

## Eric Schneider

---

**From:** Dave Thomas <[dave.thomas@cityofaustin.org](mailto:dave.thomas@cityofaustin.org)>  
**Sent:** Monday, September 16, 2024 8:55 AM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** Opposition to Proposed High-Density Development at 60 Trussler Road

Some people who received this message don't often get email from

[n why this is important](#)

**Dear Bil Ioannidis/City Council and Eric Schneider/Planning Department,**

We are writing to express our strong opposition to the proposed high-density 64-unit stacked townhouse development at 60 Trussler Road, adjacent to our property at [REDACTED]. As long-term residents of this neighborhood, having lived here for over 25 years, we deeply value the character and tranquility of our low-density, single-family residential area. This proposed development threatens to significantly alter the nature of our community and negatively impact both our property and the surrounding area.

**Privacy and Overlook Issues:** The proposed 3-story development would severely compromise the privacy of our backyard. The height and density of the new buildings are likely to overlook our property, which is a significant concern. Additionally, the potential for increased lighting from the development could further invade our privacy and diminish our comfort.

**Noise and Traffic Concerns:** The proposal includes 73 parking spaces for 64 units, which seems insufficient given that many families may own multiple vehicles. Overflow parking onto Cora Drive, where street parking is already limited, could pose safety risks and further inconvenience residents. Increased traffic from the development is also likely to lead to more safety concerns and congestion in our area.

**Impact on Environment and Community:** We are particularly concerned about the removal of mature trees that currently serve as a buffer from noise originating from the factory on Highland Road. The loss of these trees would not only increase noise levels but also diminish the visual and environmental quality of the neighborhood. The current green space, which contributes to the area's charm, will be replaced by buildings and a parking lot.

**Fencing and Buffering:** To mitigate the impact on privacy and noise, we request the inclusion of adequate fencing, ideally 8 feet tall. This measure is crucial for maintaining the quality of life for current residents.

**Infrastructure and Services:** The infrastructure was previously deemed adequate for the proposed five houses, and we are unaware of any updates to accommodate the demands of 64 units. We are concerned about whether current services and infrastructure can support such a large-scale development.

**Financial Considerations:** It is important to note that the city received \$14 million from the province for new housing initiatives, with the program active for three years. We are concerned that financial incentives may be influencing the decision to approve this development without fully considering its impact on current residents and the neighborhood. We feel this development will have a significant negative impact on the value of properties in the area.

In conclusion, we believe that the proposed development is incompatible with the character of our low-density neighborhood and will have considerable negative effects on our community. We urge you to reconsider the proposal and take these concerns into account.

Thank you for your attention to this matter.

Sincerely,

David Thomas

MaryJane Thomas

## Eric Schneider

---

**From:** Susan Benner  
**Sent:** Monday, September 16, 2024 8:34 AM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** Notice of decision, 60 Trussler Road

[Some people who received this message don't often get email from [redacted] learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Bil and Eric.

Thank you for the opportunity to get involved in the zoom discussion around the development at 60 Trussler Road. I would like to be notified of the council decision as offered in Step 4 of the planning process.

Regards  
Susan Benner  
Sent from my iPad

## Eric Schneider

---

**From:** [REDACTED]  
**Sent:** Friday, September 13, 2024 12:51 PM  
**To:** Eric Schneider  
**Subject:** Trussler rd development

You don't often get email from

[why this is important](#)

Hi Eric. I saw some of the meeting last night on this. Where artificial lighting is concerned, is it possible to add a request that the lights, in addition to full cut off directed down, that they at max are 3000k ( in line with city street lights) and preferably 2200k-2700k for best environmental and human health aspects. I'd also like to see, should this development move forward, that the parking lot lights be set on a dimmable schedule for overnight control, 11pm to 5am. In addition to the above I'd like to also see the use of shielding to prevent back and side light throw that may create light trespass problems for others.

I believe you saw my reply to Bil as well?

Best,

Shawn Nielsen



## Eric Schneider

---

**From:** Sarah Knechtel  
**Sent:** Friday, September 13, 2024 11:54 AM  
**To:** Eric Schneider  
**Subject:** Trussler Rd. Housing Complex

You don't often get email from

[rn why this is important](#)

I sat in on the meeting last night and didn't hear an answer to the sanitation question. How has that issued been resolved?

I also heard the request of changing it to a 2 story town house with the message being they already reduced it. They reduced it because they don't have enough parking spaces to meet the bi-law, so they definitely didn't meet it with their first plan.

Climate Change! It is all I hear about federally and world wide. "The ice caps are melting....we need to reduce carbon footprints"....and yet the enormous trees that have sat in the lot behind my house are all coming down? Have there been environmental considerations taken into account? Fumes from 63 cars starting that will go directly into the backyard of all the houses that live on Cora.

I am opposed to this housing complex for all the reasons I've listed and the lack of privacy my family will now have because of a 3 story complex that looks directly into my yard. I didn't buy this house 20 years ago with the knowledge of the zoning laws being changed. That affects the value of my house, my privacy, my health and wellbeing. Will I be compensated for that? I should be!

I am tired of hearing from the province that we have a housing crisis. We have a population crisis!  
Sarah Knechtel

## Eric Schneider

---

**From:** Zabrina Wilson  
**Sent:** Thursday, September 12, 2024 8:08 PM  
**To:** Eric Schneider  
**Subject:** Re: 60 Trussler Rd

[You don't often get email from . Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Eric

You just said in the meeting that no environmental study needs to be done. You said to me that you do not believe any blanding's turtles are here. You didn't assure me of that. You said you would forward my request. In the meeting it sounds like you said nothing will be done.  
I'm pretty sure there has been no assessment of the area done. Therefore you cannot say that there are no turtles in the area. We have many ponds/swamps in this area. We have seen this turtle multiple times.  
I will bring this to the ministry of environment as well. They have this turtle listed as a protected animal.

Thank you

Zabrina Wilson

Sent from my iPhone

> On Sep 12, 2024, at 5:07 PM, Eric Schneider <Eric.Schneider@kitchener.ca> wrote:

>

> Hi Zabrina, thank you for your email.

>

> I do not believe any blanding's turtles have been identified on the subject lands, but when they are, the city would require exclusionary fencing to keep them out of the construction activity throughout development.

>

> I will forward your request to our Environmental Planning staff in regards to this matter.

>

>

>

> Eric Schneider, MCIP, RPP

> Senior Planner | Development and Housing Approvals Division | City of Kitchener

> (519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)

>

>

>

>

> -----Original Message-----

> From: Zabrina Wilson

> Sent: Thursday, September 12, 2024 4:47 PM

> To: Bil Ioannidis <[Bil.ioannidis@kitchener.ca](mailto:Bil.ioannidis@kitchener.ca)>; Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>

> Subject: 60 Trussler Rd

>

**From:** janette graf-king  
**Sent:** Thursday, September 12, 2024 6:54 PM  
**To:** David Andrews  
**Cc:** Eric Schneider; biLioannidis@kitchener.ca  
**Subject:** Re: Comments on Proposed Stacked Townhouse Development

Here are my questions for tonight in case I cant get into the meeting.

?

?

To:Eric Schneider  
Thu 9/12/2024 6:51 PM

1. How are you going to address the extra traffic from 73 vehicles, the delivery vehicles for those units and the family and friends visitor parking? Where will they park and what happens to trussler Rd.?
2. How are you going to address the lack of water penetration into the ground when you paved and built over most of the 1.5 acre site? And what about the water protection that is supposed to be happening in this area with signs even posted for that?
3. Why are there no rights to the existing residence on Cora that back onto this site or the surrounding area to allow this type of overcrowding three stories high and building right to the edge of the property?
4. Why is the city allowing variances on the height and lot set back restrictions on top of the zone change?
5. What happens to public transit for these homes? Does this mean that on top of all the traffic deliveries and visitors we will be getting buses on Trussler?
6. Will the city be reducing all our tax dollars due to the devaluing of our of our homes? Which this will do?
7. Will the city be increasing the number of police and the presence in this area to accommodate the increase in crime but moreover the neighbourhood disputes that are going to start to happen? A great example is what happened in Stratford!
8. Will the city consider keeping the height at two stories reducing the number of units And building normal 2 story townhomes?  
Hence what we would have is less cars more green space, Neighbors less volume of people to fight with neighbors and would help in keeping the neighborhood a little more like it is now?
9. What and who is this developer that they would be able to purchase a property without proper zoning?

10. Are there any city councilors, family members or friends that are part of this development?
11. Why does the city not send this developer down to Kitchener South area where there is lots and lots of lands that could be developed into a neighborhood that would be new and everybody would know what they're buying into?
12. Where is the green space and area for the kids and animals for this property?
13. How does the city think it's OK to build right up to the sidewalk and have a 20 foot wide driveway coming in off of trussler when there's traffic coming off highland getting to the Expressway?
14. Where is all the snow going in the winter for the 73 vehicle parking lot?
15. Why are our councillors and the mayor not *protecting* and supporting the residents of their city both none paying and tax paying tax dollars? Why is the developer rights supersede all of the residents in this whole corner?
16. Does the city of Kitchener and the mayor think this is a smart move to allow this to happen to a beautiful existing neighborhood?
17. Does council and the mayor see Kitchener moving to be a beautiful town or being destroyed by all this overcrowding in filling?
18. My last question is does City Council know that Waterloo region is ranked the second highest crime rate in Ontario?

janette graf-king



Reply



Forward

Respectfully,

**Janette Lynn Graf-King**

Sales Representative

**Re/Max Real Estate Centre (licensed since April 1987)**



## Eric Schneider

---

**From:** M. D. Menchenton  
**Sent:** Thursday, September 12, 2024 4:48 PM  
**To:** Eric Schneider  
**Subject:** Re: Proposed development at 60 Trussler Road

You don't often get email from

[. Learn why this is important](#)

My apologies, here is our letter again.  
Marj & Bryan Menchenton

September 12, 2024

Mr. Eric Schneider,

We just found out recently that a new stacked townhouse development is proposed for our neighbourhood. This is on back of Cora Drive, off Trussler Road in Kitchener.

We moved to this neighbourhood about eight years ago. We found a location that is quiet and has little traffic going through our neighbourhood. It's a quiet place with reasonable people density. This is our retirement home. We moved in knowing that there would be no more new homes being built in our area that would change the dynamics of our living condition.

Now we're faced with the possibility of our quiet neighbourhood being overpopulated by the addition of 64 dwelling units on such a small piece of property. If it was going to be several single-dwelling homes it would be much more in keeping with the neighbourhood and would not add significant population to our quiet community.

Having been in the construction business myself, I am all for building more homes, but not at the expense of the neighbouring community. It seems to me that "dollars" are the main reason for this development and not taking into consideration how building a densely populated area will affect the existing neighbourhood.

But I guess that is where you come in. You are not influenced by a developer trying to make as much money as he can on a piece of property. You are concerned about the big picture of how this will impact the neighbourhood around that development.

Another concern is Waldau Woods, the beautiful, protected green space behind our homes. Quite a number of neighbours already walk through there, often with dogs, and most care enough about the neighbourhood to clean up after their pets. But if many more dogs were added, lots more people, and a trail of food garbage, the space would not stay enjoyable for long. A few young people meet up in there and they can get rowdy. It would be the only place that the younger generation has to go to around here, so it could get intimidating for the rest of us who walk there regularly, if many more were added. We'd likely be forced to stop using the trail.



We believe you will make the right decision and the best decision for our neighbourhood. And we believe the best decision is either to cancel this new development or scale it down to single-family homes. I'm sure the developer will make a reasonable profit building single-family homes and it will be a win-win for all of us.

Let's find a middle ground for all of us so that everyone is satisfied with the outcome

Thank you for your consideration in this matter and we look forward to seeing you at the virtual Zoom meeting.

Sincerely,  
Bryan and Marj Menchenton

---

**From:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Sent:** September 12, 2024 9:44 AM  
**To:** 'M. D. Menchenton'  
**Subject:** RE: Proposed development in our neighbourhood

I don't believe I received that from Bryan, can you resend possibly?

Thanks,

**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



---

**From:** M. D. Menchenton  
**Sent:** Wednesday, September 4, 2024 4:41 PM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Subject:** Proposed development in our neighbourhood

You don't often get email from

[Learn why this is important](#)

Hello Mr. Schneider,

Earlier, my husband Bryan Menchenton sent you our feedback on the proposed development of stacked townhouses in our area of Kitchener.

I'm not certain if he had the correct address. This was for the property at 60 Trussler Road in Kitchener.

Thank you for considering our concerns.

Marj Menchenton

## Eric Schneider

---

**From:** Zabrina Wilson  
**Sent:** Thursday, September 12, 2024 4:47 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** 60 Trussler Rd

[Some people who received this message don't often get email from important at <https://aka.ms/LearnAboutSenderIdentification> ]

i. Learn why this is

Hello

I have just realized that my email is late. I apologize but still need to ask my question about the construction that might take place. I currently live at right on the corner of Cora and Trussler. Although I am completely against this construction, my question has to do with something else. How does the city plan to protect the Blanding's turtles that are in this area? I believe they are living at a pond down behind my house. I have encountered them a few times going across Trussler Rd directly in front of this vacant lot. They are an endangered species and must be protected!! With all this construction that could be happening as well as the added traffic, I fear that we will lose the small population that is living here.

Looking forward to your response!

Zabrina Wilson

Sent from my iPhone

## Eric Schneider

---

**From:** David Andrews  
**Sent:** Thursday, September 12, 2024 3:49 PM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** Re: Proposed Development- 60 Trussler Road

[You don't often get email from  
<https://aka.ms/LearnAboutSenderIdentification> ]

1. Learn why this is important at

Thank you Eric. I assume the capacity assessment is being based on theoretical pipe capacity not specific conditions in the subsystem.

Regards, Dave.  
Sent from my iPhone

> On Sep 12, 2024, at 3:39 PM, Eric Schneider <Eric.Schneider@kitchener.ca> wrote:

>

> Hi David,

>

> I believe Councillor Ioannidis has answered the first question.

>

> In regards to the second question, the servicing capacity reports provided by the applicant are being reviewed currently by our Engineering and Stormwater Utilities Staff. They have confirmed that sanitary flow capacity is available, they are still reviewing the water flow.

>

> Regards,

>

>

>

> Eric Schneider, MCIP, RPP

> Senior Planner | Development and Housing Approvals Division | City of Kitchener

> (519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)

>

>

>

>

>

>

> -----Original Message-----

> From: David Andrews

> Sent: Wednesday, September 11, 2024 11:03 AM

> To: Eric Schneider <Eric.Schneider@kitchener.ca>

> Cc: Bil Ioannidis <Bil.ioannidis@kitchener.ca>

> Subject: Proposed Development- 60 Trussler Road

>

> [You don't often get email from  
<https://aka.ms/LearnAboutSenderIdentification> ]

Learn why this is important at

>

> Hi Eric,  
>  
> To ensure transparency and avoid misinformation, could you please confirm that the proponents for the proposed development do not include any City Staff, Elected Officials or their families.  
>  
> Would you also be able to confirm whether City staff have reviewed and approved the servicing requirements for the proposed development based on current area infrastructure conditions.  
>  
> Regards,  
>  
> David Andrews  
>  
>  
> Sent from my iPhone



## Eric Schneider

---

**From:** STEVE RUDAK  
**Sent:** Thursday, September 12, 2024 1:48 PM  
**To:** Eric Schneider  
**Subject:** Neighbourhood Meeting Sept 12  
**Attachments:** Neighbourhood Meet Questions for Sept 12 2024.docx

You don't often get email from

.. [Learn why this is important](#)

Hello Eric

Here are the five items that we discussed last week and then some additional questions.

