

From: Tony Soares
Sent: Monday, February 3, 2025 12:30 AM
To: Brian Bateman
Subject: Concept Site Plan 44-50 Arlington Blvd

Follow Up Flag: Follow up
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Hello Brian,

My Name is Tony, a neighbor of the proposed site on Arlington Avenue.
I would just like to express my thoughts on the plans proposed.

I did review and like the storm water collection plan. It seems to address my first concern of surface water collection and flow direction. Arlington Blvd has a higher grade then the properties to the west and continues a slope towards Pinecrest. This has created flooding into garages and backyards during heavy rain and snow melt. With the introduction of non permeable parking surfaces, the proposed underground storage should address any flooding.

Another site map proposal listed is the location of the waste collection bins. Is this something that can be relocated to the end of the parking lot? (west side). I see the proposed location as being very easy for the illegal dumping of garbage in the bin or Infront of the bins if they are locked. These bins can not accommodate bulk items or anything that dose not fit through the door and in most cases items are left regardless and exposed to the elements
On a street view stand point, they will also be highly exposed to car traffic and pedestrian traffic even if scrubs are placed around them. This could also create an extra parking space in that location if move to the back .

I also see proposed fencing placed around the perimeter of the property. The proposal states that the fence will be placed on the property line. My understanding is when placed on the property line the fence becomes a shared responsibility of the 2 properties. With this property having higher usage , more vehicles, more visitors, snow removal or snow being pushing against the fence damage will and continue to happen. Vehicle parking will also be perpendicular to the fence, contact and bumping does happen more frequently in this case. Even with the planter overhang, shrubs in the 800mm green space contact can happen. Only takes a pickup truck with a trailer hitch backing in and the fence has a hole.

In this case, I would request the fence be placed within the property of the proposed site plan to avoid my possible involvement of fence repair or insurance claims. It would also avoid disturbing the existing curb which is 25mm from the property line with the concrete post support holes.

Thank you for taking the time to review this email. Any feed back will be appreciated.

Tony

From: Navdeep Basin
Sent: Friday, January 31, 2025 10:55 AM
To: Brian Bateman
Cc: Dave Schnider
Subject: Re: Objection to Proposed Development & Request for Applicable Bylaws - 44-50 Arlington Boulevard, Kitchener

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Dear Brian,

I am writing to formally object to the proposed development at Project - 44-50 Arlington Boulevard, Kitchener, and to request information regarding the bylaws and regulations governing this proposed change. As a resident and homeowner in this community, I have significant concerns about the potential adverse effects this development will have on our neighborhood.

Firstly, the introduction of a high-density development will likely lead to a depreciation in the value of existing detached homes. The character and appeal of our neighborhood are rooted in low-density residential living, and altering this dynamic may have long-term financial and social consequences for current homeowners.

Secondly, increased traffic congestion is a major concern. The existing infrastructure is not designed to accommodate a substantial rise in vehicle volume, which may lead to safety hazards, especially for pedestrians and young children. The strain on public services and local amenities will further diminish the quality of life for residents.

Another major concern is the inadequacy of parking provisions. The proposed development includes only eight parking spaces for 16 dwelling units, which is insufficient to accommodate the potential number of residents and visitors. Any overflow of vehicles will inevitably spill onto residential streets, creating congestion, safety issues, and unnecessary disruption for current homeowners. The lack of proper parking planning will exacerbate traffic conditions and lead to disputes over street parking.

In light of these concerns, I respectfully request access to the applicable zoning bylaws and municipal regulations that govern this proposed development. I would appreciate clarification on how this proposal aligns with existing policies and whether any zoning amendments are being considered. Additionally, I would like to be informed of any public consultations or hearings regarding this matter.

I trust that our concerns will be given due consideration, and I look forward to your response. Please provide the requested information at your earliest convenience.

Sincerely,
Navdeep Kaur Bhasin
Arlington Blvd, Kitchener, N2A 2G9

Contact Information-

On Fri, Jan 31, 2025 at 10:48 AM Navdeep Basin

wrote:

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