From:

To: Committee of Adjustment (SM)

Subject: Petition in preparation for hearing of A2204-052 50 Frederick st.

Date: Thursday, July 11, 2024 3:41:56 PM

Attachments:

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Committee of Adjustment Hearing July 16,2024

Please accept for consideration , this petition on behalf of the interested parties and residents of 250 Frederick st. Kitchener

Thank you Submitted by

Christopher Wilson

My non- petitioned submission will be forthcoming in another email.

"see attached PDF"

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment.

## Issue Parking;

The current 250 Frederick street multi residential site plan (SP 12/068/F/SR) dated June 27/2013 describes 117 of the 140 required parking spaces in the application A2024-052. Of these 117 there are 13 of the 28 minimum spaces required with open to air parking spaces in the back of the building, 9 of which are for Visitor parking. These are all accounted for in the total of 117 spaces of the 107 required as permission granted by the 2012 Committee of Adjustment. The 117 parking spaces fall short of the 140 total required. The 9 visitor parking spaces of the minimum required 28 are not, and have not been utilized as resident visitor parking as per the current site plan intent when permission for the last adjustment in 2012 was granted. The current plan clearly states that the Owner agrees to "develop and maintain the site in compliance with the approved site plan" (see plan application 12/068/F/S/R).

The applicants for this current adjustment review have presented to the Committee of Adjustment an application when they have permanently used the resident visitors parking space for use other than Resident parking and thus, arbitrarily removed more than half of these spaces (two space no parking and a 3 space dumpster for trash removal) from the plan of 9 available as was intended for the residential parking plan.

Residents are currently and have been receiving Bylaw parking citations (penalty) for parking in Visitor parking spaces as this applicant makes use of bylaw enforcement to limit resident access to the current plan of 9 permitted of the 28 required resident visitor parking spaces alone.

This applicant has also increased the cost of parking inside the building for many existing residents and some by as much as 300%, thus pricing them out of parking within the intended plan and onto the street parking which there is none for overnight. This creates an affordable housing shortage circumstance for the current residents. Our current Kitchener parking Bylaw enforcement resources are being used to cover the city parking overflow of this parking shortage that has been created by the applicant. Through citation and permits, this expense of using city resources is unfair to both the city administration and the taxpayer who Is paying for it. We challenge the committee to obtain parking bylaw enforcement history records of the resource utilization not only of the residents of the 250 Frederick address but to include the others in the immediate surrounding area.

Of the parking spaces available in this plan there is no room or consideration inside or outside for resident or visitors that are disabled and in need of parking space or accessibility to their residence in this application. *The Accessibility for Ontarians with Disabilities Act (AODA)* is a law that sets out a process for developing and enforcing accessibility standards. The standards for this location have been framed by the framers with a grandfather clause protecting the property owner from extensive compliance and renovation costs with property built before the implementation of the Act. This grandfather clause should be sufficient to protect the applicant and their financial interest but it falls short of protecting the aged and disabled population residing at 250 Frederick Street. Accessible parking spaces that should be allocated but is not yet, would further reduce the number of parking spaces available to the residents.

The reasons for rejecting this application are clear. Adding more required parking space to an existing overly parking congested situation would be detrimental to the city resources and residents residing at this 250 Frederick location and their ability to park their vehicles.

Name;	Unit#	Telephone:	Email:	Date;

Part + LINDA DUNY July 8/2024

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Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd) Name: Unit# Telephone: Email: Date; NICK ZEIS Barb Hynnisett Tames Ahadie CHEIS WILSON. Candice Leyland LINDA ALLEN JUK49/24 Hordana Vidovic Francine Lakorque Ashley Weiler ð Grame Johnstone

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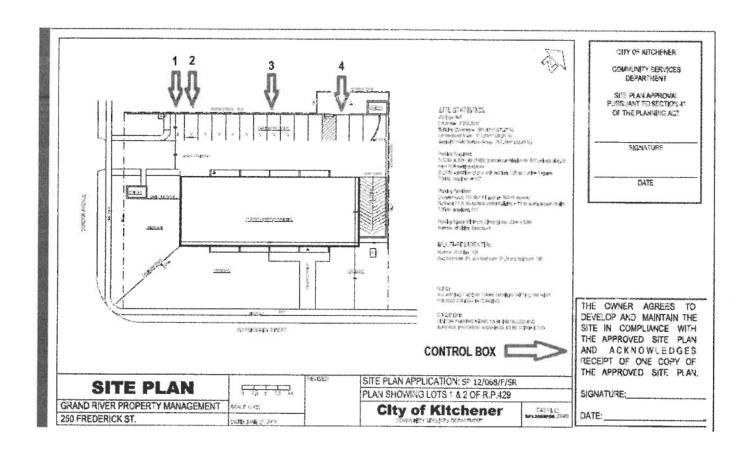
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Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

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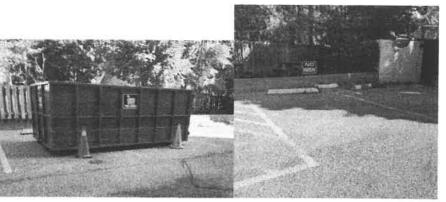
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SHERYL RICE MENEZES SENIOR PLANNING TECHNICIAN RECEIVED FROM

FLANNING + HOUSING POLICY DIV

WED-APPHZY 7205

CITY OF KITCHENER

COMMUNITY SERVICES DEPARTMENT

PURSUANT TO SECTION 41 OF THE PLANNING ACT SITE PLAN APPROVAL

DATE

15.24 VOCOBILIENCE LANDSCAPE Zoning- R-9 Lot Area- 2352.30m²

SITE STATISTICS

Bullding Coverage— 641,40m² (27,27 %) Lendscaped Area— 913,65m² (38.84 %) Asphalt / Hard Surface Area— 797,25m² (33.89 %)

Parking Required:
1) COAA 309 486 (1986) granted permission for 107 unit apt bidg, to have 106 parking spaces
2) 2012 - addition of one unit requires 1.25 sp / unit = 1 space
TOTAL required = 107

Parking Provided:

Underground: 100 (B1: 51 spaces, B2: 49 spaces) Surface: 17 (+ on surface under building + 13 on surface open to air) TOTAL provided: 117

Parking Space Minimum Dimensions- 2.6m x 5.5m Number of Visitor Spaces - 9

17 STOREY APARTMENT BUILDING

ANDSCAPE.

CORDON AVENUE

CHAIN LINK FENCE

STAIR#3

MULTI-RESIDENTIAL

Number of Units- 108 (two bedroom 61, ane bedroom 31, jr one bedroom 16)

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CONCRETE PAYING

LANDSCAPE

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

CONDITION: VISITOR PARKING SIGNS TO BE INSTALLED AND SURFACE PAVEMENT MARKINGS TO BE COMPLETED

250 FREDERICK STREET

REVISED:

DATE: JUNE 27, 2013 SCALE 1: 400

GRAND RIVER PROPERTY MANAGEMENT

250 FREDERICK ST.

SITE PLAN

PLAN SHOWING LOTS 1 & 2 OF R.P.429

SITE PLAN APPLICATION: SP 12/068/F/SR

City of Kitchener COMMUNITY SERVICES DEPARTMENT

CAD FILE: SP12068FSR.DWG

SIGNATURE

AND ACKNOWLEDGES THE APPROVED SITE PLAN. DEVELOP AND MAINTAIN THE SITE IN COMPLIANCE WITH THE APPROVED SITE PLAN RECEIPT OF ONE COPY OF THE OWNER AGREES

SIGNATURE

DATE:

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