I hope you are able to address these during the neighbourhood meeting for a good understanding.

Thank you,

Steve

### 1. Sidewalk, Bike Lane.

**Residents need a sidewalk on Highland from Trussler to Ira Needles, for safe access to public transportation and shopping.**

Highland needs to be completed with sidewalk and a bike lane on at least on one (1) side.

Until now there has been no need, however, this development and another on Highland, will have many residents utilizing this route and currently it is nothing less than dangerous!

According to city planning sidewalk work is not part of the ten (10) year plan for sidewalks.

*Will the city build sidewalks and bike lanes on Highland now, to mirror that which was completed in 2023 on Highland from Ira Needles to Westheights?*

### 2. Playground.

*What is in it for the children?*

*What is their activity plan outside their homes?*

### 3. Variance.

**The developer is asking the city to agree to allow building closer to current standards.**

*What added value is there for the city, to entertain a proposal for new residents to be pushed in closer to each other?*

*Why does the city bring this item to its residents?*

*Is there no criteria to city planning that is important?*

### 4. Storm system.

**There has been sewer backup in the area and demand on the system will increase significantly.**

If there are sewer backup issues, the city will immediately point to climate change to relieve themselves of any responsibility of flooding due to overload of existing systems.

**Sewer backup happened to family after infil of housing, with inadequate infrastructure and they just allowed it to be built.**

### 5. Parking.

**The development needs parking for the average number of cars in a Canadian family.**

**The developer is asking the city to lower living standards whereas they ought to propose enhancements.**

**The developer is making parking restrictive for demographic groups that would otherwise be interested in buying.**

The development needs 96 spaces minimum just to meet 2014 statistics for **64 properties.**

***There are 64 properties on Cora and Roach combined.***

***On Sept 10 at 6 pm, there were 121 cars parked on Cora and Roach, does not include cars in closed garages, a motorcycle, a trailer.***

***On Sept 11 at 12 noon, there were 83 cars parked on Cora and Roach, does not include cars in closed garages.***

***On Sept 12 at 1 pm, there were 89 cars parked on Cora and Roach, does not include cars in closed garages.***

The developer should observe demographic and other relevant statistics and incorporate in its proposal to help expedite approvals.

***Additional questions:***

6. What is the square footage of the units and number of bedrooms?
7. Is garbage collection/removal to be on city property or on the development property?
8. Will the parking be ready for electric charging?
9. What is in it for the existing residents?

Please send notice of decision to me.

Thank you,

*Is it a requirement for the developer to ensure there are enough spaces for the quantity of units?*

*Is it wise for a developer to look at statistics and to propose build adequate to statistics that have the potential to impact development decisions?*

*The area between Ira Needles and West Heights is where a person was found deceased from a hit and run incident approximately 4 years ago?*

*There were no sidewalks but there was construction of the townhouses and the large apartment which was build WAY TOO CLOSE TO THE ROUNDABOUT!*

The roundabout at Highland and Ira Needles is an aggressive traffic circle, for driving let alone for pedestrian and bike traffic.

The turn in to the shoppers drug also and aggressive place !!!

**Zoning Change**



## Eric Schneider

---

**From:**  
**Sent:** Wednesday, September 11, 2024 6:28 PM  
**To:** Bil Ioannidis  
**Cc:** Berry Vrbanovic; Anita Zapletan Csonti; Eric Schneider  
**Subject:** Re: 60 Trussler townhouse development

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

Thanks Bil.

Is this development something that could be stopped or are we in a situation do you feel of only being able to scale it back?

It doesn't fit into the neighborhood. It's overly aggressive and jammed into a small narrow piece of land, sandwiched between a factor parking lot and other property owners backyards.

Can the existing infrastructure really handle this development? It's a decades old neighborhood with decades old infrastructure.

There's also many more concerns by people invested in our neighborhood.

Shawn Nielsen

On Sep 11, 2024, at 6:09 p.m., Bil Ioannidis <[bil.ioannidis@kitchener.ca](mailto:bil.ioannidis@kitchener.ca)> wrote:  
Hi Shawn,

Thank you for your email. To answer your question I am not a fan of the development.

Regards,

Bil Ioannidis  
City of Kitchener  
Councillor Ward 7

Corporate Contact Centre  
519-741-2345  
[info@Kitchener.ca](mailto:info@Kitchener.ca)

---

**From:** Shawn Nielsen  
**Sent:** Wednesday, September 11, 2024 1:20 AM  
**To:** Bil Ioannidis <[Bil.ioannidis@kitchener.ca](mailto:Bil.ioannidis@kitchener.ca)>; Berry Vrbanovic <[berry.vrbanovic@kitchener.ca](mailto:berry.vrbanovic@kitchener.ca)>  
**Subject:** Fwd: 60 Trussler townhouse development

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



Bil - With the public meeting for this set for tomorrow I am expecting a reply to my question posed to you two days ago; which is more than enough time for you to reply. As councilor for my ward 7, please have the courtesy to answer the question.

Shawn Nielsen

----- Forwarded Message -----

**Subject:**60 Trussler townhouse development

**Date:**Mon, 9 Sep 2024 12:37:31 -0400

**From:**Shawn Nielsen

**To:**[bil.ioannidis@kitchener.ca](mailto:bil.ioannidis@kitchener.ca) <[bil.ioannidis@kitchener.ca](mailto:bil.ioannidis@kitchener.ca)>

Bil - are you for or against this overly aggressive townhouse development? It would have a negative effect on my neighbourhood and property.

Shawn Nielsen

)

## Eric Schneider

---

**From:** Violet Balzer  
**Sent:** Wednesday, September 11, 2024 5:31 PM  
**To:** Eric Schneider  
**Subject:** Re: Opposition to Development at 60 Trussler Road, Kitchener

You don't often get email from

.. [Learn why this is important](#)

Dear Eric,

Thanks for acknowledging my letter of opposition to 60 Trussler Road.

Is it still possible for me to be a delegate at the meeting tomorrow? I just found out that this option is available. Sorry for the late request.

Violet Balzer

On Tuesday, September 10, 2024 at 10:43:01 a.m. EDT, Eric Schneider <eric.schneider@kitchener.ca> wrote:

Hi Violet,

Thanks for providing comments for this development application. I can confirm your comments have been received and will be included in the public record.

I understand you have concerns about the proposed intensification of this site, as it relates to compatibility, height, green space, and traffic. Have you had a chance to review the studies and reports that were provided by the applicant? They can be accessed at [kitchener.ca/planningapplications](http://kitchener.ca/planningapplications)

Third Party Appeals (appeals from residents) are no longer allowed in Ontario after the provincial government passed Bill 185 on June 6 of this year.

Please let me know if you would like to discuss the application over the phone before the neighbourhood meeting on Thursday. My phone number is listed below.

Regards,

**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



**From:** Violet Balzer  
**Sent:** Wednesday, August 28, 2024 10:22 AM  
**To:** Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>  
**Cc:** [bil.loannidis@kitchener.ca](mailto:bil.loannidis@kitchener.ca)  
**Subject:** Opposition to Development at 60 Trussler Road, Kitchener

You don't often get email from

[earn why this is important](#)

Good Day Eric,

We live on Trussler Road and wish to express our STRONG opposition to the proposed development at 60 Trussler Road.

Originally, this property was a single home lot, which was sold and a reasonable proposal was planned to subdivide it into 5 executive lots. However, the current proposal for 64 dwelling units with 73 parking spaces is excessive and incompatible with our neighborhood.

A development of that size was never planned for this area and approval of such overcrowding on this lot would be negligent abuse of maintaining the faith in our Mayor and Councilors to consider why our bylaws have been written and passed as they currently stand.

We request that the City halt this application and restrict any future application to remain within all current bylaws / easements and consider the existing communities where such applications are entertained. Bylaw enforcements are for everyone and cannot be changed to pad the pockets of developers. We are shocked that this proposal was allowed to get this far in the planning stages.

While we understand some development is necessary, it should enhance, not overwhelm, the area. We firmly oppose increasing the building height to 11.6 meters and urge that any new structure be restricted to 2 stories. Additionally, reducing the side yard setbacks and reducing / removing or turning green space into parking lots is unacceptable. Our community needs areas for recreation, tranquility, and a sense of home.

Furthermore, Trussler Road already faces traffic issues, and adding more density without addressing these problems needs to be addressed. We were promised traffic calming measures this year, and this proposal seems to disregard that commitment. Also, to date, no traffic calming measures have been put in place.

If you have any further information regarding this application or how to best understand our appeal rights we would like to receive it prior to the ZOOM meeting so that we are prepared.

Thank you for considering our concerns.

Best regards,

Violet & David Balzer



## Eric Schneider

---

**From:** Mary Bland  
**Sent:** Wednesday, September 11, 2024 12:35 PM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** Re: Property development Trussler Road Kitchener.

You don't often get email from

[Learn why this is important](#)

Good Afternoon, Eric & Bill,

Thank you so much for your email, we appreciate the clarification on the zoning application. We also appreciate all the detailed information on how the new development process works that Bill kindly sent in an earlier email,

Unfortunately, we cannot attend the meeting due to a prior engagement but thank you for recording our concerns.

After reading Bill's email we have a clearer understanding of the obstacles that you face with the OLT and appreciate the constant battles you must face with the developers. While the OLT are legally doing their job it certainly doesn't feel like they ethically look at the whole picture. It is easy for people to constantly approve developments when it doesn't personally impact them.

Thank you for trying to change this application and if you can get the applicant to listen to our concerns and find a solution that works for everyone that would be great.

Warmest regards,

Phil and Mary Bland

Get [Outlook for iOS](#)

---

**From:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Sent:** Tuesday, September 10, 2024 12:15 PM  
**To:** Mary Bland; Bil Ioannidis <Bil.ioannidis@kitchener.ca>  
**Subject:** RE: Property development Trussler Road Kitchener.

Hi Mary,

Thanks for providing comments for this development application. I can confirm your comments have been received and will be included in the public record.

The application to build 5 detached homes on the site was a "Vacant Land Condominium". That proposal did not require a Zoning By-law Amendment, like this application, as the use of detached homes is currently permitted under the RES-1 zone. This application is for Zoning By-law Amendment, which is a different type of development application.

I understand you have concerns related to noise, traffic, parking, and impact to amenities. Let me know if you would like to discuss further, my phone number is listed below. We are also hosting an online Zoom meeting on Thursday if you wish to attend.

Regards,



**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



**From:** Mary Bland

>

**Sent:** Wednesday, September 4, 2024 9:35 AM

**To:** Eric Schneider <Eric.Schneider@kitchener.ca>; Bil Ioannidis <Bil.ioannidis@kitchener.ca>

**Subject:** Property development Trussler Road Kitchener.

Some people who received this message don't often get email from

[Learn why this is important](#)

Good Morning Councilor, Ioannidis and Mr. Schneider

I hope this email finds you well.

I am writing to express our concerns about a proposed development notice for 64 stacked units at the top of Trussler road in Kitchener.

The site was once a single-family home, the land was sold and a proposed development of 5 luxury bungalows was then posted on the land which was a good fit for the community. Since then, we have now gone to the 64 town houses. We are not councilors or planners so have no concept of how the zoning laws work but how can something be rezoned to a completely different project.

This is a small low-density community and to build 64 town houses on this location will impact this small community immensely.

This development will overlook neighbour's properties, reducing the privacy for the families who spend time with their young children in a quiet environment. The potential noise levels are a serious concern for all the properties that will back onto the proposed development.

Also, with this development comes the issue of traffic which as I am sure you are both aware is major problem everywhere. With this new residence comes an estimated 64 -128 cars which then causes more high-volume traffic, concerns for road safety, increased noise. Will the extra cars or visitors park on the small number of streets we have where the local children play?

We could talk about the impact on the schools and area amenities as well as many other issues but I am sure you are fully aware of these potential problems.

Communities, friends and families talk and the new developments are a hot topic of conversation which is more negative than positive. The general consensus is that this email is a complete waste of time as the public are not being heard. We hope to prove them wrong and start to have a little faith in the City of Kitchener decision makers.

To conclude we are strongly opposing this development and hope that you can find a different alternative to the town houses.

Best Regards



## Eric Schneider

---

**From:** DARREN ALI >  
**Sent:** Tuesday, September 10, 2024 5:37 PM  
**To:** Eric Schneider  
**Subject:** Re: 60 Trussler road

You don't often get email from

n. [Learn why this is important](#)

Eric,

I have looked through what you have here and obviously I am not urban planner or am I am engineer that would be able to contest anything I see. So yes, I would expect you would have a plan but if you know the area this is proposed in you would see that the space is not that available for more lanes ect? Now are you also going let everyone know that the towers have also been approved by the land tribunal on highland closest to Trussler? For the life of me I cannot fathom how it is all going to work especially since we border Wilmot township.

Way to many people crammed into the corner of Kitchener.....

Darren Ali

Sent from [Outlook for Android](#)

---

**From:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Sent:** Tuesday, September 10, 2024 10:51:53 AM  
**To:** 'DARREN ALI'  
**Cc:** Bil Ioannidis <Bil.ioannidis@kitchener.ca>  
**Subject:** RE: 60 Trussler road

Hi Darren,

Thanks for providing comments for this development application. I can confirm your comments have been received and will be included in the public record.

In regards to current infrastructure, have you had a chance to review the studies and reports that were provided by the applicant? They can be accessed at [kitchener.ca/planningapplications](http://kitchener.ca/planningapplications) . There are civil engineering plans and studies that speak to the projected and available servicing capacities for sanitary servicing, water flow, and storm servicing. There is also a Transportation Impact Study that speaks to the current and projected traffic.

If you would like to discuss further, please give me a call at my extension listed below.

**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



---

**From:** DARREN ALI  
**Sent:** Saturday, August 31, 2024 11:52 AM



**To:** Eric Schneider <Eric.Schneider@kitchener.ca>

**Cc:** Bil Ioannidis <Bil.ioannidis@kitchener.ca>

**Subject:** 60 Trussler road

Some people who received this message don't often get email from [darrenali@hotmail.com](mailto:darrenali@hotmail.com). [Learn why this is important](#)

Gentlemen,

We are residents of this small three street community and have been told of a proposal to double our community with stacked housing on Trussler road. I would like it to be know that we whole heartedly disagree with the size of this proposed development. With the incredible building going on at the corners of Ira needles Blvd and Highland Road it has become increasingly evident that the current infrastructure can't handle even the amount of people and vehicles that are now living in those new buildings not to mention the eventual completion of even more currently under construction now. If you agree to the number of units that are proposed you will only be adding to a litany of problems with current congestion that has already been created by your past approvals.

Gentlemen, simply put it is too much....too fast with the current infrastructure not able to handle the number of residents you are being asked to allow into that small area.

Please think this through and I welcome you to come out to the area and look at this proposed site and the impact it will also have on the home owners on Cora dr.

Thanks for listening,

Darren Ali

Sent from [Outlook for Android](#)

## Eric Schneider

**From:** janette graf-king  
**Sent:** Tuesday, September 10, 2024 12:52 PM  
**To:** Eric Schneider  
**Subject:** RE: i am opposed to the zone change for 60 Trussler road, kitchener -- your info is also misleading

You don't often get email from

[Learn why this is important](#)

I have tons..

