

## Craig Dumart

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**From:** Christine Thompson <  
**Sent:** Monday, August 5, 2024 3:46 PM  
**To:** Craig Dumart  
**Subject:** 328-330 Mill St

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Hi Craig

I am writing in regards to the applicant for re-development at 328-330 Mill St in Kitchener

Unfortunately I cannot make tomorrow's meeting but wanted to express my concerns with the plans for the development.

As a resident of Mill Street a 20 storey tower is too tall and large in my opinion for the street and the neighbourhood. As you know, the street in primary single detached homes, townhomes and a few commercial businesses. There is one apartment building that is approximately 5-6 stories. If the city is looking to build more dense housing I would appreciate if they would reconsider a 20 story building to a more appropriate size of 4-5 stories given the neighbourhood and community. One of the great features of the neighbourhood is you are close to downtown without living around high rises and high volumes of people, traffic, noise etc. that all come along with a more densely populated area.

I hope you will take this feedback into consideration

Regards

Christine Thompson

## **Craig Dumart**

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**From:** Nancy Graham  
**Sent:** Thursday, August 8, 2024 7:26 AM  
**To:** Craig Dumart  
**Subject:** Proposed development- 328-330 Mill St.

Good morning, I am a resident at 342 Mill St,, United 59 and would like any information that is available at this time.

I was unable to attend the neighbourhood meeting on August 6th but as a neighbour, I am very interested in this and which properties will be affected.

Thank you,

Nancy Graham

## Craig Dumart

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**From:** Shefaza Esmail n>  
**Sent:** Tuesday, August 6, 2024 9:05 PM  
**To:** Craig Dumart  
**Cc:** rollickn  
**Subject:** 328-330 Mill St Comments

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Hello Mr. Dumart,

Thank you for the informative session tonight via zoom. It was good to hear from the developer and architects present. While I do feel that many questions remained unanswered, I understand that the process can be somewhat uncertain at this point. I was able to find supporting documentation at the [kitchener.ca/PlanningApplications](https://kitchener.ca/PlanningApplications) which helped fill in some gaps.

I am emailing to submit my comments for the development, building on several of the questions I asked and after reviewing the supporting documents.

This is a neighbourhood, more specifically the Mill-Courtland neighbourhood. We would like to ensure that new developments build and ensure a sense of community rather than encourage high turnover (population influx/outflux). With that in mind, our comments are as follows:

1. It appears there are only 5 or so allocated 3-bedroom apartments, all of which do not have nearly enough space for a 3-bedroom space. Each one is at about 101m<sup>2</sup> compared to a 1-bedroom space which is 52m<sup>2</sup>. We would like to see better proportions for the 3-bedroom units that would make for a comfortable living space for a family of say two kids.
2. There don't appear to be any amenities built in for families, such as a play area for children or child care considerations. The current playgrounds within the neighbourhood are severely limited in capacity. There needs to be more consideration for on-site amenities for families with kids.
3. We also strongly request grocery store and coffee shop options within the commercial space of the development as these are currently missing from our immediate vicinity.
4. The sustainability statement is severely lacking in integrity (it reads a lot like a fluff piece as opposed to a well-thought out and researched evidence-based statement).  
There are no quantitative assessments of how an apartment building is any more efficient. There are no tangible built in measures to ensure carbon reduction (e.g., using materials that are less carbon intensive) or to increase energy efficiency/reduce energy consumption. Given the region's commitment to combating climate change, it is irresponsible of us to not consider the best possible ways to ensure carbon reduction through material procurement and building operation.
5. There have been no considerations with respect to onsite stormwater management, even minimally, such as increasing green spaces for infiltration. Given that this area is prone to flooding, there should be more consideration given to how 1-50 and 1-100 year storms will be handled by the development. There is a high reliance on the existing municipal systems, which can very easily be overwhelmed as we saw with the recent thunderstorms. There has been recent work done on Shoemaker Creek to ensure renaturalization of the creek, which can be used as an outlet for stormwater that is retained on-site and released slowly back into the creek.

In summary, we would like to see better accountability on the sustainability front as well as accommodations for more families living within the residential units, and see their corresponding needs met through the commercial area (i.e., groceries, childcare).

Feel free to reach out if you have any further questions on any of the comments above.

