, Raymond, Edmund, Jackson and Fairmont. All construction traffic must use Montgomery to Brentwood the Brentwood to 136 for entry to the site.

Dust Control:

The constructor must have a dust control plan in place before construction starts. Such as listing that the site will be watered as required to prevent dust enveloping the adjacent properties. The adjacent properties should not have to suffer living in a dust bowl because of construction. This site is literally in the middle of a neighbourhood.

Building Permit:

The developer must be able to prove they have the finances to complete the project on time.

The developer wants to do this in 2 phases. Build the 3 units that back on to the Brentwood properties and 105 parking spaces. This implies to me that they don't have the money or unwilling to spend the money to build this out all at the same time. We do not want this to end up like the building on Fergus Ave. in Kitchener, bankrupt not complete or even enclosed from the weather left to rot. The project must be built out in a single phase with a timeline of 2.5 years from when the first home is demolished to occupancy permits issued for all the units. If this goes in 2 phases the construction timeline may be 5 years, not fair to the neighbouring property owners. All the buildings scheduled for demolition should be taken down at the same time, so we don't have abandon houses to attract problems. This site should be built out completely before Kitchener allows occupancy.

Adjusted noise bylaw:

There should also be an adjusted work time for the site. This is in the middle of a neighbourhood work should only be permitted from 08:00 to 17:00 Monday to Friday. The only work allowed on weekends should be on Saturdays only and only for interior work once the buildings are enclosed.

The constructor must be required to provide off street parking and accommodation if necessary for construction vehicles and workers. These streets have been narrowed during street reconstruction and the extra on street parking will cause problems for the area residents as well as emergency vehicles. As stated before this is literally in the middle of a neighbourhood completely surrounded by houses.

Traffic Patterns and Parking:

Fire Routes must be established on Brentwood, Jackson, Fairmount and Montgomery surrounding the project should be in place before construction starts.

The city should put a 4 way stop at Jackson and Brentwood. Along with 3 way stops at Brentwood and Edmund and Brentwood and Raymond to discourage traffic from the complex using Brentwood to Sheldon to Mackenzie to Ottawa. The traffic should be encouraged to go Brentwood to Montgomery to Weber.

Provisions for Wildlife:

Another thing to consider is the environmental fallout of eliminating a greenspace that has existed for nearly 3/4 of a century and an ecosystem of mature trees, woodland animals, waterfowl, and amphibians that has existed since the pond was built approx 30 years ago. All residents here can attest to the diverse flora and fauna that will be missed. The existing animals should be relocated before construction begins rather than simply displaced by destruction of habitat. Displacement would only serve to overload the surrounding areas and burden the surrounding community with having to witness the struggling and death.

Any future development should also include provisions for the replacement of existing trees.

For many of the existing residents who have worked hard to live here and continue to work hard to improve their homes, to make the neighbourhood better, this could be their forever home or family legacy. Your responsibility is to those people.

From: DoubleA Mcl [REDACTED]
Sent: Monday, March 4, 2024 6:24 PM
To: Brian Bateman
Subject: Response to Neighbourhood Meeting-Proposed Development 135-161 Jackson & 136 Brentwood Ave. Kitchener
Attachments: Response to Neighbourhood Meeting-Proposed Development 135-161 Jackson & 136 Brentwood Ave. Kitchener.pdf

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

Hello Mr Bateman,

Your email was omitted from my original send.

Sending the attached PDF on to you now such that it might be added to the report and public record.

Thanks.

From: janice hamalainen [REDACTED]
Sent: Tuesday, February 27, 2024 4:55 PM
To: Brian Bateman
Subject: development slated for 135-161 Jackson
Attachments: kitchenerplanning135JacksonFebruary2024.docx

You don't often get email from janice.hamalainen@bell.net. [Learn why this is important](#)

I have attached a letter regarding my concerns for the development of 135-161 Jackson Av. Kitchener. Thank you for your attention to this matter.

Janice Hamalainen

N2H2C9

February 26, 2024

Dear Mr. Bateman

I am writing to you with regard to the proposed development for properties listed as 135-161 Jackson and 136 Brentwood. I have many concerns with this development and I will highlight three in this letter.

First is the proposed height of the 5 Town House blocks. The developer proposes 3.5 stories for the five blocks which are not to exceed 12.5m. in height. At the present time the height restriction is 11m. Although the additional height of the complex buildings seems minimal the fact that the lowest part of the land in question rises 2m above the abutting backyards on Brentwood puts the total additional height at 14.5m above the surrounding properties. The complex will tower over the properties on the north side of Brentwood. With balconies facing onto the neighbouring backyards and homes, any privacy and enjoyment of backyards will be jeopardized. Keeping the development to 2.5 stories will fit in with the existing apartment buildings on Montgomery and Fairmount.

Second, if during construction the steep embankment that faces the backyards on Brentwood is destabilized a landslide would bring all this earth into these backyards. Although actions may be taken to mitigate this, there is no guarantee the embankment will remain stable.

