

## Craig Dumart

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**From:** Irina Kiitam >  
**Sent:** Saturday, March 23, 2024 8:33 PM  
**To:** Craig Dumart  
**Subject:** 20 Ottawa St N - comments

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Hello Mr. Dumart,

I am writing to you to provide a few comments about the application for development at 20 Ottawa Street North.

One suggestion is to decrease the size of the tallest tower for the reasons of safety and convenience.

From the example of DTK Condos (30+ storey building at 60 Frederick St.) we know that it takes a couple of hours for all residents to exit the building when a fire alarm sounds and another couple of hours to re-enter the building. In case of emergency, there is a high risk that not all people may evacuate the building. In case of a false alarm - major inconvenience to spend multiple hours waiting for everyone to get out and in again.

Even if we look at getting in and out of the building on the normal basis, in the case of the above-mentioned building it may take its residents up to 15 minutes to get in or out during busy times such as in the morning and around 5-6pm. So even if the building is between 20 and 30 storeys like the one planned on Ottawa St., it may take very long for people to get in or out which is inconvenient and may result in them being late for a bus and have to wait 30 minutes for the next bus, if they take a bus.

Another suggestion is to increase parking from 0.66 to 1. Many builders try to shrink the amount of parking because building parking is not profitable for them but cover this up under excuses of being near public transit. However, let us be honest, it requires 2 people working full time to cover rent and have enough money left for food and other everyday expenses. Most people do not have the luxury of having a well paid job within walking distance or easily reachable by public transport. Although there are efforts to improve public transit, this region is still very far from the state in which most people could get to work, volunteer, do groceries and run errands relying solely on public transport. 1 parking space per unit is really the minimum that is needed even if the building is close to buses and the tramway.

Care about the good level of life of the people who will reside there one day is what is on my mind as I provide you with these comments. Thank you for considering them and I hope that to some degree they will get implemented.

Overall, I am excited that the area is getting developed. I hope it will bring a positive effect on the neighbourhood!

Thank you and have a nice day,  
Irina Kiitam

## Craig Dumart

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**From:** Audrey Charbonneau  
**Sent:** Monday, March 18, 2024 4:48 PM  
**To:** Craig Dumart  
**Subject:** 20 Ottawa Street North, Kitchener

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I have concerns about the proposed units to be built on Ottawa street, noted above.

I feel that 29 storeys is far too tall for the neighbourhood. Most buildings are only 1 or 2 storeys high with the exception of apartments that are 3 or 4 storeys. The most recent apartment built is 6 storeys. I believe that although profitable to the owner, will be a burden to the neighbourhood.

The second concern is to do with parking. There is no way that this building lot will have enough room for the proposed building and parking. There is no parking on the surrounding streets, King, Ottawa, Weber, Onward. The tenant will have guests who will need somewhere to park. Although this is beside Eastwood Plaza it would be unfair to dump the excess vehicles on the businesses in the plaza and take parking from the customers.

Lastly, the intersection of King and Ottawa was just widened and if delivery trucks and other vehicles stop at this new building it will cause much backup and delay we just had relieved.

I hope this helps you reconsider the needs of the people who live here and not just the needs of the new people to come.

Audrey Charbonneau

## Craig Dumart

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**From:** doug fitzgibbons  
**Sent:** Thursday, March 21, 2024 3:44 PM  
**To:** Craig Dumart  
**Subject:** Proposed development at 20 Ottawa St. North

Hello Craig,

We corresponded when this development was first proposed. We are very happy to see that unit 3 which is directly behind our property will now be limited to 4 stories.

It is however, difficult to tell from the drawing the exact location of the building in relationship to our property and whether or not the originally planned plantings will still form a buffer zone. It is also unclear whether there will be access to the development from Onward ave. The notice does indicate that drive aisles, landscaped areas and walkways will make up the common elements. On the drawing there is only one strip at the Tim Hortons side that shows as common elements. Is there a more detailed plan?

I have been trying to remember the initial plan to see if Unit 2 has been increased in size and if it has been relocated further away from the church property and the other houses?

One other item would be to know where the mechanics for Unit 3 will be located. As the operation of these can be quite noisy so proximity to the 4 or 5 affected properties could have a significant impact.

In the first plan it was indicated that new fences would be provided for the affected properties on Onward. Is this still the plan?

Thank you for your attention to these queries. I look forward to your reply.

Sincerely,

Jane and Doug Fitzgibbons

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## Craig Dumart

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**From:** Emma Zheng  
**Sent:** Sunday, March 17, 2024 5:27 PM  
**To:** Craig Dumart  
**Subject:** Development on 20 Ottawa Street North

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Hi Craig,

Please inform me about the subject application, as the high rise will greatly impact my house on Onward Avenue.

I want to attend the upcoming Neighborhood meeting when it is scheduled.

Thanks

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## Craig Dumart

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**From:** Bobby Linder  
**Sent:** Monday, March 11, 2024 2:40 PM  
**To:** Craig Dumart  
**Subject:** 20 Ottawa Street North

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Good afternoon, my name is Bobby Linder, and I am the facilities director for [redacted] located at [redacted] in Kitchener. I received a notice in the mail about a neighborhood development that is at the planning and application stages. We did have some questions come up; we are wondering what type of Residential housing is being planned for this project. Is the purpose of these residential dwellings plans meant for affordable housing? As you are aware this is a very important issue that needs to be addressed. The only other comment that we would offer at this time is to ensure the strategic plan by the builder should this project be approved is that there is ample parking on site for the workers and others that are supporting this project.  
Thank you for taking the time to read my comments.

*Bobby Linder*

Director of Maintenance

## Craig Dumart

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**From:** Dr. Prabir Panda  
**Sent:** Saturday, March 23, 2024 10:04 AM  
**To:** Craig Dumart; Stephanie Stretch  
**Subject:** Comments for proposed development at 20 Ottawa Street North

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Dear team,

Thank you for reaching out for comments/views from the affected communities.

I have perused the application for development for 20 Ottawa St North as well other such applications having spillover effect on Onward Ave.

I am of the considered opinion that the proposed development adjoining church, adversely affects tranquillity, population density and visual appeal of our neighbourhood. This area is also adversely affected by development of 1,224 dwelling units and 7,240 m<sup>2</sup> of commercial and institutional space being considered for 50 Borden Ave South.

Therefore, I would request that the **proposed high-density development at 20 Ottawa Street North be rejected.**

Regards  
Dr. Prabir Panda