It was already rezoned to 5 lots why Rezoning?

Why are they allowed to increase height of building that effects all the neighboring properties?

Why do all the residents in this area have no say?

How can this happen in a quiet alcove when they have already redeveloped dozens and dozens of units on Highland where they are prepared for the increased traffic?

Why does our zoning not matter any more?

How can they destroy our city with over developing existing residential neighborhoods that are not zoned for this type of housing?

We are not happy in this neighborhood as it has already been overdeveloped around us and now your destroying all the neighborhoods.

Do we not have some rights as well????

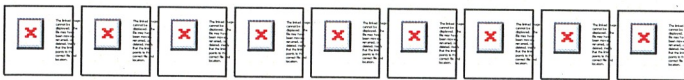
This is craziness!!!!

On Sept 10, 2024 12:01 p.m., Eric Schneider <Eric.Schneider@kitchener.ca> wrote:

Hi Janette, thanks for calling me last week. Let me know if you have any other questions.

**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



**From:** janette graf-king  
**Sent:** Tuesday, September 3, 2024 3:41 PM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Subject:** i am opposed to the zone change for 60 Trussler road, kitchener -- your info is also misleading



Your information on the internet is incorrect on top off all the other things about this rezoning. Please contact me regarding this at

The City of Kitchener has received an application for a vacant land condominium consisting of 5 residential units, and common element areas. An internal drive aisle, walkway, and landscaped areas will make up the common elements.

In keeping with physical distancing measures recommended by Public Health due to COVID-19, an **electronic** public meeting will be held by the **Planning & Strategic Initiatives Committee**, a Committee of Council which deals with planning matters, on:

**Monday, September 13, 2021 at 7:00 p.m.**  
(live-stream video available at [kitchener.ca/watchnow](https://kitchener.ca/watchnow))

If you wish to make written and/or verbal comments either in support of, or in opposition to, the above noted proposal you may register as a delegation at [kitchener.ca/delegations](https://kitchener.ca/delegations) or by contacting Legislated Services at 519-741-2200 ext. 2203 by no later than 4:00 p.m. on September 13, 2021. A confirmation email and instructions for participating in the meeting electronically will be provided once your registration is received.

**If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kitchener prior to approval/refusal of this proposal, the person or public body is not entitled to appeal the decision.**

**ADDITIONAL INFORMATION** is available by contacting the staff person noted below or by viewing the report contained in the meeting agenda (posted 10 days before the meeting at [www.kitchener.ca](https://www.kitchener.ca) - click on the date in the Calendar of Events and select the appropriate committee).

Eric Schneider, Planner - 519-741-2200 x7843 (TTY: 1-866-969-9994); [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)

**September 13<sup>th</sup> is a friday????????????????????**

Respectfully,

**Janette Lynn Graf-King**

Sales Representative

**Re/Max Real Estate Centre (licensed since April 1987)**

Member of

Life Time Achievement Club

Hall of Fame Club

Platinum Club

**We are never to busy for your referrals which are greatly appreciated!**



**From:** Lisa Thompson  
**Sent:** Tuesday, September 10, 2024 11:47 AM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** Re: Proposed Development at 60 Trussler Road

You don't often get email from

[Learn why this is important](#)

Thank you Eric,

I appreciate your confirmation, and the answers to some of my questions. I have no further questions at this time.

I will be attending the call on Thursday, but am not optimistic that we have much hope in fighting this development, as proposed.

~ Lisa

On Tuesday, September 10, 2024 at 11:20:53 a.m. EDT, Eric Schneider <eric.schneider@kitchener.ca> wrote:

Hi Lisa,

Thanks for providing comments for this development application. I can confirm your comments have been received and will be included in the public record. I understand you have concerns with the proposed development, as laid out in your letter.

To answer your question about Row Houses, no, the applicant did not consider this building typology when they submitted plans to the City for review. Row houses and stacked townhouses are both under the RES-5 zone so there would be no difference in zone category change request.

3 storeys is the maximum height in all Low Rise zones in the city (RES-1 to RES-5). Therefore, 3 storeys is already permitted on the lands if they were detached dwellings, like the Vacant Land Condo that was approved in 2021 for 5 detached homes.

Let me know if you would like to discuss further on the phone.

Regards,

**Eric Schneider, MCIP, RPP**

Senior Planner | Development and Housing Approvals Division | City of Kitchener  
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)



---

**From:** Lisa Thompson [ca](#)>  
**Sent:** Tuesday, September 3, 2024 10:15 AM  
**To:** Eric Schneider <[Eric.Schneider@kitchener.ca](mailto:Eric.Schneider@kitchener.ca)>  
**Cc:** Bil Ioannidis <[Bil.Ioannidis@kitchener.ca](mailto:Bil.Ioannidis@kitchener.ca)>  
**Subject:** Proposed Development at 60 Trussler Road

You don't often get email from [ca](#). [Learn why this is important](#)  
Good morning Eric,

Please see the attached document pertaining to the proposed development at 60 Trussler Road.

I will be participating on the September 12th Zoom Meeting.

Please note that I am requesting a notice of decision.

Lisa Thompson

## Eric Schneider

---

**From:** Mary Bland  
**Sent:** Monday, September 9, 2024 10:55 AM  
**To:** Bil Ioannidis; Eric Schneider  
**Cc:** Anita Zapletan Csonti  
**Subject:** Re: Property development Trussler Road Kitchener.

Some people who received this message don't often get email from mbland@uwaterloo.ca. [Learn why this is important](#)

Good Morning Bill,

Thank you so much for responding to my email, we really do appreciate it.

The virtual meeting is on the 12th which unfortunately we are unable to attend which is why I emailed you and Mr Schneider. I will wait until we hear about the outcome of the meeting before pursuing this further. I am hopeful that the meeting will bring something positive for our small community.

Warmest Regards  
Phil & Mary Bland

Get [Outlook for iOS](#)

---

**From:** Bil Ioannidis  
**Sent:** Saturday, September 7, 2024 10:49:52 AM  
**To:** Mary Bland <mbland@uwaterloo.ca>; Eric Schneider <Eric.Schneider@kitchener.ca>  
**Cc:** Anita Zapletan Csonti <Anita.ZapletanCsonti@kitchener.ca>  
**Subject:** Re: Property development Trussler Road Kitchener.

Good day Mary and Phil.

Thank you for your email and valid concerns. I would be more than happy to discuss your concerns 519-590-5398.

Regards,

Bil Ioannidis  
Councillor Ward 7  
City of Kitchener

---

**From:** Mary Bland  
**Sent:** Wednesday, September 4, 2024 9:35:06 a.m.  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>; Bil Ioannidis <Bil.Ioannidis@kitchener.ca>  
**Subject:** Property development Trussler Road Kitchener.

Some people who received this message don't often get email from  
Good Morning Councilor, Ioannidis and Mr. Schneider

. [Learn why this is important](#)

I hope this email finds you well.

I am writing to express our concerns about a proposed development notice for 64 stacked units at the top of Trussler road in Kitchener.

The site was once a single-family home, the land was sold and a proposed development of 5 luxury bungalows was then posted on the land which was a good fit for the community . Since then, we have now gone to the 64 town houses. We are not councilors or planners so have no concept of how the zoning laws work but how can something be rezoned to a completely different project.

This is a small low-density community and to build 64 town houses on this location will impact this small community immensely.

This development will overlook neighbour's properties, reducing the privacy for the families who spend time with their young children in a quiet environment. The potential noise levels are a serious concern for all the properties that will back onto the proposed development.

Also, with this development comes the issue of traffic which as I am sure you are both aware is major problem everywhere. With this new residence comes an estimated 64 -128 cars which then causes more high-volume traffic, concerns for road safety, increased noise. Will the extra cars or visitors park on the small number of streets we have where the local children play?

We could talk about the impact on the schools and area amenities as well as many other issues but I am sure you are fully aware of these potential problems.

Communities, friends and families talk and the new developments are a hot topic of conversation which is more negative than positive. The general consensus is that this email is a complete waste of time as the public are not being heard. We hope to prove them wrong and start to have a little faith in the City of Kitchener decision makers.

To conclude we are strongly opposing this development and hope that you can find a different alternative to the town houses.

Best Regards  
Phil & Mary Bland

## Eric Schneider

---

**From:** Trish Royle <...>  
**Sent:** Thursday, September 5, 2024 9:23 PM  
**To:** Eric Schneider

You don't often get email from

[Learn why this is important](#)

Dear Eric,

I feel that this townhouse complex that is possibly going to be built on Trussler is a horrible idea. It will increase traffic in the area. There will not be enough parking and I can see visitors to the townhouse complex using Cora to park, not leaving enough parking for visitors on Cora. The backyard privacy for the houses on Cora will be non-existent and it will lower the value of their homes. Do not have enough schools in the area and kids are getting bused already. No infrastructure to support area, and the sewer and storm drains are older and maybe more cost to the taxpayers. Why would you want to build a townhouse complex beside a factory. Stop ruining our city



**From:** June Gemmell  
**Sent:** Thursday, September 5, 2024 6:15 PM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** 60 Trussler Road - Proposed Development

Some people who received this message don't often get email from

[Learn why this is important](#)

Dear Sirs,

This is in response to notice of the proposed development above.

We reside at 30 Cora Drive, our property backing onto this proposed development. Below is a list of our grave concerns for ourselves and our entire neighborhood of single family dwellings:

1. Row of pine trees along fenceline must remain for privacy, communal lighting and sun blockage.
2. In total disagreement with proposed increased building height.  
These units would be towering above homes and backyards down entire Cora Drive.
3. Proposed 64 dwelling units with only 73 parking spaces is unrealistic, considering most households own at least 2 vehicles. Concern is parking will dramatically increase along Cora Drive and Trussler Road in the spring/summer months. And where will additional/overload parking be provided in winter?
4. Communal lighting and noise disruption created by 64 families in an otherwise quiet, dark and peaceful environment in our backyards, is totally objectionable.

Please know that we are only adamantly opposed to this type of development, namely 3 storey stacked townhouses, in this neighborhood.

We chose to purchase and moved to 30 Cora Drive from Muskoka 8 years ago, and have thoroughly enjoyed the shade, peaceful surroundings, great neighbours, quiet and darkness of this location.

Thank you for your time and consideration.

Regards,

June & David Gemmell

**From:** Patricia King-Edge  
**Sent:** Thursday, September 5, 2024 4:52 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** 60 Trussler Rd Townhomes NOT OK

Some people who received this message don't often get email from

[Learn why this is important](#)

To Whom It May Concern,

We as a community are disheartened to learn of the planned construction of 64 unit stacked townhomes at 60 Trussler Rd. It was originally laid out to be 5 executive homes which aligned with the surrounding homes and style of neighbourhood. This new plan of stacked townhomes does not fit this neighborhood and brings many concerns to the table. Not to mention how fishy this whole situation is. The property sold for nearly 1.3 million in 2020 as a single family home with a shop and then sold for two and a half times more at 3.3 million only a couple years later for a vacant lot without any zoning changes! Seems like somebody has a backdoor plan they knew would be approved. Everything about this situation is wrong.

This high density living does not fit with a low density community. This is going to negatively impact the value of surrounding homes. I myself am a Real Estate Agent and I live on Waldau Cres. We have recently had 2 new build constructions each worth, in my opinion 2 million dollars. Other homes on Waldau and in the surrounding area are making improvements and increasing their value including my own home. When we all bought here, the surrounding streets and community were taken into deep consideration. This is a highly sought after neighbourhood. These townhomes will affect the value of our homes significantly.

In order for this proposed plan to move forward a zoning change needs to take place along with variances. These changes are going to affect many properties in the future which will likely affect the value of the surrounding homes yet again. When this neighbourhood was planned and developed these intentions were not part of it and it should not be considered today.

These townhomes are going to increase the density of this neighbourhood significantly. We have had several multi story buildings developed at the corner of Ira Needles and Highland, along with stacked townhomes and multi units being developed along Highland Rd. Trussler Rd and Bleams has 2 very large new subdivisions underway. There is now a newly accepted subdivision with a planned 262 to 410 units being built at Trussler and Bleams. There is pending land on Highland near Glasgow awaiting some type of development as far as we understand as well. With all these new residents comes the need for space, amenities, services, schools, doctoros, places for kids and families to walk and play, transportation options and/or parking availability. Our infrastructure in this area is not near ready to take on this many new occupants. This will significantly impede the already existing residents and their families. From what is already developed, we have more theft, trespassing, security problems and parking issues. I can't imagine how terribly worse these proposed 64 units will only add to these concerns.

The loss of our green spaces and areas for families to just get outside and exist in the elements is next to eliminated. My neighbours and I are constantly catching people walking their dogs and dumping garbage on the small bit of surrounding farmland. My family owns acreage on Trussler Rd including a forested area. We are daily asking people to leave the property as they are trespassing. They think it is a public area to walk dogs and play with their kids. When we planted roots here we were surrounded by fields. Although we understand development and change is going to happen, this amount and this fast without the proper space and infrastructure backing it is just beyond frustrating. This gorgeous, safe and well cared for City of Kitchener is rapidly turning into something worse than Toronto.

I TRAFFIC!!! Let's address one of the biggest issues that is in this city, TRAFFIC. With the traffic that the Ira Needles amenities bring in, the newly developed subdivisions and units along Ira Needles, the ample people that flow in for Costco, this area of town is going to be impossible! So much traffic flows in from the highway and up Trussler to Snyder's Rd from people out of town attending the Golden Triangle Sikh Association on Snyder's Rd. We have road safety and speed concerns as it is not being addressed on Trussler from them coming and going. Now we are going to add more people and more traffic and we can't even address and fix the current traffic and speed issues at hand. We have also addressed the same concerns for Waldau Cres and Chris Wilkinson, our Counsellor has done absolutely nothing to address this. All we asked for is a 30 km/h speed sign as suggested from an OPP and we can't even get that in place. Our children's safety is at risk on these streets. We have had countless encounters of the kids almost getting hit by a car while getting on and off the bus on Trussler Rd. Yet nobody wants to help address these safety concerns and all that seems to happen is the problem compiles. We can not turn left going North on Trussler Rd. When we come home from the arena in New Hamburg, we have to get off at Petersburg and come home on Snyder's Rd because it is impossible to turn left off the highway. Many changes are needed before any more consideration is given to making this a more high density area.

So many other changes need to currently be made in order to keep up with the already underway development of the area. Our schools, doctors, stores and streets are bursting at the seams. We need more road safety implemented, more green space for communities, better road structure and traffic development. PLEASE for the well being and safety of our families do not accept these proposed 64 units to be added at 60 Trussler Rd. We as a community, as parents and residents ask you to consider our well being and safety ahead of someone's pocketbook.

Sincerely,

Patricia King-Edge

<div><div>✕</div></div>		
<div><div>✕</div></div>	<div><div>✕</div></div>	<div><div>✕</div></div>



**From:**  
**Sent:** Thursday, September 5, 2024 3:25 PM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** RE: 60 Trussler Road zoning exemption

Hello Eric,

I did not receive a reply to my email below, but reply to this proposed development are to be submitted by September 5. I do not understand what is permitted, what this developer is asking for in increased building height and decreased side yard setback.

Our neighbourhood also did not receive much notice for such a large project proposal on a small building lot.

Below are my comments and additional questions with the proposed 64 units on 60 Trussler Drive.

This property was previously a single residence with a shop and a fruit orchard.

After sale, the residence and shop were torn down, and looks like some trees removed, and then a real estate listing was for 5 or 6 deluxe condos.