Third, although the Transportation study advised there will not be a large affect on the volume of traffic in the neighbourhood, with the addition of 120 cars in a small space that does not seem possible. Both Jackson and Brentwood will see many more cars on the street, especially when individuals go out and return from work. It will add to the volume of traffic already experienced when Eastwood Collegiate opens and closes for classes.

Approximately 65 years ago a developer made a proposal to develop this land. There was a housing crises because of the many young families that were started after the second world war. Even with consideration for the need for housing the proposal was turned down because it was considered detrimental to the existing neighbourhood. It is unfortunate that we are now in the same position and must advocate for our neighbourhood.

Thank you for your attention.

Yours truly

Janice Hamalainen

From: Marguerite Love [REDACTED]
Sent: Sunday, February 25, 2024 9:26 AM
To: Brian Bateman; Internet - Council (SM)
Subject: neighbourhood development

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Hello,

My name is Marguerite Cameron. I am the owner and resident at Kitchener. This summer I will have lived in this friendly, quiet, family oriented neighbourhood for 25 years. I am concerned about the proposed roadway into the development behind me. My house and the one on the other side of 136 Brentwood Avenue will be very much affected by this roadway. These houses will become corner houses with traffic regularly coming in and out of the development. Generally corner houses have a buffer from the roadway of a boulevard, sidewalk and several feet of property to the perimeter of the house. Because of the width of the 136 Brentwood Avenue property this would not be possible. Therefore, cars using the roadway would be very close to the perimeter of these two houses. This is not acceptable. There will be traffic noise, backed up traffic waiting to enter Brentwood Avenue and, at night, lights reflecting into the houses. Has the builder considered this at all?

Also, when the house and garage at 136 Brentwood Avenue are demolished, my back yard will be totally open to the public. Has the builder considered this at all? What is he proposing as a solution?

Thank you for your consideration of my concerns,
Marguerite Cameron

Sent from [Mail](#) for Windows

From: Cheryl Geiger [REDACTED]
Sent: Monday, March 25, 2024 6:09 PM
To: Brian Bateman
Subject: Brentwood/Jackson Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern,

RE: New Development in the Eastwood Neighbourhood

We understand that there is a proposal for a development at the corner of Jackson and Brentwood. Our family have been long time residents in this community. We welcome new families to the neighbourhood as that is what keeps our community vital and growing. We would, however, like to make sure that the proposal meets the city's current building guidelines so as to retain the integrity of this pleasant neighbourhood. We ask for the following considerations:

1. All present regulations from the City of Kitchener be followed for design, size, height and placement of the buildings as well as parking spaces required to allow this development.
2. Require the developer mitigate the sight lines into adjacent yards and homes.
3. Request the developer keep as many of the trees as possible especially those on the Brentwood side to reduce the sight lines and preserve the embankment in the backyards of those houses on Brentwood. Add landscaping to reduce the impact of the trees removed.
4. The existing brick fence remains and is kept in good condition, any other fencing match the existing fencing and city bylaws be followed.
5. The development be completed in one phase with a dead line for completion from demolition to full occupancy permitted. If possible add a penalty for not meeting the deadline. It is not acceptable to have another development that is stalled mid project as the Weber St and Fergus Ave Kitchener development has.
6. Demolition for the houses to be removed to occur immediately following the last tenant moving out to prevent squatters and campers. If not demolished the owner will be required to have security to prevent squatters and campers. We don't need another uncontrolled encampment started.
7. Work times should be 08:00-17:00 Monday to Friday with no weekend work on the site unless it is inside finishing.
8. On site parking for the construction workers to be provided to keep the streets clear and passable.
9. Roads to be kept clean and free of debris by the developer as per the Highway Traffic Act.
10. A dust control plan implemented with a penalty for failure to comply.
11. The city needs to establish Fire routes around the project before construction starts. A four way stop at Jackson and Brentwood, with 3 way stops at Brentwood and Edmund and Brentwood at Raymond to deter use of Brentwood to Sheldon to Mackenzie to Ottawa.

Thank you in advance for your consideration in this matter.

Sincerely,
The Geiger family

From: [REDACTED]
Sent: Wednesday, March 20, 2024 10:37 AM
To: Brian Bateman
Cc: Stephanie Stretch
Subject: Jackson/Brentwood Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Note to Brian Bateman – Senior Planner

RE: the Jackson/Brentwood proposed development

I recently attended a neighborhood meeting on March 19, 2024, at the Rockway Centre and was informed that March 27 was the last day you will be collecting information for report.

As a long-time resident of the nearby area, I would like to add my comments for your consideration. The proposed development is too large and out of context with nearby houses. It will negatively affect the quality of life for those nearby for many reasons discussed at the meeting. It should be significantly reduced in size or reconfigured altogether. The concerns of the people at the meeting are legitimate. I will not list them here since they appear to be well documented, and I believe they have been (or will be) communicated to you.

James Buschert

[REDACTED]
[REDACTED]