
From: Sara Funduk

Sent: Monday, July 15, 2024 1:56 PM

To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>

Subject: Application B2024-015

Hi Connie,

I'd like to submit a statement for the meeting tomorrow. I've pasted it below and also included it as a pdf in case that's easier.

Statement re: Application No. B 2024-015 82 York Street

Name: Sara Funduk

I'm writing to strongly object to the severance proposed at 82 York Street. I live to this lot with no fence separating the properties. This severed piece would be right in my backyard and only a few metres from my house. I have many concerns about this.

There are several mature trees in this area and any development would surely disturb this lovely green space. I also have concerns about two of my trees, which are very large, whose branches hang over on the 82 York lot. One of the trees was marked during the land survey, possibly indicating that this will be a future issue.

There is also a large difference in grading between 82 York and the other properties on the corner of Park and Mount Hope owned by the developer. There are questions about drainage as well as aesthetics that need to be addressed.

But the most concerning aspect of this proposal is the lack of transparency on the part of the developer. There has been no indication as to what the future development might be. Since a reason for the severance has not been given, one can only assume it is purely profit driven. The developer seems to want as much property as possible on the corner to fit in as many units as possible. But again, they have not said anything about their future plans, so can't know for sure. However, in my experience, companies like this don't buy up land and go through the process of severing and re-zoning it, especially such an odd little piece, just in case they need it someday. They clearly have plans which they have not shared with the city or the community. Once the property is severed, the zoning will change and the developer can then proceed with their plans without requiring public input at that point.

I don't believe that the sale of 82 York Street is yet final to the new owner. I would ask if the sale is perhaps conditional on the severing of this property. And if so, why is this piece of land so badly needed but no official reason is given on the application?

Again, I have to state how concerning it is that they have not provided a reason for this severance. It seems to me that if there is no reason for it to happen, then it should not be approved. If approved, the change will likely have a huge impact on our neighbourhood and the community will have no say in what happens next.

Thank you,
Sara Funduk