If developed in similar lot widths to Cora Drive there would be 11 single residences.

The property requires an access road, so even 11 single residences would be smaller and/or closer than neighbouring residences.

No matter how much density increases, developers want more.

This zoning request is for 64 units that will tower over existing residences, and build on or pave over almost every inch of the property.

The sketch shows two storey building, the description says 3 storey, but the concept drawing seems to have 4 storeys.

The concept drawing does not show how these units would fit, how a road access would take up much of the property, and since I don't see any trees I assume the remaining trees will be removed.

The information does not say if these will be condos or rental properties.

Regardless, 73 parking spaces would not be sufficient resulting in parking overflowing to neighbouring streets. Parking on the end of Rauch Court (two storey town houses) is not sufficient and parked vehicles are around the keyhole, and up and down the street.

It also does not say if these are surface parking or will be built below ground. Below ground would add additional issues of construction on neighbours.

Recent headlines have shown people don't want shoe-box sized condos. People need places to raise a family. We need to promote decentralization not densification.

A few of the issues a property with this many units are listed below

- High density property beside a low density street will reduce values of existing residences. Three (or four) story buildings will tower over existing neighbours and reduce quality of property enjoyment.
- Removal of green space and trees will increase rainfall going to storm sewers. We have been told for quite a few years to install rain barrels, and make changes to decrease rainfall going into sewers. Why permit this if our sewers can't handle existing rains?

- Lack of sufficient infrastructure, especially when combined with the number of new large apartments at Ira Needles and Highland, and along Highland. This includes streets, schools, and utilities. The water pressure to my residence has already decreased over the last few years. Schools are over crowded already. Traffic, speeding traffic and traffic noise is already increasing.
- Zoning exemptions over and above the already increased density changes should not be permitted. We should not all lose what we love about our homes and neighbourhood. What is lost can never be restored.

We should be able to have pride in our homes, our neighbourhoods, our cities, and our country. Canadian pride, mental health, friendliness are all suffering. We need more homes but not at the expense of all that is great about our neighbourhoods and country.

Thanks  
Lynn Johnson

c.c. Bil Ioannidis

**From:**  
**Sent:** September 1, 2024 2:39 PM  
**To:** 'eric.schneider@kitchener.ca' <eric.schneider@kitchener.ca>  
**Cc:** 'bilioannidis@kitchener.ca' <bilioannidis@kitchener.ca>  
**Subject:** 60 Trussler Road zoning exemption

Hello Eric,  
I live on Cora Drive and am concerned about the request for zoning height change and decreased side yard setback.

The height exemption request is 11.6 metres, which to me is 38 feet higher.  
Google tells me the average height of a storey in an apartment is 10 feet.  
Does the requested exemption equate to one? two? three? additional stories on the stacked units?  
The card I received says the concept is for 3 buildings of 3 storeys each, yet picture show 2 storeys.

How tall would these proposed stacked townhouses be?

How much is the decreased year setback that has been requested?

How many units would be permitted with no zoning exemption?

Thanks  
Lynn

c.c. Bil Ioannidis, ward 7 councillor



## Eric Schneider

---

**From:** Darlene Royle  
**Sent:** Thursday, September 5, 2024 2:22 PM  
**To:** Eric Schneider  
**Subject:** Stop the Trussler Road townhouses

[You don't often get email from . Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

Dear Eric,

This would negatively impact our neighborhood with more traffic, overflow parking on our streets, backyard privacy, and not enough room in our schools.

We have a very small subdivision for such a large townhouse complex in a very small area!

Thank you

Kevin and Darlene Royle

Sent from my iPhone

Sent from my iPhone

## Eric Schneider

---

**From:** Dana B <[dana.b@cityofkitchener.ca](mailto:dana.b@cityofkitchener.ca)>  
**Sent:** Thursday, September 5, 2024 1:40 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** 60 Trussler Road Development Feedback  
**Attachments:** Kitchener Developments.pdf

Hi Bil and Eric,

I hope you're both having a good day.

I just wanted to send you my thoughts on the 60 Trussler Road development that's proposed. I live on Cora Drive. I'm 26 years old, and have been here my whole life. Cora Drive is where my childhood home is.

I'm sure you've already gotten many other e-mails with concerns regarding privacy for backyards on Cora, light pollution (parking lot lights), noise pollution, lack of parking (will overflow park on Cora?), and so on. I second all of that. You can assume I echo most of the concerns coming from others in the area.

I wanted to draw your attention to an idea that has a bit of a narrative. I've attached a PDF with my thoughts on the general area, and at the end I tie it all back together to the 60 Trussler Road development. I hope you can take the time to read through it. I used PDF as I had a lot of images I wanted to refer to.

I also want to make clear that I understand that you two are not the ones proposing this development. I'm not upset with you, and I respect the hard work you do for the community. I'm just frustrated at the way our city is being developed, with a sharp increase in housing density that does not consider access to greenspace, and the negative impact on surrounding already established neighbourhoods. I also know that my comments might be a bit of screaming into the void since even if the city of Kitchener says no to certain aspects of the development, the Ontario Land Tribunal (OLT) can just overrule it.

I know that the Region of Waterloo has a "Building Better Futures Initiative" to build 2,500 affordable homes before the end of 2025, so that this project will probably go ahead no matter what. As much as this development upsets me, I'm at least glad it's not 16 storey condos, because I could legitimately see that getting approved with the way our region is rapidly expanding.

So, we can't say let there be no development at 60 Trussler Road whatsoever. I understand that something needs to and will be built there. Something that would make me, and I'm sure a lot of the people in the surrounding area more comfortable, is if they were 2 storeys instead of 3. This would minimize sightlines of seeing the buildings themselves, as well as keep the backyards on Cora Drive and Rauch Court a little more private. It would also keep it more in line with the surrounding single family homes not going higher than 2 storeys.

Thank you for taking the time to read through what I have to say. I know this project has probably created some headaches for you as well.

Dana

Dana Burrell

Interior Designer

BID | NCIDQ | ARIDO





I live on Cora Drive (blue highlighted). The proposed development is highlighted in green. I just want to broaden what we're looking at here, to give you some context as to how our neighbourhood has changed.





I'd like to start by taking a look at how the corner highlighted in red has changed over the years.





In April 2009, there were a few single family homes here, and some field space. You can see the single family homes off of Westmeadow Drive in the background.



In September 2011, you can see that 1460 Highland Road West was constructed (red arrow), consisting of 3 storey stacked townhomes. This is similar to what is proposed behind Cora Drive. I don't know too many people who were upset by this development, at least in my neighbourhood. Sure, it was a little more high density living than what we were used to in this area, but they seemed to have been constructed with enough space around them.



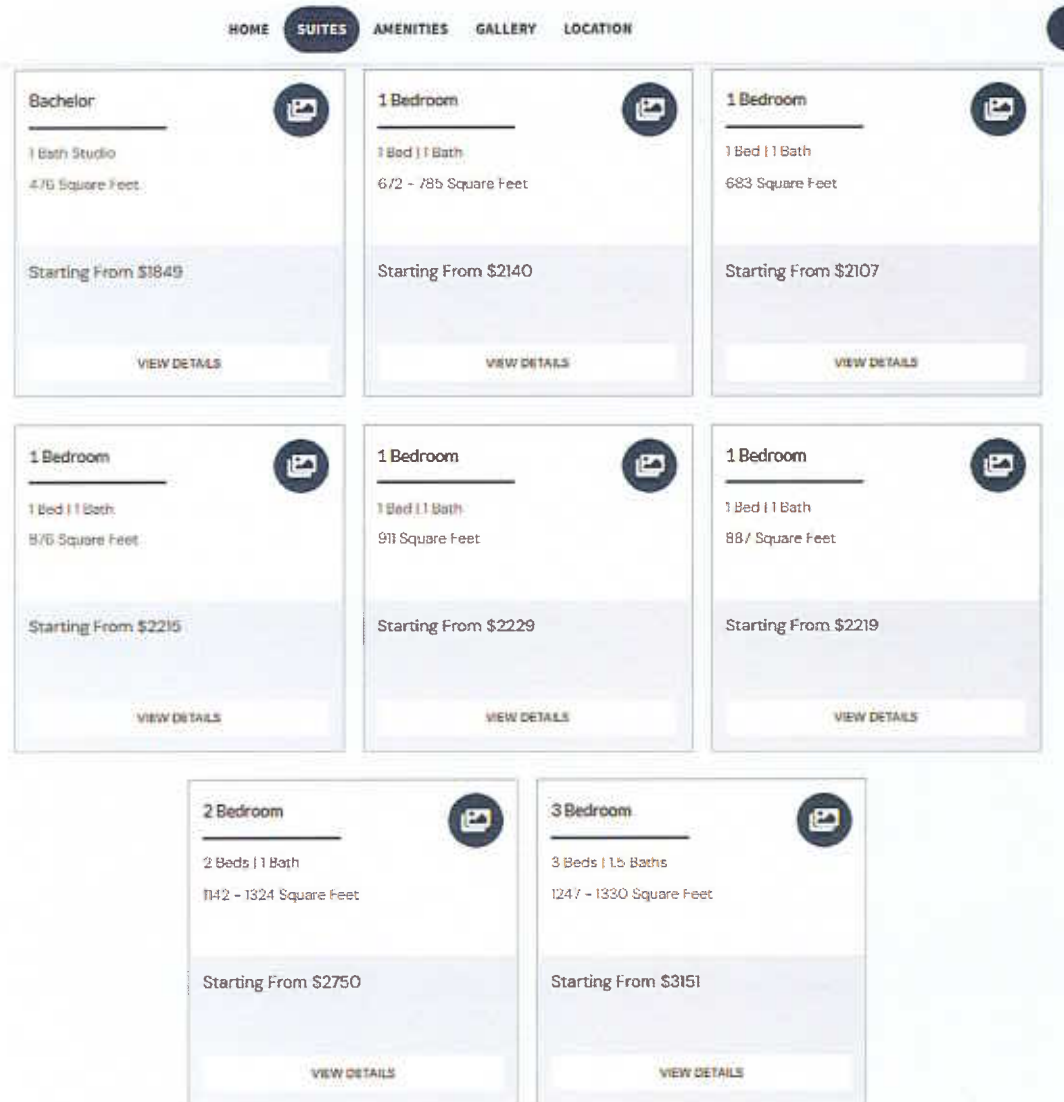


Jumping ahead a bit to May 2014, the development sign for Highland Square has now been posted. It boasts "Affordable luxury living!" and it appears as though it's suggesting units will go for "low \$200s". I'm assuming from that, it was intended units would be purchased for ownership (not renting) for somewhere in the low range of \$200,000.

I'd also like to point out that while outdoor space is limited, 1460 Highland Road West at least did plan for a playground for the kids living in the area. While small, it is a gesture to show they recognize people need to be outside, and not just live in their little apartments 24/7.







In terms of Highland Square, the luxury living units that you were meant to purchase for in the low \$200,000 range, I can't find a single one up for sale. I can find units for rent, though.

The cheapest is a bachelor studio apartment starting at \$1,849 / month. If you'd like a proper bedroom, you're looking at above \$2,000 / month.

I would hardly call this affordable living. I know it could be argued that the 60 Trussler Road development would be an attempt to bring rental prices down by providing more housing, but over the past few years despite there being numerous housing projects in the region, rental prices continue to climb.



July 2019, the Highland Square buildings are being built. Condo buildings this high at this time are new to the area. The people living in 1460 Highland Road West now have these large buildings as their next door neighbours.



August 2023, more low-rise townhomes are present on the other side of 1460 Highland Road West, with a couple more taller condo buildings on the way as well. The people living in the units in the building highlighted by the red box now have a gorgeous balcony view of... the balconies of the other building being constructed to the left? At this point they're really starting to pack the buildings in beyond what we living in the general area anticipated.





July 2024, but wait, they're not done! Yet another high condo building is going up, even blocking the view of the low-rise units behind. Because Highland Square was built, it has set the precedent for this little corner of space where a few single family homes used to be located, that tall condo buildings are now the norm here.





Before we move on from this particular parcel of land, I'd like to point out that Highland Square advertises their units on their website with a little video of a family frolicking through a sunny field with trees and park benches. Where even is this? This area is a concrete jungle. The developers / property managers realize people crave nature and that we associate imagery such as this with a positive experience, yet they don't actually provide it!





Let's jump back to the overhead view. We've covered everything previously built, and currently being built in the red area. Now what about the yellow area? Currently there are just some trees there.



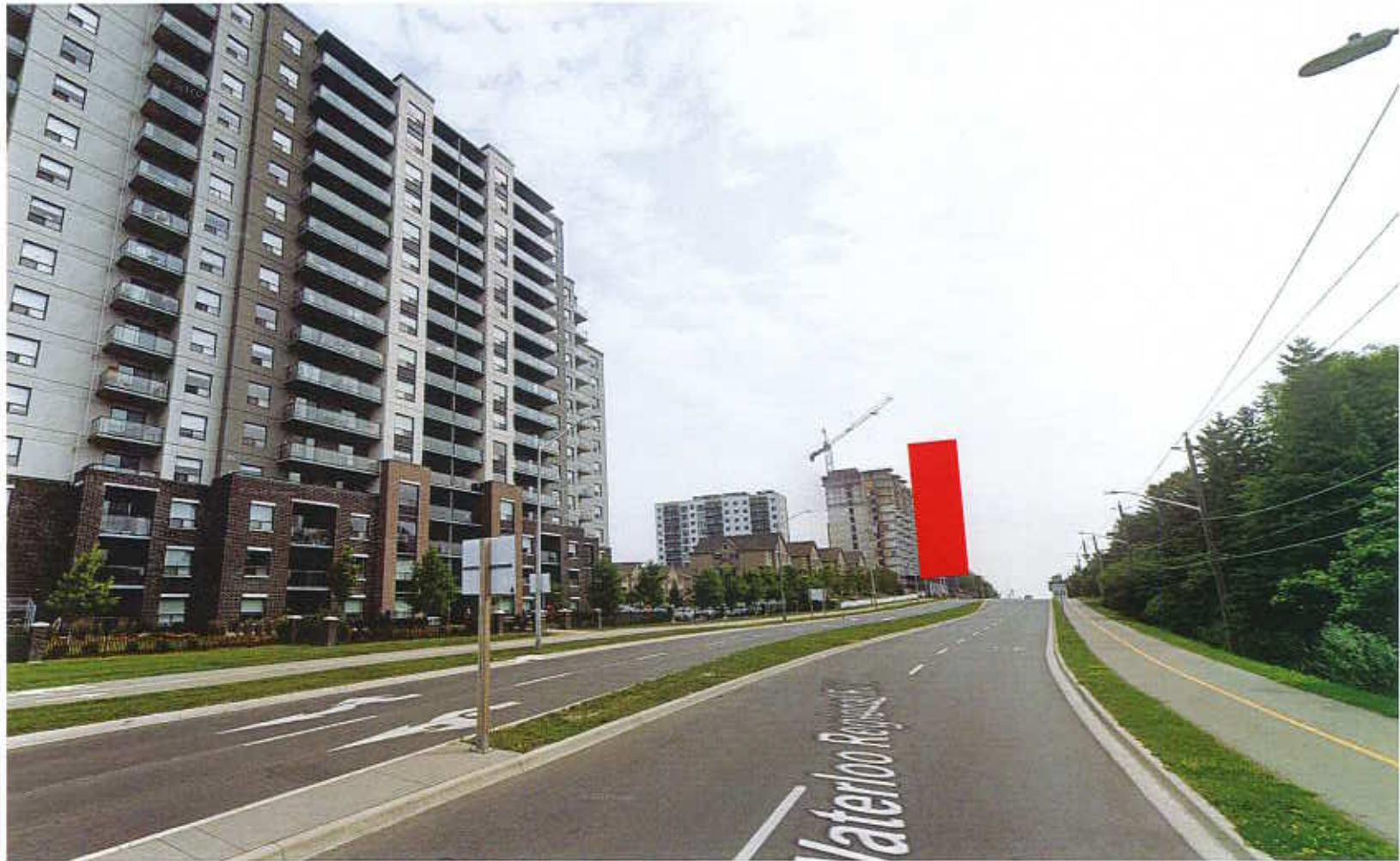


## 17-storey apartment building planned for Highland and Ira Needles area, affordable housing included



Area of the proposed development along Highland Road West in Kitchener.