Thank you for your time,

Shefaza & Nick

## **Craig Dumart**

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**From:** Kathy Kerekes  
**Sent:** Wednesday, July 31, 2024 2:49 PM  
**To:** Craig Dumart; Debbie Chapman  
**Subject:** Proposed Development

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

Good Afternoon Craig + Debbie,

I'm writing in regards to the proposed new 20-storey development at 328-330 Mill Street in Kitchener.

When I received the notice, I was definitely shocked to see that the city was even considering putting such a large apartment building on Mill Street. The profile of a 20 -storey apartment complex does not fit the profile of the neighbourhood. Along the street (and neighbourhood), the highest building is 6 storeys and that's located off Spadina Avenue. On Mill Street itself – the highest is the Millwood Manor near the intersection of Mill & Ottawa that is only 5 storeys high.

### **Neighbourhood**

The street is comprised of mainly single detached homes with some townhouse complexes + low-rise apartment complexes. I live directly across from the proposed site in a townhouse complex comprised of 17 units. Upon receiving the notice I reached out to multiple neighbours and not everyone received the notification of the proposed building. This concerns me as a resident as this new complex impacts everyone on this street. I am not sure why not everyone received the appropriate notice.

In regards to the building itself, by having such a large complex – it is going to completely block out the sun /view for all the neighbouring buildings. The current infrastructure around the neighbourhood allows for individuals to relax on their front porch/back decks. This would definitely impact resident's ability to enjoy their own property.

### **Increased Traffic**

Traffic control needs to be considered as well. This is going to double the traffic that's on Mill Street – assuming there are going to be 200+ additional cars using Mill Street. At this time we already have issues with vehicles running through the Stop Sign at Mill & Heiman and excessive speeding. There are insufficient traffic calming measures in place. Last year the city changed the speed limit to 40 – this is not being adhered to. Based on the location of the new proposed building there is only ONE entry/exit point for all the tenants. The building backs onto the rail tracks so there is no possibility of 2 entry/exit points. This means a HUGE increase in traffic just along the one small stretch of Mill Street.

Mill Street was just repaved in the past year. With the increased traffic going up and down the road – how frequently will the city be managing pot holes/repaving?

### **Garbage Removal**

Garbage removal + rodent/wildlife attraction needs to be considered. Waterloo Region itself has a huge rat problem + this building will definitely stir up more issues. Will there be additional rat traps / measures put into place to avoid rats entering the nearby homes? In addition, due to the number of rentals in the area + garbage collection – we have noticed an uptick in wildlife – including skunks, raccoons, coyotes and foxes. With this new building, I would like to know if there will be sufficient covered garbage receptacles for all 300 units and sufficient garbage removal (more than once per week) to avoid attracting any further animals.

### **Greenspace**

Parks and greenspace for children/animals is a concern as well. There is only one park in the area and the city has closed that off temporarily for renovations. There is no greenspace. People walking their dogs currently up and down Mill Street have the tendency not to pick up after their dog. I would like to know if there is a proposed greenspace / sufficient animal waste receptacles planned in the building to avoid waste on lawns of the existing residents. Currently – with the 3 level apartment building that's directly behind me I already incur that problem – this will only exasperate the issue.

### **Schooling**

The schools that are in the area are already jam packed. So where will the new residents' children be attending school? There are a handful of primary schools in the area and only one high school – these schools already appear to be packed to capacity.

### **Parking and Public Transit**

Based on the size of the lot – I am assuming parking will be underground. How many parking spots will be available underground and above-ground. Based on my experiences with rentals around – most rental units host multiple families – which in turn means multiple vehicles. Gone are the times when a household only had one vehicle. I am assuming a parking lot this large would only allow for one vehicle per unit. Where will the remaining vehicles park? There is no parking permitted on Mill Street itself. The neighbouring streets of Heiman and Borden already have multiple cars parking on the road most of the year. This will also be closer to the bus route/line. I can't speak for the bus but I know that the line is full EVERY morning during the "morning commute". Will there be increased services to allot for this increased flow of people?

### Water/Storm Sewer

The water/sewers were just redone a few years back. With the new construction- is all that work going to have to be redone? What will be the impact onto the street and for what duration.

Overall I have a lot of concerns regarding this new development. I understand that this is a growing region and we need to accommodate more and more people. I just feel that Mill Street is not the appropriate place for such a large building. Stacked fourplex or even townhomes would be more appropriate on that lot. I would like to be kept up to date if this item is approved/amended. I will also be attending next week's virtual meeting.

Look forward to your response. Thank you.

Kathy Kerekes