

To: Committee of Adjustment for the City of Kitchener

From: Vitalie Lapidus & Ion Lapidus

Date: March 14, 2025

Re: **Written Submission for Application# A 2025-017 – 1157 & 1175 Weber Street East**

Committee of Adjustment for the City of Kitchener,

We **do not agree** to allow a minimum street line setback for mid-rise and tall buildings to be 1.8 meters rather than the minimum required 3 meters. Additionally, we **do not agree** to allow a minimum percent façade opening along Weber Street of 25% rather than the required 50%.

Reasons why we do not agree:

Due to the construction of an eleven-story building close to the street, there will be no sunlight available for our home.

- **Mold growth potential:** A house that does not receive sunlight will remain cool. A fungal growth may develop on the walls as a result of moisture retention, absence of sunlight can result in an increased humidity that is conducive to mold growth.
- **Increased energy consumption:** Moreover, artificial lighting will have to be utilized more frequently, which will result in increased energy costs.
- **Dim and depressing atmosphere/ Poor plant health:** Due to the absence of natural light, it can contribute to a feeling of dampness, gloominess, and a lack of warmth, which can contribute to a negative mood and even negatively affect the growth of certain plants within a property.

Sincerely,

Vitalie Lapidus & Ion Lapidus