Don't worry, more condo buildings on the way! I'm sure the people living on the small crescent there in their single family homes are so excited about this development. I'm also sure the space to the right of the red area shown here will also soon be designated for another tall condo building. I'll be very surprised if this housing actually ends up being "affordable".



This future development means you would have yet another tower (and possibly more once that other wooded area is turned into a condo building) protruding up into the skyline (shown roughly in red).





Looking overhead, I'd now like to mention the purple area. 1593 Highland Road West. I am aware that the city is not happy with this particular development, and that the OLT overruled the city of Kitchener's decision here.





Currently we have two single family homes situated here. What is proposed  
(and approved by the OLT)?



More condo buildings with retail / commercial uses on the lower levels. This was not done with keeping the current community's peace in mind. At the end of the day, it comes down to the greed of the property developers, and owners / management of the finished product.



See the transparent rectangular prisms at the base of this image? Those aren't just rectangles. Those are homes on Rauch Court. Homes where people will no longer have any privacy, and I guarantee they'll never have another moment's peace living there. Developments like this destroy the livability of existing neighbourhoods.





So why am I bringing this up when this is not the development in question? Because I know part of their argument as to why they should be able to build these condos was because of the proximity to Highland Square, and all the other tall condo buildings on that corner. Their thought process is if we can stand on the street and see 16+ storey buildings from here, we should be allowed to build more!





This all started here. Highland Square. The photo from May 2014. 10 years ago.  
Everything has absolutely exploded since then.





So now I come full circle back to the development in question, 60 Trussler Road (the space highlighted in green).





The space overall is not very large. We're going from one man who used to live there in a single family home with a veggie garden and a shop to work on his car, to 64 units. Units all likely to be occupied by multiple people since it is uncommon to be able to afford rent as a single person.

My point with bringing up all the other developments in the area is once we build these 11.6 meter high condo units, where does it end? If someone sells a house on Cora Drive, will the new owners / developers be permitted to demolish it and build a condo building that's 11.6 meters high? Are they going to start encroaching on the space across the street in Wilmot Township (red arrow) and argue "Hey, if you can have 3 storey high condo buildings right across the road, why can't we demolish this single family home and build some too?"

I'm aware Wilmot Township has different regulations and restrictions, but we've been told that 77 Trussler Road already gained access to Kitchener's sewer system so that they didn't have to be on septic, so what's stopping them from doing that on another site?







The main point is, where and how do we draw the line? Does the happiness and wellbeing of all those in the surrounding community even matter anymore? What precedent does the 60 Trussler Road development set for future developments nearby? Does 60 Trussler Road leave the orange area in Wilmot Township at risk for OLT approved developments just like how 1593 Highland Road West was unwanted? We feel like our quiet community is being choked out, and there's nothing we can do about it. We feel sad and powerless.

## Eric Schneider

---

**From:** campcosta  
**Sent:** Thursday, September 5, 2024 10:24 AM  
**To:** Eric Schneider; Bil Ioannidis  
**Cc:** Costa, Herc  
**Subject:** Proposed Developement at 60 Trussler Rd. Re: Zone change

Some people who received this message don't often get email from

[Learn why this is important](#)

Herc & Karen Costa

Hello,

We received the notification card in the mail indicating a proposed zone change, a height increase to 3 storey high, a 3 building complex equalling 64 dwellings with 73 parking spaces. We appreciate that we have been asked for our comments, and with that, we THANK YOU for reviewing our comments, concerns and questions.

Overall, we GREATLY OPPOSE this proposal. This will change our street and our community. When we purchased our land (30 years ago) the zoning was completed then and it is this reason why we purchased our land and built our (forever) home.

### TRAFFIC

At the time of land purchase, we were informed that Ira Needles Blvd. was to be constructed within 5 yrs, to which I believe took 12 yrs at completion. Before Ira Needles Blvd., ALL that traffic travelled our street, to which caused a lot of noise and delays to us. The traffic would be lined up well past our home, for the cars stopped at the Highland Rd stop sign. We needed to add an extra 10-20 min (true story) to our travel time, just to get out onto our street. We DO NOT want to go back to that scenario.

Since the Highland/Ira Needles highrises have erupted our traffic has increased 10 fold already, including (prohibited) trucks that STILL use our street as a cut thru.

We understand that 2 more highrises are coming to Highland Rd, near Glasgow. Therefore we again, will have that increased traffic from these new future highrises.

To add ANOTHER 73 more cars(Proposed parking spots) travelling our street is not acceptable and disheartening for our street and home life.

### The WALDAU FOREST and TRAIL

The proposed change would mean increased forest and Trail use. This is of GREAT concern to us.

Our whole house is right beside a section of the walking trail (it's only a couple of feet from our property and house). This causes EXTREME easy access to our property and house.

People can and do "hide" in the forest. Our experiences have been:

- Rocks thrown at our home with window damage
- Rocks and stricks thrown at our dog
- Profanities yelled at our young children
- Drug deals (exchanges)
- Theft deals(exchanges)
- Our home itself has been broken into
- Our retaining wall(along the walking trail) has been graffitied 2x
- Seen people attempt/hurt animals (this week, a man tried to capture/to harm? a snake)
- Kids like to cut sapling trees down for their entertainment
- People will climb our wall to cut thru our front lawn instead of using the trail



- The Oktoberfest, look for a key/coin contest, was a horrible week of 100's(maybe 1000's) of people on our property; everywhere disrupting it (and the forest), during all 24 hours of the day(s).
- This year (and it's not the first time) we had kids enter our property and steal from our shed/property to build a fort, in the forest. This is a reported incident with by-law and police.

If said proposal is approved there will be more people on the walking trail. More people equals more (potential) problems for us (with our circumstances as stated)and for the forest.

If the proposal is approved we will be strongly asking the City to move that section of the walking trail away from our property line and house.

#### HOME VALUE

If approved, this will devalue our home. Is the City of Kitchener going to reimburse that loss? This will make our property LESS appealing to potential buyers.

#### HOME TAXES

If approved, will our house taxes be lowered?

#### COMMUNITY

With rentals, people come and go. Currently, I can say I recognize the people from our neighbourhood, I talk them and know most people that walk by our home(sidewalk and trail). There's a sense of trust, respect and looking out for each other. This proposed zone change would CHANGE that feeling. We already have the Penelope Dr. complex. When that was constructed came more people and a timely observation to our property and home issues that have occurred, as listed above.

Please don't change this community anymore.

Please advise our concerns and questions.

Regards,  
Herc and Karen Costa

#### Question:

Furthermore, a question that we have never pursued...can a hidden forest walking trail be located a couple of feet from an owners property line/house?? At our land purchase time, the trail itself was not 'established'. When it became established, yrs later, we didn't foresee any of the said issues, as we didn't feel the trail was greatly used(this then increased greatly after the Penelope complex arrived). Ultimately we have zero privacy for most of our property because of a section of the walking trail. Most people will stay on the established trail, but a section of it, is too close and too hidden in relation to our home. This has been proven that it's too attempting/too easy/too hidden for some people to resist. Please advise.

Sent from my Galaxy Tab® S2



## Eric Schneider

---

**From:** Kevin Ambrose  
**Sent:** Thursday, September 5, 2024 9:34 AM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** 60 Trussler Rd Development

Some people who received this message don't often get email from

[Learn why this is important](#)

Good Morning

I am a 30 + year resident of Cora Drive and grew up just west of Trussler Road on Highland. Over the years I have seen many changes in the area. My home backs onto the woodlot where I played as a child so I think it is fair to say I know the area well.

The proposed development on the lot at 60 Trussler Road concerns me, as this is something that eclipses all the changes I have seen here in my lifetime. I fully understand and am a supporter of limiting urban sprawl but this proposal seems wrong on so many fronts. When the lot in question was sold several years ago there was quickly a proposal to turn what was once a single residence lot into what I recall being a 5 unit development. That scale of change seemed to make sense to me, and could be seen as an evolution that reflected the changes in housing between the early 90's when I moved here to the current day. This new proposal is too much. The addition of this many units at their density is so far out of step with the current residential makeup that I cannot support it or believe it would be supported by the city.

My concerns can be summarized as follows

- The height of the proposed structure dwarfs the existing residential properties and brings privacy concerns to those who directly border the development. The scale is all wrong. Longtime residents already refer to 38 Cora as the albatross in reference to a outlier in the neighborhood.
- Decreased setbacks once approved set a precedent for future applications. Soon someone will want to build another building that wants to cover a greater portion of the lot and decrease the green space.
- Traffic has always been a concern on Cora Drive as before the addition of Ira Needles all residences in the area were only accessible by using Cora Drive. We certainly don't need more traffic on the street.
- Cora Drive street parking is already an issue. There are already too many vehicles parked on the street. We do not need more.
- The proposed change would definitely have a negative overall impact on the residential appeal, and thus value, of the neighborhood.

I guess the developer apply for variances and then seek to modify the existing regulations to suit their plans. As a resident of the area I strongly oppose the approval of the proposal as it currently stands. It feels to me that this is a proposal is an attempt to maximize returns on the land by adding as many units as possible. The original 5 unit proposal would make sense. This does not.

Thanks for your time

Kevin Ambrose C.E.T., C.I.M.

## Eric Schneider

---

**From:** Dianne Ambrose  
**Sent:** Thursday, September 5, 2024 9:13 AM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** Proposed Development at 60 Trussler Road

Some people who received this message don't often get email from

[Learn why this is important](#)

Mr Schneider  
Mr. Ioannidis

Re: Proposed Development at 60 Trussler Road

I would like to submit my opposition to the proposed development of 3 stacked townhouses at 60 Trussler Road. This area is for the most part a residential neighbourhood consisting of single detached homes. Adding 3 stacked townhouses, each being a 3-storey building will add a substantial number of residents to our neighbourhood which I'm not sure we can support. Trussler road has already been slated for traffic calming and adding 64 dwellings in such a small, confined space on Trussler Road will just make traffic in our area much worse. Visitors to these units will inevitably park on our streets which will lead to increased traffic on nearby residential streets. As well, it will substantially impact the enjoyment of our properties as we will now have 3 story buildings towering over our yards with people looking into our yards. A lot of my neighbours have been here for a very long time, and it is unfair that the privacy and hence enjoyment of their backyards is taken away from them. The property in question was never zoned for this kind of development and so anyone on our street who purchased a home will have been caught completely off guard by this change and their property values will surely decrease as will the enjoyment of their property. It is unfair. It seems we have lost all focus on what is being built anymore and it is all about just getting as much housing built with as many people as you can within each development. There is so much housing already being built in our area, and it concerns me that this is the focus without any thought to other infrastructure like roads, schools, and hospitals. Ira Needles is already a very busy road and continues to be very busy even after widening it to two lanes in both directions. I am very much against this development and strongly feel that the proposed stacked townhouses are not a good fit for our neighborhood.

Sincerely,

Dianne Ambrose

## Eric Schneider

---

**From:** Brandon Brillhante  
**Sent:** Thursday, September 5, 2024 8:31 AM  
**To:** bill.ioannidis@kitchener.ca; Eric Schneider  
**Subject:** 60 Trussler Road Kitchener - NO, TO TOWN HOME DEVELOPMENT-

**Importance:** High

You don't often get email from

[. Learn why this is important](#)

Good morning,

I am writing in STRONG opposition to the proposed 64 stacked townhomes proposed for 60 Trussler Road, Kitchener. There are a number of reasons why I strongly oppose this proposed development. The houses in this area especially, on Trussler are single family homes. This keeps traffic at a reasonable level. If the proposed 64 stacked units are built, at an average of 4 people per unit, there would be an additional 256 people added to this street. Not to mention at minimum 2 vehicles per unit, so an additional 128 vehicles with only 73 proposed parking spots, and that does not take into account visitors of the residents. Traffic and speeding is already an issue on Trussler, now add parking along with additional traffic, it will get exponentially worse and much more unsafe for the children and adults in the local community.

People live on the outskirts of the city and pay a premium to live here for many reasons. Community safety, privacy, amongst others. The listed reasons, not to mention property value will all be affected with a development of this size. Crime is on the rise in Kitchener Waterloo, and introducing this many people in such a condensed area, with the types of properties/houses in the surrounding area is an invitation for bad actors. The infrastructure is not set up in this area for this many people all at once. This means the construction and development that it would take to bring it up to standard would be intense, which the people in this area are not willing to endure, for something that will have a negative effect on there lives.

I know for a fact I do not just speak for myself when I say that this development is NOT wanted or needed in this area. A few years ago the property was a single family home, which was bought and torn down. There was a zoning change to build 5 estate homes on the property, which I believe most were okay with, as it blends and fits in the area, which was acceptable.

I've lived in this area for over 14 years, and have never had something this ridiculous proposed for this area. There is no way this development should be approved.

Regards,

**Brandon Brillhante** |



Please consider the environment before printing this message.

**Confidential.** This email may contain private, confidential, and privileged material for the sole use of the addressee. If you are not the intended recipient, please



return this email to the sender immediately and permanently delete it. Thank you.

## Eric Schneider

---

**From:**  
**Sent:** Wednesday, September 4, 2024 10:54 PM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** Regarding Proposal for 60 Trussler Road (Application Number: ZBA24/019/T/ES) - Tiffanie Jakoplic and James Moser

Some people who received this message don't often get email from

[1. Learn why this is important](#)

Hello Eric Schneider and Bil Ioannidis,

We are writing to you as owners of \_\_\_\_\_, a home located on the southern property line of the proposed new multi-residential build at 60 Trussler Road in Kitchener. Our backyard faces this lot. We purchased our home last year and at the time of purchase, knew the city had approved 5 lots for that site in 2021. If we would have known there was potential that a three-story 64-unit condo complex with 3 buildings could be put there, we would not have purchased this home with that being put right in the backyard. As you probably suspect, we are writing to express our deep concerns with this change to the current zoning.

