

**From:** Paul Araujo [REDACTED]  
**Sent:** Wednesday, May 22, 2024 7:56 PM  
**To:** Dave Schnider <Dave.Schnider@kitchener.ca>; Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** Fw: Automatic reply: Automatic reply: Automatic reply: Bylaw17-007 curbside garbage

Hi Dave and Tim,

Below you will see about 2 years of reaching out to the region, by-law and many other people to deal with the filth on Jansen ave. Every single person I've reached out to has given me the runaround.

There is leftover broken furniture at [REDACTED] jansen right now, there is a mattress on Kinze that has been there for 2 weeks, and in the past 2 years the streets have becoming full time parking lots. 1.2 parking spots for 56 units will definitely make things much worse.

Awopboppaloobopalopbamboom!!!

**From:** Paul Araujo [REDACTED]  
**Sent:** Friday, May 24, 2024 5:36 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>; Dave Johnstone <DJohnstone@regionofwaterloo.ca>; Mayor <mayor@kitchener.ca>  
**Cc:** Dave Schnider <Dave.Schnider@kitchener.ca>  
**Subject:** Re: Jansen Ave Development

I have forwarded both you and Dave Schnider, communication I have had with Dave Schnider, David Johnstone and several other team members of waste management and Kitchener BY-Law, and nothing has been done. Private collection means nothing as 164 is private collection, there are units with private collection on Guerin, Kinzie and Grulke to name a few and garbage still ends up on the curb and the by-law will not do anything.

The 3 storey units are on the opposite side of fairway rd. On the Jansen side of Fairway at the 179 are there are no 3 storey units. The city can pick and choose where these borders are in order to fit their financial benefits.

The urban design planners for this area are not residents of this area and do not care what happens in our back yards. I do not believe you or the city planners are honestly interested in what the residents opinions are.

And just like the by-law department and waste management department you and Dave Schnider will continue to deflect these issues to the next person making us run around in circles.

There has been no planning of any kind by anyone to notice and plan for parking and garbage collection. The single and only interest is to build more and collect more taxes.

Awopboppaloobopalopbamboom!!!

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**From:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Sent:** May 24, 2024 5:01 PM  
**To:** 'Paul Araujo' [REDACTED]  
**Cc:** Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>  
**Subject:** RE: Jansen Ave Development

Hi Paul,

Thanks for the email. I was also able to connect with Councilor Schnider on your items.

If you are having issues with the garbage collection in the area, I would recommend reaching out to your regional councilor as the Region is responsible for the garbage clean up. If there are issues that are a concern for an extended period of time then you can reach out to our by-law staff. The development proposal at 179 Jansen will be required to have private garbage pick up and the residents will be using that service. There will be no regional pick up for the development and shouldn't cause any concerns with the surrounding neighbourhood's pick up.

I would also like to point out that there are 3 storey multiple dwellings along Fairway Rd. which this development borders on. Our urban design staff have reviewed the application and do not have concerns with the 3 storeys in height as it is permitted within the By-law and the application is not asking for an increase in the height. As for parking, the development exceeds the City's overall parking minimum for a residential development, they are providing a few extra spaces in order to support the units on site. On street parking is permitted within the warmer months, and if there is an ongoing issues please again reach out to our By-law team.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Senior Planner | Development & Housing Approvals Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

**From:** Bob Steyaert [REDACTED]  
**Sent:** Wednesday, May 22, 2024 9:03 PM  
**To:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Subject:** Jansen ave development

■ Email as someone who lives on Jason Avenue there's no parking available on the street as it is and you want to add another 60 units. I don't think anybody's thinking this through 1.2 parking spots is hardly sufficient for that many units there's garbage used furniture and the entire neighbourhood is starting to look like a war zone, you should consult the people that live on the street and actually hear what they're saying

BOB STEYAERT

**From:** Mariola gol [REDACTED]  
**Sent:** Monday, May 13, 2024 12:40 PM  
**To:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Subject:** 179 Jansen Ave. Kitchener Ontario.

■ 1. Who will be responsible for flooding my property?

The property that is planned to be built is joined to mine for 55' feet. The property 179 Jansen Ave. is elevated approximately 2' feet higher than mine.

I want to know who will be paying for the damages when the flooding occurs??

I am a senior and I do depend on my organic fruit and vegetables during the summer.

I will not have any sun during morning , only one (1) hour at 12 noon, and my organic garden will not survive. Am I going to be compensated for the loss of fruit and vegetables??

There must be a way to build the complex to accommodate everyone's satisfaction.

2. Environmental pollution ; noise and carbon, for example when there are 20 dwellings there are approximately 1 1/2 cars por dwelling, imagine the pollution....!!

I would appreciate a response.

Regards

ID# [REDACTED]

On Mon, May 13, 2024 at 3:45 PM Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)> wrote:

Hi Mariola,

Thank you for the email.

The developer was required to provide a grading plan that shows how all of the water on the site will be dealt with. This was provided to the City's engineers to review, and they have stated that there is no concerns with what they are proposing. The water will drain away from your property towards the center of the site and then handled from there. This will also be reviewed further at the detailed site plan review stage to ensure that all the water on site is handled appropriately. As for your shadow question, the buildings will have a maximum height of 11 metres, which is the standard maximum height within the Residential zones. This height is shown to have minimal shadow impacts to the surrounding properties and even though there may be some shadows on your property, it would only be for a small period of the day.

There will be some noise as part of the development but will be only during weekdays and will be mitigated as best as possible. The applicant has also included a sustainability statement with the project

that outlines the environmental impacts and how they will respond to those impacts. A form of infill development like this is shown to have less environmental impact than a new subdivision at the edge of the City.

If you have further questions, please don't hesitate to ask.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Senior Planner | Development & Housing Approvals Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

**From:** Mariola gol [REDACTED]  
**Sent:** Monday, May 13, 2024 5:53 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** Re: 179 Jansen Ave. Kitchener Ontario.

Thank you for the information.  
However; I do not have contact information in case I do have a problem with flooding.  
Do I understand correctly if/when I do have flooding I should take City - Kitchener to court for any damages to my property?  
Kind regards.  
ID# [REDACTED]