

"Attachment D"

From: [REDACTED]
Sent: Wednesday, August 28, 2024 7:51 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Cc: [REDACTED]
Subject: RE: 9-27 Turner Ave, Kitchener

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Hi Tim,

Thank you for your email. We have further questions and concerns below in [blue](#).
We both will be joining the meeting on September 5th.

Thank you,

Bob Ward & Heather Kurtin

From: Tim Seyler <Tim.Seyler@kitchener.ca>
Sent: Tuesday, August 27, 2024 8:54 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 9-27 Turner Ave, Kitchener

Hi Bob and Heather,

Thanks for the email and the questions. I believe most of your questions can be answered by reviewing the online documents that are provided. Here is a link, and you can click on the submitted documents such as the proposed site plan, grading plan, elevations of the buildings etc.
https://app2.kitchener.ca/AppDocs/OpenData/AMANDADatasets/Supporting_Documents_List_721424.pdf

I've also tried to answer your questions in red below. Also I hope you will be attending the neighbourhood meeting next week to hear more details about the proposal, and at that time you can ask questions of staff and the applicant.

Please let me know if you have other questions.

Thanks,

Tim Seyler, BES, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca



From: [REDACTED]
Sent: Sunday, August 25, 2024 5:55 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Cc: [REDACTED] Scott Davey <Scott.Davey@kitchener.ca>
Subject: 9-27 Turner Ave, Kitchener

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Hello,

We reside at [REDACTED] the proposed development site. We have concerns and questions as follows.

Is this a condo or apartments?

At this time the owner has not specified the tenure of the building.

What side of the building will the driveway be on? Obviously, our preference would be next to Arby's.

As per the proposed site plan the buildings are oriented towards the street and the commercial properties. The driveway is being proposed next to your property.

What is the placement and orientation of the building on the lot?

See above.

Where will the parking lot be and how many spaces?

Please see the proposed site plan for the layout of the parking. There are 36 spaces being provided. 5 of which are visitor spaces, and 2 are barrier free spaces. What does "barrier free spaces" mean?

Has the affect of traffic and parking on the street been considered? Street parking is already busy without the addition of a 30-unit building.

Traffic is a consideration that we do take under consideration. Our transportation staff are currently reviewing the traffic in the area, and will be providing comments.

What tree(s) will be removed from the property directly beside us. We are concerned about the health and preservation of our large maple tree in the rear yard.

Some trees will be required to be removed, and you can see the Tree preservation plan provided. Tree protection fencing will be required during development to ensure the health of your tree on your property. Trees 26, 28 and 29 are proposed to be removed and they provide great protection from wind for our tree (27). We are very concerned for the preservation and safety of our tree.

What is the estimated duration of the project and estimated completion date?

I do not have the specifics of the construction timelines.

What is being proposed for proper drainage away from our property as the neighbouring property is higher than ours? This is a big concern due to the fact that we are the lowest house on the street.

A grading plan is required to ensure the appropriate drainage takes place, the grading plan shows a retaining wall on the side adjacent to your property. What is the retaining wall constructed of?

What will happen with the existing retaining wall joining our driveway with the neighbouring driveway? Will it be replaced with a new retaining wall? Will the property be regraded so that a retaining wall is no longer required? Is that even an option?

See above. We don't see anything regarding the existing retaining wall joining our driveways. What is the plan for this? The existing retaining wall is in poor condition and is not on our property however is leaning towards our driveway. As there are three parking spots along the exiting driveway retaining wall, will there also be a privacy fence installed there?

Will there be a privacy fence and trees for the back yard? Privacy and security is obviously a major concern.

A privacy fence is required to be installed when parking is adjacent to a residential zone and this will be required for this development. What is the height of the privacy fence and what material will it be constructed of? We see that the area right next to the privacy fence is labelled "snow storage". Often, fencing is pushed during snow piling and clearing. What will be done to ensure the integrity of the fence isn't compromised?

Will there be a hedge and greenspace between the new building and our driveway?

There is limited greenspace being proposed between the building and your driveway. The owners will be required to provide appropriate landscaping and that will be reviewed by our Urban Designers.

Will there be an enclosure around the garbage area proposed at the front of the property next to our driveway? Will we be looking at garbage from the front of our home?

We have great concern about the affect of construction vibrations from machinery and tamping to our shop floor and house foundation.

Bob Ward & Heather Kurtin



From: PFK LAND [REDACTED]
Sent: Saturday, August 31, 2024 10:56 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: 9-27 Turner Avenue-Comments

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Tim Seyler, Senior Planner, File Manager:

Having reviewed the current development application plans. The applicant wishes to maximize the land use and requires relief from the rear yard setback. This disregard for current minimums unfortunately has become the norm.

Essentially, all existing trees will be removed, and the current, largely permeable site will now become impermeable. We would question the 5-year pre/post storm controls, and suggest they be increased. (minimally 25 year storm).

Offsite, we would prefer the boulevard profile be preserved, and do not support sidewalks all along Turner. The fact that pedestrians use the roadway helps to slow traffic, particularly when the nearby Mosque floods the neighborhood with vehicular and pedestrian traffic. At other times Turner has become a 1/4 mile speedway shortcut from Frederick to Victoria. The intersection is dangerous.

Please keep us informed of progress.

Thank you,

P. Kaudewitz
Long-time resident.



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