***This will affect the enjoyment of our back yard, the privacy of our homes, and affect the whole neighbourhood.***

- There are just **too many people** proposed to be living on this small lot which used to have only one family on it. This proposal does not correlate to the culture and feeling of the current community, which is low-density, quiet, and calm. Multi-residential units would not be in keeping with the entire rest of the area. Why change the original planning for a low-density area on the very last lot in an otherwise finished low density area?
- The fact that the buildings are going to be **three stories high**, allows them to tower over all the other houses on Cora drive and Rauch Court. Not only does that take away any privacy we have, blocks out the enjoyment of the sun in our backyards, but also allows some of the building residents to view what is happening on Cora Drive and affects the privacy of the owners on the south side of Cora Drive too. A three-story building will loom over our homes and be easily visible from the surrounding streets.
- The amount of **traffic** proposed on this small lot will be high. Not only will that affect the capacity on the current streets in the neighbourhood for traffic and parking, but no other homeowner in this neighbourhood has 73 parking spots right in their backyard. This will bring car noise, pollution, and the flashing of headlights and taillights at all hours of the day and night. This is unfair, so close to our properties and our backyards which should be a place of calm, not a busy lane way with dozens of cars constantly going back and forth. This small lot, and the proposed design, bring the cars just too close for us to ignore.
- There will be **large streetlights** erected on this lot, to illuminate the site for resident safety. This is unfair to have to have lights in our backyard glaring at all hours. This disrupts our serene, tranquil space and takes away our privacy.
- As an addition to what we mentioned earlier; we are concerned about the **value of our home** with a condo/apartment building directly behind us.
- We worry about the **location of the building's garbage cans and recycling** for this many residents. There is nothing in the proposal to outline where this will be kept and if put near the homes, could cause odours that would be unpleasant and affect the enjoyment of our properties.

- We are concerned with the **removal of the green spaces and all the old growth mature trees** on the lot.

***We would hope that if this proposal is approved by the city, you would consider the following and make it mandatory in their approval requests:***

- Limit the buildings to **two stories** to reduce the number of units and number of people living in this small area.
- Put up a 12-foot **stone/cement sound barrier wall** for all the surrounding properties.
- **Keep as many large trees** as possible, including the evergreens on the south property line. Potentially, plant evergreens along the property line to hide the buildings from the backyards of the surrounding homes.
- **Garbage and recycling to be put as far away from the surround lots**, so put it on the northern property line of the lot.

We are hoping that by writing to you, you will take our concerns seriously. We hope we have expressed our concerns so that you will review this request from all angles. We hope you seriously consider how a three-story building in our backyard really reduces the enjoyment of the surrounding properties to include our home. We welcome you to visit our home and see the property in person before making your decision. The artist rendering of the lot and buildings makes the lot look much wider and the buildings much further away than they actually would be.

This is not the lot, or the area, for a 64-unit complex. We respectfully request you deny this application and deny the rezoning of this small lot from RES-1 to RES-5.

Thank you,

Tiffanie Jakoplic and James Moser



## Eric Schneider

---

**From:** Lisa VanGalen  
**Sent:** Wednesday, September 4, 2024 9:22 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** Trussler Road proposed development

Some people who received this message don't often get email from

[Learn why this is important](#)

Gentlemen:

I have noticed a sign posted on a property south of the Heroux Devtek facility on Trussler Road that troubles me. While I understand the need for housing and the current push for high-density development, I do not believe this property is suitable for the model being presented.

Trussler Road is a country road bridging the City of Kitchener and the Township of Wilmot. The west side is farmland and single-family dwellings, while the east side is primarily detached homes on well-matured streets. There is high-density housing already in the area, but it is sized in keeping with the surrounding homes.

The proposed high-rise apartments would not only affect the immediate properties, but those on neighbouring streets, and in this case, neighbouring townships. The increase in construction traffic alone would further damage an already aged road. The addition of 64 families would impact the traffic immensely, congesting a small neighbourhood that already experiences limited access and egress.

This is the edge of the city, and is not well established with bus routes or easy access to amenities, so it will be expected that the new residents will be driving, as most of those who live here do now. Lowering the speed limit has not deterred drivers from using the north portion of Trussler Road as a by-pass to reach Ira Needles Blvd. at Highview, a popular method of reaching Hwy. 7. Adding a potential of 100 more vehicles on a daily basis in such a small area is a prospect that needs to be taken seriously.

As a long-time resident, I can attest to the challenges we face in winter on Trussler Road. Increasing the traffic will not make it easier or safer for our children as they wait for school buses, or for seniors, or anyone for that matter, trying to cross from one side to the other. Parking is limited and I wonder where all of the trades will put their vehicles when working on such a small lot. The overflow is sure to impact the people living on Cora Drive, preventing them from enjoying their own space and access.

The quiet life that we enjoy will be affected for months, if not years, just for the construction phase of the project, leading into the ongoing noise of traffic on Trussler Road and the attached side roads once the units are populated.

I urge you to reconsider the proposal to place such a development on the property currently before you, and revisit options that better suit the area it is being placed in.

Lisa VanGalen

## Eric Schneider

---

**From:** Sandra Paprocki ·  
**Sent:** Wednesday, September 4, 2024 9:01 PM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** Re: Proposed Development at 60 Trussler Road, Kitchener

Some people who received this message don't often get email from :

[Learn why this is important](#)

Dear Sirs,

I am writing on behalf of myself and my husband, Sandra and Dan Paprocki of

We have lived at this address for 33 years and have seen many changes to our neighbourhood in that time, some for the betterment and some not quite so much.

We are writing to voice our concerns regarding the proposed construction of 64 stacked townhomes on a property that formerly held only one home.

There are many reasons to halt this construction. The traffic flow is a major consideration. We have advocated over the years for traffic calming measures, and despite the speed limit being dropped to 40km/hr the cars continue to zoom past at speeds well over 60km/hr. It is difficult to stand outside and have a conversation with your neighbour because of the volume of traffic. That will only get much worse with the addition of potentially 74 more cars on the street.

There is basically also no public transit available on Trussler Road, which would mean all those people would be driving. And we really don't want buses rumbling by constantly. It is unsafe to walk down Highland Road to Ira Needles as there is no sidewalk.

The roundabout at Highland and Ira Needles is already a nightmare. This new build would only make it so much worse. Ira Needles was installed to take traffic off of Trussler Road and we were cut off at Highview Drive to deter excessive traffic. Please do not take a step backwards.

Our community is a close knit, family neighbourhood, most of whom have lived here for decades. Please help us keep our streets quiet and safe for the children who live here.

Sincerely,  
Sandra and Dan Paprocki

## Eric Schneider

---

**From:** Jennie Paquette  
**Sent:** Wednesday, September 4, 2024 8:46 PM  
**To:** Eric Schneider  
**Subject:** URGENT: 60 Trussler Rd, Kitchener

You don't often get email from

[Learn why this is important](#)

Hi Eric,

I am writing this evening to express my concerns about this new possible development in my small neighbourhood. I am a resident of . We have 2 children and a dog and love the small, caring community we are currently part of.

My concerns about taking this single dwelling lot and changing it to 64 homes are as follows:

1. Currently we are zoned to attend Meadowlane Public School within the WRDSB. This school is small and has a wonderful set of teachers and supportive parents. It is however on the other side of Forest Heights, off McGarry. This development would most definitely increase the population of our small school and require more bussing, which as it stands is not an easy feat within the board. We are also zoned for St Dominic Savio Catholic School in the WCDSB, which has outgrown itself and currently has over 4 portables. This is also a school that requires bussing of students, which once again is not easy at this time within the region.
2. Our house is on the corner of Trussler and Costain. We see the traffic concerns on a daily basis as it is with larger trucks, dump trucks, high speeds, etc. There have been several accidents at the corner, which have been brought to the cities attention but to little change. A new development, of this size, will only add to the traffic concerns already in place.
3. Although this doesn't directly affect us, I feel for the people who will be backing to this development and will lose all sense of privacy within their own property. These new homes will over look the fences of my neighbours and take away the truly old feel of these lovely large lots that we are privy to.
4. The changing of the building requirements to allow for this development will open up our tiny neighbourhood of large lots to more of these large developments that we just cannot support.
5. I'm concerned about parking and where cars will go when there are not places available within the complex lot. We do not have the infrastructure to support cars parked along the road.

Other concerns include changes to storm water/waste water, changes to our property values (which in today's economy, we just don't need), and possible increase in crime during and after construction.

Please take these concerns seriously as you consider this development and know that we do not support it.

Thank you.

Jennie Paquette



## Eric Schneider

---

**From:** Kate Bartolo  
**Sent:** Wednesday, September 4, 2024 8:20 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** Feedback on 60 Trussler Road Development

Some people who received this message don't often get email from

[Learn why this is important](#)

Dear Mr. Schneider and Mr. Ioannidis,

I am writing to you both with concern about the planned development at 60 Trussler Road of stacked townhouses and a parking lot. This news is very concerning to me and my family and to everyone in my community.

I live at [redacted] with my husband, Joseph, and 1-year-old son, Dominic. My back fence borders the plot of land, so this development impacts my family directly. My understanding is that a three-storey building could be built looking down into our backyard, and due to the variances requested, it may be built close to our fence line.

I am concerned about the impact of this development on my family:

- A high number of strangers will have a view into my backyard, where my small child and future children will play. We highly value our privacy, and we also don't want to expose our children to being watched by people we don't know.
- The parking lot will probably be brightly lit and have people coming and going at all hours.
- I have a disability and sensory issues and chose my house for the peace and quiet of this neighbourhood. This development will increase traffic, light, noise, and the population density of this area.
- My family and all families in this neighbourhood will see their property values decrease. **If we choose to leave due to the impact of this development, we would be forced to downgrade. Either way, we lose the value of our homes that we have paid for and worked hard for.**

I am also concerned about the impact on this community and the City of Kitchener:

- The increased traffic and population density means increased noise and light pollution, more speeders, and a higher rate of crime.
- The parking for tenants and guests will overflow onto Cora Drive, increasing the traffic on this street and putting our children at risk.
- This neighbourhood does not have the public transportation or schools to accommodate this number of new people.
- The location is not safe for walking. With 64 new households, the foot traffic on Trussler and Highland will increase, but there is no sidewalk on the far side of Trussler Road or on either side of Highland Rd.
- The school bus and bus stop capacity could increase to unsafe levels.
- Increased light and noise pollution will negatively impact the local wildlife.
- The green space and old-growth trees will be removed.
- This area has a high water table. How will our collection systems be impacted if we completely pave over this lot? I'm concerned about an increased risk of flooding.

This neighbourhood is beautiful, quiet, peaceful, and safe. I understand the need for increased housing, but that cannot come at the expense of the hard-working families in this area.

It is especially not right that this developer will profit greatly from this development while *all* of the families in this community will lose hard-earned money and our peaceful way of life. This development is unethical for the reasons stated above and many more.

We implore you not to authorize this construction.

Sincerely,



## Eric Schneider

---

**From:** Jeff Paquette >  
**Sent:** Wednesday, September 4, 2024 8:16 PM  
**To:** Eric Schneider  
**Subject:** \*\*URGENT\*\* 60 Trussler Road

You don't often get email from

[Learn why this is important](#)

Eric,

Good Evening

I am writing you to express my anger towards this development of 60 Trussler Road from even being a consideration. My name is Jeffrey Paquette and I have been a resident of since 2006.

First off this was a single-family home now being converted to 64 Unit stack town homes. How are you and the city working in our best interest? This creates a multitude of issues short and long term. I am not sure how the city can even consider the volume of units being built on the size of property that is being proposed. What would you do if this was in your back yard?

### Existing problems:

#### TRAFFIC

- Industrial traffic that should not be on the street
- Large Commercial that should not be on the street
- Speed around the Trussler corner off the round about
  - o 3 motor cycles landed in the ditch due to speed and corner
  - o 2 cars in the ditch due to corner 1 flipped over
  - o Multiple collisions on the corner
  - o Cement truck fallen over
  - o Dino's trucking to gravel pit not allowed on street but are
  - o Transports to Erb not allow on the street but are
  - o Traffic from Devtek is very fast
  - o Entourage / Bell Service trucks fast and don't pay attention
  - o Traffic to the temple is fast
  - o The only people who drive reasonable in the area are neighborhood residents
  - o SPEED SPEED SPEED!!!!

Now your goal is to allow for 64 high density residents to the area plus all the construction traffic and move in traffic.

Your allowance of this volume of housing is irresponsible and dose not consider the neighbourhood residents.

What about the crime issues in our neighborhood? It is already higher than it needs to be.

We realize there is a right of the landowner to build something there. This is acceptable. Some townhomes 6-8 (10 max), bungalows, back splits etc. But 64 unit 3 story unit is unacceptable and we as a community will not allow this to happen.

Other areas of our concern that needs to be discussed!

- High density living in a low-density community



- 3 story buildings looking over top of our neighbour's properties
- Backyard privacy for the area will be no longer
- Zoning changes that can impact other lots within the community
- Variances being requested to build closer to property lines
- Increase density can create the potential of increased crime within the community
- Removal of our green spaces and old growth trees
- Storm water will have a negative impact on our collection systems
- Negative impact on the feel and culture of our neighborhood
- Property values can negatively be impacted
- Impact on local schooling which is already busting out at the seams
- Overflow parking of new development tenants can linger on to community streets
- Additions of public transportation through our community streets

Please respect the community and do not allow the volume of housing to be built.

Sincerely,

**Jeffrey S. Paquette**



### **Learn more about our Switch-Rated Devices**

**Notice:** This message may contain information which is confidential and protected by copyright or which may contain any other intellectual property rights. The use of the MELTRIC®, MARECHAL® and TECHNOR® trademarks without the prior written consent of our company is forbidden. If you are not the intended recipient of this message please delete it and all copies.

## Eric Schneider

---

**From:** Jeff Fernandes <  
**Sent:** Wednesday, September 4, 2024 8:06 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** Regarding the development being proposed at 60 Trussler Road.

Some people who received this message don't often get email from

[Learn why this is important](#)

Hey guys,

My name is Jeff Fernandes, current owner and resident at . I received the pamphlet regarding the three-story building being proposed to be built behind my backyard. I have the following questions:

1. What happened to the original proposal? Is anything that was agreed upon that meeting still being applied to this project?
2. Will these buildings be low income/affordable housing units? What would be the proposed completion date?
3. Are there any plans to mitigate the extra noise, light pollution, traffic that an extra 100 or so people residing in these units bring?
4. A 3 storey building in this neighborhood would be unprecedented, especially since this is the edge of kitchener, where most resident's come to escape the noise and the hustle of the kitchener core. In saying that, we currently do have two story townhomes within our neighborhood, which doesn't affect the look, feel, noise, traffic and privacy concerns of the neighbors around them. Could the plan be adjusted to be only 2 story townhomes since precedence has been set already within our neighborhood? I believe two story units would alleviate most of the concerns the residents of this neighborhood would have.

Thank you in advance for any information guys may have

Get [Outlook for Android](#)

## Eric Schneider

---

**From:** Jose Rodrigues  
**Sent:** Wednesday, September 4, 2024 7:50 PM  
**To:** Eric Schneider  
**Subject:** 60 Trussler Road Development proposal

You don't often get email from

[Learn why this is important](#)

Dear Mr. Schneider,

It is with great concern and disappointment on learning about this development proposal. Enabling the construction of 64 units on less than 2 acres of land is caving in to a developer's greed. Very high density housing including parking and 3 story units which requires zoning change will transform our very quite community into heavy traffic area and undesirable neighborhood . We all know housing is in short supply, the first proposal for this land a couple of years ago was understandable. Two story buildings should be the limit to fit in with the rest of the neighborhood .

Thank you  
Jose Rodrigues



## Eric Schneider

---

**From:** M. D. Menchenton  
**Sent:** Wednesday, September 4, 2024 4:41 PM  
**To:** Eric Schneider  
**Subject:** Proposed development in our neighbourhood

You don't often get email from

[learn why this is important](#)

Hello Mr. Schneider,

Earlier, my husband Bryan Menchenton sent you our feedback on the proposed development of stacked townhouses in our area of Kitchener.

