

May 15, 2025

To: Jason Deneault, Dave Schnider, Kitchener City Council, Brian Bateman

I am writing to address an issue that has been reported in the Waterloo Region Record today, specifically a question by Councilor Jason Deneault regarding further parking space reduction for the stacked townhouse development on Arlington Blvd.

This week, Kitchener City Council has approved the stacked townhouse development at 44-50 Arlington Blvd. I am not surprised, but I am opposed to the development in its present form. As a close neighbor to this development, I chose not to express my concerns initially as I have felt that my opinion as a concerned neighbor would not be considered of much value. It is evident from the ideology espoused by developers and City Planning department personnel, if not the broader population, that property development with reduced available parking spaces, is considered acceptable.

As a long-time resident on Pinecrest Drive, close to this development under discussion, I can tell you from hard experience that the reality of how people choose to live, and the parking requirements demanded (not required, demanded), is not in alignment with how this property development is being presented. The proof in this is the two triplexes on either side of the Pinecrest/Weber intersection. Both of those units, one of which is immediately adjacent to the proposed development, have three dwellings and four available parking spaces. The style and size of these triplexes is similar to those being approved for the Arlington development.

My experience while living on Pinecrest for in excess of 25 years is that the parking demands posed by this type of housing is far more than what the aforementioned ideology would suggest. With the present triplexes, with parking spaces already exceeding the number of dwellings, there is constant parking pressure on Pinecrest that frequently intrudes on bylaws and neighbours alike. There has been considerable involvement by city By-Law enforcement---and police, as recently as this past month. One of these units appears to have at least six cars for three units, while the other seems to have at least four for three units.

I fail to see how this new development, as currently proposed, is going to attract different clientele from the triplexes already here, with fewer cars. Current real evidence from the existing dwellings at this location on Weber St., suggests that the ideology of fewer parking spaces, at least for this neighborhood, is wrong. I can only hope that my small voice will be listened to, and ideas of further reduction of the eight parking spots for 16 units will be quashed.

As already approved, I think a serious error is being committed by building housing with fewer than one parking space per unit, for this neighborhood. **The argument that the current transit available is sufficient for these proposed occupants is shown false by the current occupants of the triplexes already here.**

Duane Freeman