I'm not certain if he had the correct address. This was for the property at 60 Trussler Road in Kitchener.

Thank you for considering our concerns.

Marj Menchenton

**From:** Brian Benner  
**Sent:** Wednesday, September 4, 2024 12:31 PM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** 60 Trussler Road

Some people who received this message don't often get email from

m. [Learn why this is important](#)

Good afternoon, Mr. Schneider and Mr. Ioannidis, my name is Brian Benner. I live at \_\_\_\_\_, and I am writing today to let you know that I am strongly opposed to the proposed development at 60 Trussler Road.

Here are my concerns.

1. The proposed development is suggesting 64 dwelling units but only 73 parking spots. Will there be ample parking at this location, or will the overflow come to my street (Cora Drive)? During periods of increased street parking demands (i.e.: Christmas, Easter, Thanksgiving, summer parties, etc.) there is already an issue with extra parking for the residents of Cora Drive. I can only imagine that problem will be amplified if this proposed housing plan is approved.
2. I fear that changing the zoning to allow for this high density dwelling will impact other lots, setting my neighborhood up for extreme changes. I see many of these types of developments in the region, but I felt they wouldn't reach me based on our current country like setting. The very reason we purchased this home in 2003.
3. Road safety is a real concern for me. The cars are already speeding down Cora Drive to get to and from Ira Needles/Sniders Road and adding 64 dwelling units to the area will increase traffic, increase noise, and further risk pedestrian safety from racing motorists. I often feel unsafe walking in my neighbourhood (Cora Drive, Penelope Drive, Ira Needles, Trussler Road) due to speeding. You could argue that reduced speed limit would fix that issue but the recent reduction of the speed limit on Trussler Road is a prime example of how that's not the answer. Those who drove 60km/hr+ before the reduction are still driving at that rate of speed. Those who drove 50km/hr before the reduction are now driving the posted 40km/hr. It's fine to reduce the speed limit but if there's no enforcement there's really no point.
4. I believe this development will change the landscape and impact the feel and culture of my neighbourhood, affecting my property value. I worry that this building plan could deter potential buyers as this may no longer be viewed as a relatively safe and quiet community.
5. There could be an increase in crime within my community because of the proximity of this high-density dwelling.
6. The months of construction traffic, dust and noise will directly impact the enjoyment and serenity of my home.

7. This plan will call for the removal of old growth trees and green space. The families that would be living in this proposed plan will have no where to go for outdoor activities. There are no parks in this neighbourhood for the children to get their exercise and there doesn't seem to be an allowance for green space at the location of the proposed development. Waldau Woods is currently a very nice spot for a lovely short stroll but I'm afraid that the children from this property development will be attracted to this location and this may lead to destructive behaviour and impact my privacy as our property backs onto Waldau Woods.
8. I'm concerned about the access to public transit for these residents. There is a bus stop at Highland Rd/Ira Needles, but no sidewalks along that portion of Highland Road, making that a very dangerous passage. There is also a bus stop on Penelope/Ira Needles but crossing Ira Needles to reach Penelope is treacherous. I refer to that street as Ira Speedway because that's exactly what it is. Very few vehicles drive at the posted speed limit of 60km/hr and there is seldom police presence to deter this behaviour.
9. Are the local schools prepared for the potential increase in population? Would the people who would be attracted to this type of development not be better serviced by a location with plans in place for increased student demand?

When this property was sold 3-4 years ago there were posted plans for a 5-unit development. In my opinion, a housing unit of that design would be better suited for this neighbourhood. I thank you for taking my concerns to heart and hope that a much more appropriate building plan will be considered.

Sincere regards,  
Brian Benner



## Eric Schneider

---

**From:** Susan Benner  
**Sent:** Wednesday, September 4, 2024 11:02 AM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** 60 Trussler Road

Some people who received this message don't often get email from

[Learn why this is important](#)

Good morning, Mr. Schneider and Mr. Ioannidis, my name is Susan Benner. I live at [redacted] and I am writing today to let you know that I am strongly opposed to the proposed development at 60 Trussler Road.

Here are my concerns.

- 1) The proposed development is suggesting 64 dwelling units but only 73 parking spots. Will there be ample parking at this location, or will the overflow come to my street (Cora Drive)? During periods of increased street parking demands (i.e.: Christmas, Easter, Thanksgiving, summer parties, etc.) there is already an issue with extra parking for the residents of Cora Drive. I can only imagine that problem will be amplified if this proposed housing plan is approved.
- 2) I fear that changing the zoning to allow for this high density dwelling will impact other lots, setting my neighborhood up for extreme changes. I see many of these types of developments in the region, but I felt they wouldn't reach me based on our current country like setting. The very reason we purchased this home in 2003.
- 3) Road safety is a real concern for me. The cars are already speeding down Cora Drive to get to and from Ira Needles/Sniders Road and adding 64 dwelling units to the area will increase traffic, increase noise, and further risk pedestrian safety from racing motorists. I often feel unsafe walking in my neighbourhood (Cora Drive, Penelope Drive, Ira Needles, Trussler Road) due to speeding. You could argue that reduced speed limit would fix that issue but the recent reduction of the speed limit on Trussler Road is a prime example of how that's not the answer. Those who drove 60km/hr+ before the reduction are still driving at that rate of speed. Those who drove 50km/hr before the reduction are now driving the posted 40km/hr. It's fine to reduce the speed limit but if there's no enforcement there's really no point.
- 4) I believe this development will change the landscape and impact the feel and culture of my neighbourhood, affecting my property value. I worry that this building plan could deter potential buyers as this may no longer be viewed as a relatively safe and quiet community.
- 5) There could be an increase in crime within my community because of the proximity of this high-density dwelling.
- 6) The months of construction traffic, dust and noise will directly impact the enjoyment and serenity of my home.

- 7) This plan will call for the removal of old growth trees and green space. The families that would be living in this proposed plan will have no where to go for outdoor activities. There are no parks in this neighbourhood for the children to get their exercise and there doesn't seem to be an allowance for green space at the location of the proposed development. Waldau Woods is currently a very nice spot for a lovely short stroll but I'm afraid that the children from this property development will be attracted to this location and this may lead to destructive behaviour and impact my privacy as our property backs onto Waldau Woods.
- 8) I'm concerned about the access to public transit for these residents. There is a bus stop at Highland Rd/Ira Needles, but no sidewalks along that portion of Highland Road, making that a very dangerous passage. There is also a bus stop on Penelope/Ira Needles but crossing Ira Needles to reach Penelope is treacherous. I refer to that street as Ira Speedway because that's exactly what it is. Very few vehicles drive at the posted speed limit of 60km/hr and there is seldom police presence to deter this behaviour.
- 9) Are the local schools prepared for the potential increase in population? Would the people who would be attracted to this type of development not be better serviced by a location with plans in place for increased student demand?

When this property was sold 3-4 years ago there were posted plans for a 5-unit development. In my opinion, a housing unit of that design would be better suited for this neighbourhood. I thank you for taking my concerns to heart and hope that a much more appropriate building plan will be considered.

Sincere regards,  
Susan Benner

## Eric Schneider

---

**From:** Mary Bland  
**Sent:** Wednesday, September 4, 2024 9:35 AM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** Property development Trussler Road Kitchener.

Some people who received this message don't often get email from

[arn why this is important](#)

Good Morning Councilor, Ioannidis and Mr. Schneider

I hope this email finds you well.

I am writing to express our concerns about a proposed development notice for 64 stacked units at the top of Trussler road in Kitchener.

The site was once a single-family home, the land was sold and a proposed development of 5 luxury bungalows was then posted on the land which was a good fit for the community. Since then, we have now gone to the 64 town houses. We are not councilors or planners so have no concept of how the zoning laws work but how can something be rezoned to a completely different project.

This is a small low-density community and to build 64 town houses on this location will impact this small community immensely.

This development will overlook neighbour's properties, reducing the privacy for the families who spend time with their young children in a quiet environment. The potential noise levels are a serious concern for all the properties that will back onto the proposed development.

Also, with this development comes the issue of traffic which as I am sure you are both aware is major problem everywhere. With this new residence comes an estimated 64 -128 cars which then causes more high-volume traffic, concerns for road safety, increased noise. Will the extra cars or visitors park on the small number of streets we have where the local children play?

We could talk about the impact on the schools and area amenities as well as many other issues but I am sure you are fully aware of these potential problems.

Communities, friends and families talk and the new developments are a hot topic of conversation which is more negative than positive. The general consensus is that this email is a complete waste of time as the public are not being heard. We hope to prove them wrong and start to have a little faith in the City of Kitchener decision makers.

To conclude we are strongly opposing this development and hope that you can find a different alternative to the town houses.

Best Regards  
Phil & Mary Bland





## Eric Schneider

---

**From:** Harry Weiss  
**Sent:** Tuesday, September 3, 2024 5:22 PM  
**To:** Eric Schneider  
**Subject:** Project at 60 Trussler Rd.

You don't often get email from

[i. Learn why this is important](#)

Dear Mr. Schneider,

We live on Penelope Dr. ,just a block away from the site in question. Penelope has all single houses, whereas Rauch Court has only semis. The house across from us has about 14 occupants, the one beside us has been altered to house 3 different families. Behind our property are 85 Townhomes. Many families, many cars. Some cars are parked on the street 24/7.

Needless to say, planning 64 more units is not acceptable. There are very many children in this neighbourhood. There are about 4 school buses picking the children up. This points to an unsafe neighbourhood.

Thankyou for your consideration.

Harry & Trudy Weiss

## Eric Schneider

---

**From:** janette graf-king  
**Sent:** Tuesday, September 3, 2024 3:41 PM  
**To:** Eric Schneider  
**Subject:** i am opposed to the zone change for 60 Trussler road, kitchener -- your info is also misleading

You don't often get email from

[Learn why this is important](#)

Your information on the internet is incorrect on top off all the other things about this rezoning. Please contact me regarding this at

The City of Kitchener has received an application for a vacant land condominium consisting of 5 residential units, and common element areas. An internal drive aisle, walkway, and landscaped areas will make up the common elements.

In keeping with physical distancing measures recommended by Public Health due to COVID-19, an **electronic** public meeting will be held by the **Planning & Strategic Initiatives Committee**, a Committee of Council which deals with planning matters, on:

**Monday, September 13, 2021 at 7:00 p.m.**

(live-stream video available at [kitchener.ca/watchnow](http://kitchener.ca/watchnow))

If you wish to make written and/or verbal comments either in support of, or in opposition to, the above noted proposal you may register as a delegation at [kitchener.ca/delegations](http://kitchener.ca/delegations) or by contacting Legislated Services at 519-741-2200 ext. 2203 by no later than 4:00 p.m. on September 13, 2021. A confirmation email and instructions for participating in the meeting electronically will be provided once your registration is received.

**If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kitchener prior to approval/refusal of this proposal, the person or public body is not entitled to appeal the decision.**

**ADDITIONAL INFORMATION** is available by contacting the staff person noted below or by viewing the report contained in the meeting agenda (posted 10 days before the meeting at [www.kitchener.ca](http://www.kitchener.ca) - click on the date in the Calendar of Events and select the appropriate committee).

**Eric Schneider**, Planner - 519-741-2200 x7843 (TTY: 1-866-969-9994); [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)

**September 13<sup>th</sup> is a friday????????????????**

Respectfully,

**Janette Lynn Graf-King**

Sales Representative

**Re/Max Real Estate Centre (licensed since April 1987)**



Member of

**Life Time Achievement Club**

**Hall of Fame Club**

**Platinum Club**

**We are never to busy for your referrals which are greatly appreciated!**

## Eric Schneider

---

**From:** Holly Burrell  
**Sent:** Tuesday, September 3, 2024 1:43 PM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** proposed development at 60 Trussler Rd

Good afternoon,

I just wanted to submit my comments/questions/concerns regarding the proposed development at 60 Trussler Road in Kitchener.

I can't think of anyone who wants 64 stacked townhouses in their backyard. What happened to 5 executive homes? Much more reasonable, but I'm guessing not as profitable.

They are going to provide 73 parking spaces...for 64 units?? Where will the overflow park? What about visitor parking? Will Cora Drive be lined with cars on a continual basis?

Have the developers provided a plan for a park/green space for these residents? Playground equipment for their children? Or, once again, are they just assuming the small park in Waldau Woods will suffice?

Have the traffic concerns been addressed? There is already a high volume of (speeding) traffic using Trussler Road. Assuming there will only be one outlet from this development, I can't imagine the traffic congestion and increased risk to cyclists/pedestrians.

I struggle to understand how putting 64 units on a property that previously held one ranch bungalow makes sense. I understand the need for development in the community, but this plot of land is not large enough to support this proposal. I mean, technically it is, but just because you can, doesn't mean you should.

I have lived in the area for 30 years. I have seen many changes over this time. Sadly, this development will likely be the final straw, forcing me to find somewhere that has the same vibe that this neighbourhood once had.

I have previously communicated with Bil, and understand that the developers usually get the rubber stamp from the OLT with little or no regard for the concerns of the nearby community. I'm sure there are other issues that I haven't even thought of. I hope that the combined voices of the local residents will at least be considered.

Thank you for your time and have a great day,  
Holly Burrell

## Eric Schneider

---

**From:** Lisa Thompson <  
**Sent:** Tuesday, September 3, 2024 11:35 AM  
**To:** Bil Ioannidis; Eric Schneider  
**Subject:** Re: Proposed Development at 60 Trussler Road

You don't often get email from li.

[Learn why this is important](#)

Thank you Bill.  
I appreciated your time.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 3, 2024, 11:01 AM, Bil Ioannidis <Bil.ioannidis@kitchener.ca> wrote:

Thanks Lisa. Nice chatting with you.

Regards,

Bil Ioannidis  
City of Kitchener  
Councillor Ward 7

Corporate Contact Centre  
519-741-2345  
info@Kitchener.ca

---

**From:** Lisa Thompson <  
**Sent:** Tuesday, September 3, 2024 10:14 AM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Cc:** Bil Ioannidis <Bil.ioannidis@kitchener.ca>  
**Subject:** Proposed Development at 60 Trussler Road

You don't often get email from

[Learn why this is important](#)

Good morning Eric,

Please see the attached document pertaining to the proposed development at 60 Trussler Road.

I will be participating on the September 12th Zoom Meeting.

Please note that I am requesting a notice of decision.

Lisa Thompson



## Eric Schneider

---

**From:** Bil Ioannidis  
**Sent:** Tuesday, September 3, 2024 11:01 AM  
**To:** Eric Schneider; Lisa Thompson  
**Subject:** Re: Proposed Development at 60 Trussler Road

Thanks Lisa. Nice chatting with you.

Regards,

Bil Ioannidis  
City of Kitchener  
Councillor Ward 7

Corporate Contact Centre  
519-741-2345  
info@Kitchener.ca

---

**From:** Lisa Thompson  
**Sent:** Tuesday, September 3, 2024 10:14 AM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Cc:** Bil Ioannidis <Bil.ioannidis@kitchener.ca>  
**Subject:** Proposed Development at 60 Trussler Road

You don't often get email from  
Good morning Eric,

[Learn why this is important](#)

Please see the attached document pertaining to the proposed development at 60 Trussler Road.

I will be participating on the September 12th Zoom Meeting.

Please note that I am requesting a notice of decision.

Lisa Thompson

## Eric Schneider

---

**From:** Bil Ioannidis  
**Sent:** Tuesday, September 3, 2024 10:52 AM  
**To:** DARREN ALI; Eric Schneider  
**Cc:** Anita Zapletan Csonti  
**Subject:** Re: 60 Trussler road

Good morning, Darren,

Thank you for your email. I too have concerns about the proposed development. Feel free to connect with mw at 519-590-5398.

Regards,

Bil Ioannidis  
City of Kitchener  
Councillor Ward 7

Corporate Contact Centre  
519-741-2345  
info@Kitchener.ca

---

**From:** DARREN ALI  
**Sent:** Saturday, August 31, 2024 11:51 AM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Cc:** Bil Ioannidis <Bil.ioannidis@kitchener.ca>  
**Subject:** 60 Trussler road

Some people who received this message don't often get email from dai  
Gentlemen,

[Learn why this is important](#)

We are residents of this small three street community and have been told of a proposal to double our community with stacked housing on Trussler road. I would like it to be know that we whole heartedly disagree with the size of this proposed development. With the incredible building going on at the corners of Ira needles Blvd and Highland Road it has become increasingly evident that the current infrastructure can't handle even the amount of people and vehicles that are now living in those new buildings not to mention the eventual completion of even more currently under construction now. If you agree to the number of units that are proposed you will only be adding to a litany of problems with current congestion that has already been created by your past approvals.

Gentlemen, simply put it is too much....too fast with the current infrastructure not able to handle the number of residents you are being asked to allow into that small area.

Please think this through and I welcome you to come out to the area and look at this proposed site and the impact it will also have on the home owners on Cora dr.

Thanks for listening,

Darren Ali

Sent from [Outlook for Android](#)



## Eric Schneider

---

**From:** Lisa Thompson  
**Sent:** Tuesday, September 3, 2024 10:15 AM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** Proposed Development at 60 Trussler Road  
**Attachments:** 60 Trussler Road .docx

You don't often get email from

[Learn why this is important](#)

Good morning Eric,

Please see the attached document pertaining to the proposed development at 60 Trussler Road.

I will be participating on the September 12th Zoom Meeting.

Please note that I am requesting a notice of decision.

Lisa Thompson

To: Eric Schneider, Senior Planner – City of Kitchener

From: Lisa Thompson, Resident

Re: Development at 60 Trussler Road

My home directly abuts the property in question. Let me start by saying that I recognize that there is a housing crisis, and that the City of Kitchener has committed to intensification. I know that development on this property is inevitable.

The proposed development is simply too much. This property was the former site of one residential dwelling, with an outbuilding. To build 65 dwelling units is a **6500%** increase, which to me is beyond what could be considered reasonable.

The fact that a bylaw amendment, along with an increase in approved building height is required for this development is a primary concern. This area is zoned RES-1. Stacked townhouse are not a compatible addition to this community. Nowhere in this area are there three-story dwellings. In addition to the height of these buildings being an issue, stacked townhouses will have balconies, which will impact our privacy. The desirability and property value of my home will plummet. No one will want to live on “that side” of Cora Drive.

A development proposal was already received and approved for this property, and this feels like a bait and switch. I would ask the City of Kitchener to stand by its original decision.

Failing that - I would ask this question: Were cluster or row townhouses even considered? Would they not be a much better compliment to the existing neighbourhood?

Homeowners like me made very specific choices when we bought our homes. We wanted a low-rise neighbourhood, to live in a community where we connect with our neighbours.

When the City places a higher priority on the wishes of developers (who don't live in the area, or care about the residents) than they do on the long-time residents who have paid taxes, they send a message that we don't matter. Are future residents more important than current ones?

I see the term “mitigation” used in the supporting documents. This isn't mitigation, this is maximization, or more factually - a money grab. I also see the planner using language such as “would be a welcome compatible addition to this neighborhood”. This development is neither welcome, nor compatible.

Some of my specific concerns:

### **Public Transportation**

This area of Kitchener is not well serviced by public transit (a fact which is noted in the planning opinion report). There are no sidewalks on Highland Road, and it is a dangerous

road for pedestrians. Building a development that is likely to attract buyers who will rely on public transportation in an area that does not offer easy access to public transportation would seem to be out of step with the City of Kitchener's guidelines.

### **Site Parking**

I believe the amount of parking allocated for this development will not meet the needs of the residents, as this area is vehicle dependant. I see that 73 parking spaces are proposed, with 10 of those being designated Visitor Parking. With 64 dwellings, that allocates one spot per unit (minus one). In an area that will force its residents to rely on personal transportation, I would expect that more than one resident per dwelling will have a car. How will that issue be addressed? It's likely that residents will utilize visitor parking. This will cause residents and visitors to seek street parking. There is no space for street parking on this piece of Trussler Road (and would be a safety issue if people park illegally). I am quite concerned the parking pressure will spill over to Cora Drive, as it is the only other alternative.

### **Trussler Road**

There is an incredible amount of traffic pressure on Trussler Road, most specifically by the 7/8 highway access points. The development of the lands along Trussler Road/Ottawa Street is adding to an already existing traffic issue. Because of the volume of traffic on Trussler Road, it has become almost impossible to make left turns when exiting the highway. People are going to be killed. This specific area of Forest Heights can be considered very attractive because of its access to Highway 7/8. Adding another high-density development that is likely to add to that issue should be delayed or reconsidered until Trussler Road can be improved. There is also the monstrous high-rise approved nearby on Highland Road that will further impact this problem. Trussler Road around the proposed development is already slated for traffic calming, so this development will just add to that issue.

### **Site Traffic**

There are 38 houses on Cora Drive. This development proposes 64 dwelling units. That is almost twice the number of dwellings being shoehorned into a much smaller space, the space of about 12 of our homes. The plan uses the term "driveway" but let's be honest, that will be equivalent to a road. A road that runs along our backyards. We will be subject to the comings and goings of 65+ cars in our **backyard**. Sadly, it would be preferable to have the roadway against our backyards, as opposed to three story stacked townhomes peering down on us. The loss of privacy, and impact of noise and air pollution will be devastating to us. We have spent a lot of time and money creating a backyard that we use and enjoy.

### **Land Dimensions/Location**



I don't feel that the uniqueness of this piece of land is being adequately considered. This is not a parcel of land fronting a city street, this is a very thin, long piece of land that abuts multiple homes, and will greatly negatively impact our enjoyment of our home's backyards.

Referencing the City of Kitchener Official Plan Policies, I would submit that the following requirements are not being met by this proposed development:

- *New buildings, additions, modifications and conversions are sensitive to the exterior areas of adjacent properties and that the appropriate screening and/or buffering is provided to mitigate any adverse impacts, particularly with respect to privacy.*
- *Any new buildings and any additions and/or modifications to existing buildings are appropriate in massing and scale and are compatible with the built form and the community character of the established neighbourhood.*
- *The lands can function appropriately and not create unacceptable adverse impacts for adjacent properties by providing both an appropriate number of parking spaces and an appropriate landscaped/amenity area on the site*
- *Residential intensification and/or redevelopment within existing neighbourhoods will be designed to respect existing character. A high degree of sensitivity to surrounding context is important in considering compatibility.*
- *Be transit-supportive and/or transit oriented.*

**I return to my original question. If the city does go back on its previous approval and allows a change to the development to this property wouldn't row townhouses be the most reasonable option?**

The Patterson Planning Consultants have been hired by the developer, and it is in their best interests to deliver a plan that provides the highest ROI to the "numbered company" that hired them. This means presenting a plan with the most possible dwellings. They do not care about the current residents, or the impact this will have on our lives. Who is this numbered company, and why do they hide themselves?

I respectfully request that the City of Kitchener task the developer with coming back with an alternative development proposal. I would also ask that an 8ft fence be guaranteed to be built along the abutting properties, and that every effort should be made to save as many of the old growth trees on the property as possible.

Just because something can be done, doesn't mean it should be. I believe this development proposal falls into that category.

Lisa Thompson

## Eric Schneider

---

**From:** Brenda Menard  
**Sent:** Sunday, September 1, 2024 8:23 PM  
**To:** Eric Schneider; Bil Ioannidis  
**Subject:** proposed development of 60 Trussler Road

Some people who received this message don't often get email from b

[Learn why this is important](#)

Hi Eric and Bil,

I have concerns regarding the proposed development of 60 Trussler Road.

The structure is too large for that space of land. The proposed plan states there will be 73 parking spaces, however, city of Kitchener by-law requires 74 for this zone type, RES-5. The by-law requires 1 parking space per dwelling and 0.15 visitor parking space per dwelling. This brings the total required spaces to 73.6, which necessitates 74 parking spaces. Also, a source states the proposed plan has a Floor Space Ratio of 0.57 and minimum FSR, as required by the city of Kitchener by-law is 0.60.

The structures do not fit in with the site lines of the neighbourhood, and, with being 3 stories high, will impede on the privacy of existing homes. Allowing the rezoning of this property sets the precedent for allowing larger developments in the future.

Mature trees will be removed. These trees provide shade, beauty and natural habitat for wildlife.

Presently, this is a quiet and peaceful neighbourhood, and a development of such high density greatly threatens that peace and quiet.

Regarding traffic, I have huge concerns. It is already difficult to get through the roundabout at Ira Needles and Highland, entering from both sides of Highland. Therefore, the current road system cannot support the influx of the increased number of vehicles.

With regard to existing municipal water, sewage and storm run-off, how is the city dealing with the increase of demand of these services? Won't removing green space and replacing it with the 3 structures, concrete and pavement increase the risk of flooding in the area?

How are garbage, recycling and snow removal vehicles supposed to have adequate access to the area? If there is on-site garbage storage, will increase unwanted animals and smells.

In conclusion, I am very opposed to the proposed development of 60 Trussler Road.

Thank you for your time and consideration of these concerns.

Brenda.

## Eric Schneider

---

**From:**  
**Sent:** Sunday, September 1, 2024 2:39 PM  
**To:** Eric Schneider  
**Cc:** bilioannidis@kitchener.ca  
**Subject:** 60 Trussler Road zoning exemption

You don't often get email from

[Learn why this is important](#)

Hello Eric,

I live on Cora Drive and am concerned about the request for zoning height change and decreased side yard setback.

The height exemption request is 11.6 metres, which to me is 38 feet higher.

Google tells me the average height of a storey in an apartment is 10 feet.

Does the requested exemption equate to one? two? three? additional stories on the stacked units?

The card I received says the concept is for 3 buildings of 3 storeys each, yet picture show 2 storeys.

How tall would these proposed stacked townhouses be?

How much is the decreased year setback that has been requested?

How many units would be permitted with no zoning exemption?

Thanks

Lynn

c.c. Bil Ioannidis, ward 7 councillor

## Eric Schneider

---

**From:** SYLVIA LAMMERS  
**Sent:** Sunday, September 1, 2024 11:58 AM  
**To:** Eric Schneider  
**Subject:** Trussler rd housing development

You don't often get email from

[Learn why this is important](#)

Hi there  
To whom it may concern

As a long time resident living on costain crt just off Trussler rd, I am very concerned regarding the new housing development proposed for the land behind Devtek.

I'm concerned about:

- Added traffic on Trussler rd
- it's a high density project in a low density neighborhood
- possible overflow parking spilling onto adjacent streets.
- higher buildings overlooking neighbors

Gary Lammers



Gary Lammers

▼

-----

-----

-----

-----

[Sent from Rogers Yahoo Mail for iPhone](#)

## Eric Schneider

---

**From:** Gary Lammers  
**Sent:** Sunday, September 1, 2024 11:53 AM  
**To:** Eric Schneider  
**Subject:** Trussler rd housing development

[You don't often get email from ; learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

Hi there  
To whom it may concern

As a long time resident living on costain crt just off Trussler rd, I am very concerned regarding the new housing development proposed for the land behind Devtek.

I'm concerned about:

- Added traffic on Trussler rd
- it's a high density project in a low density neighborhood -possible overflow parking spilling onto adjacent streets.
- higher buildings overlooking neighbors

Gary Lammers

Gary Lammers

## Eric Schneider

---

**From:** DARREN ALI  
**Sent:** Saturday, August 31, 2024 11:52 AM  
**To:** Eric Schneider  
**Cc:** Bil Ioannidis  
**Subject:** 60 Trussler road

Some people who received this message don't often get email from ,

[Learn why this is important](#)

Gentlemen,

We are residents of this small three street community and have been told of a proposal to double our community with stacked housing on Trussler road. I would like it to be know that we whole heartedly disagree with the size of this proposed development. With the incredible building going on at the corners of Ira needles Blvd and Highland Road it has become increasingly evident that the current infrastructure can't handle even the amount of people and vehicles that are now living in those new buildings not to mention the eventual completion of even more currently under construction now. If you agree to the number of units that are proposed you will only be adding to a litany of problems with current congestion that has already been created by your past approvals.

Gentlemen, simply put it is too much....too fast with the current infrastructure not able to handle the number of residents you are being asked to allow into that small area.

Please think this through and I welcome you to come out to the area and look at this proposed site and the impact it will also have on the home owners on Cora dr.

Thanks for listening,

Darren Ali



Sent from [Outlook for Android](#)

## Eric Schneider

---

**From:** Violet Balzer  
**Sent:** Wednesday, August 28, 2024 10:22 AM  
**To:** Eric Schneider  
**Cc:** bil.ioannidis@kitchener.ca  
**Subject:** Opposition to Development at 60 Trussler Road, Kitchener

You don't often get email from

[learn why this is important](#)

Good Day Eric,

We live on Trussler Road and wish to express our STRONG opposition to the proposed development at 60 Trussler Road.

Originally, this property was a single home lot, which was sold and a reasonable proposal was planned to subdivide it into 5 executive lots. However, the current proposal for 64 dwelling units with 73 parking spaces is excessive and incompatible with our neighborhood.

A development of that size was never planned for this area and approval of such overcrowding on this lot would be negligent abuse of maintaining the faith in our Mayor and Councilors to consider why our bylaws have been written and passed as they currently stand.

We request that the City halt this application and restrict any future application to remain within all current bylaws / easements and consider the existing communities where such applications are entertained. Bylaw enforcements are for everyone and cannot be changed to pad the pockets of developers. We are shocked that this proposal was allowed to get this far in the planning stages.

While we understand some development is necessary, it should enhance, not overwhelm, the area. We firmly oppose increasing the building height to 11.6 meters and urge that any new structure be restricted to 2 stories. Additionally, reducing the side yard setbacks and reducing / removing or turning green space into parking lots is unacceptable. Our community needs areas for recreation, tranquility, and a sense of home.

Furthermore, Trussler Road already faces traffic issues, and adding more density without addressing these problems needs to be addressed. We were promised traffic calming measures this year, and this proposal seems to



disregard that commitment. Also, to date, no traffic calming measures have been put in place.

If you have any further information regarding this application or how to best understand our appeal rights we would like to receive it prior to the ZOOM meeting so that we are prepared.

Thank you for considering our concerns.

Best regards,

Violet & David Balzer

## Eric Schneider

---

**From:** Sarah Knechtel  
**Sent:** Monday, August 19, 2024 6:04 AM  
**To:** Eric Schneider  
**Subject:** Lot on trussler rd

You don't often get email from

[Learn why this is important](#)

Hi,

We spoke a few years ago about the lot on trussler. There is a new sign about it now being re zoned into a 64 unit housing complex. I am absolutely furious about this...I didn't move into a neighborhood to have my backyard looking onto a housing complex.

I haven't been notified of this change in zoning, I also asked specifically the last time we spoke if this was the case and it wasn't.

Has the rezoning passed already? I want the details of this.

Sarah