

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Petition in preparation for hearing of A2204-052 50 Frederick st.
Date: Thursday, July 11, 2024 3:41:56 PM
Attachments:

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Committee of Adjustment Hearing July 16,2024

Please accept for consideration , this petition on behalf of the interested parties and residents of 250 Frederick st. Kitchener

Thank you
Submitted by

Christopher Wilson

My non- petitioned submission will be forthcoming in another email.

"see attached PDF"

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment.

Issue Parking;

The current 250 Frederick street multi residential site plan (SP 12/068/F/SR) dated June 27/2013 describes 117 of the 140 required parking spaces in the application A2024-052. Of these 117 there are 13 of the 28 minimum spaces required with open to air parking spaces in the back of the building, 9 of which are for Visitor parking. These are all accounted for in the total of 117 spaces of the 107 required as permission granted by the 2012 Committee of Adjustment. The 117 parking spaces fall short of the 140 total required. The 9 visitor parking spaces of the minimum required 28 are not, and have not been utilized as resident visitor parking as per the current site plan intent when permission for the last adjustment in 2012 was granted. The current plan clearly states that the Owner agrees to "develop and maintain the site in compliance with the approved site plan" (see plan application 12/068/F/S/R).

The applicants for this current adjustment review have presented to the Committee of Adjustment an application when they have permanently used the resident visitors parking space for use other than Resident parking and thus, arbitrarily removed more than half of these spaces (two space no parking and a 3 space dumpster for trash removal) from the plan of 9 available as was intended for the residential parking plan.

Residents are currently and have been receiving Bylaw parking citations (penalty) for parking in Visitor parking spaces as this applicant makes use of bylaw enforcement to limit resident access to the current plan of 9 permitted of the 28 required resident visitor parking spaces alone.

This applicant has also increased the cost of parking inside the building for many existing residents and some by as much as 300%, thus pricing them out of parking within the intended plan and onto the street parking which there is none for overnight. This creates an affordable housing shortage circumstance for the current residents. Our current Kitchener parking Bylaw enforcement resources are being used to cover the city parking overflow of this parking shortage that has been created by the applicant. Through citation and permits, this expense of using city resources is unfair to both the city administration and the taxpayer who is paying for it. We challenge the committee to obtain parking bylaw enforcement history records of the resource utilization not only of the residents of the 250 Frederick address but to include the others in the immediate surrounding area.

Of the parking spaces available in this plan there is no room or consideration inside or outside for resident or visitors that are disabled and in need of parking space or accessibility to their residence in this application. *The Accessibility for Ontarians with Disabilities Act (AODA)* is a law that sets out a process for developing and enforcing accessibility standards. The standards for this location have been framed by the framers with a grandfather clause protecting the property owner from extensive compliance and renovation costs with property built before the implementation of the Act. This grandfather clause should be sufficient to protect the applicant and their financial interest but it falls short of protecting the aged and disabled population residing at 250 Frederick Street. Accessible parking spaces that should be allocated but is not yet, would further reduce the number of parking spaces available to the residents.

The reasons for rejecting this application are clear. Adding more required parking space to an existing overly parking congested situation would be detrimental to the city resources and residents residing at this 250 Frederick location and their ability to park their vehicles.

Name; Unit# Telephone: Email: Date;

Pg 1059

NAME

UNIT
#

TELEPHONE

EMAIL

DATE

Tracey Caplin

July 8th 2024

Tessa D'Achille

July 8th/24

Robert Elder

July 8

KOL BREKE

July 8/24

JANE TATTAIE

July 8/24

Winne Hahel

July 8/24

Denise

Josh Bravin

July 8th/24

Lily Glover & Darcy
Glover

July 8/24

Aislinn Clancey -

July 8/24

Gregor Sim

July 8/24

Linda Vos

July 8/2024

Rach + Linda Dunn

July 8/2024

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

Name;	Unit#	Telephone:	Email:	Date;
BRENDA Zmija				July 8/24
Lisa Pietschinsk				July 8/24
Maurice Sachs				
Linda Sachs				
Les Hwiler				
Matt Larrisa				Jul 8 2024
Maciej Deonizick				
Peter Sawatzky				July 8, 2024
LINDSAY LISE				7/08/2024
Marym + Erica Pfeife				July 8/24
Robert Brown				July 8
Doris Kruger 917th				
NORM PETTIFER				

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

Name; Unit# Telephone: Email: Date;

NICK ZEIS

Barb Hynnisett

James Ahadie

Chris Wilson

July 9/24

Candice Leyland

LINDA ALLEN

July 9/24

Giordana Vidovic

July 9/24

Vanessa John

Francine Laforge

Ashley Weiler

Graeme Johnstone

F Cechagias

July 9/24

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

Name;	Unit#	Telephone:	Email:	Date;
Steven Mai				July 9/24
Mamad				July 9/24
Mamad (1104)				July 9/24
Bridget WUESS				0-11/24
Steven KIEFFER				
Kathleen FLDHR				July 9/24
Alexander				
Heather Berry				July 10/24
Janice Chivers-Wilson				July 10/24

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

Name;

Unit#

Telephone:

Email:

Date;

DL
Jennifer Llew

July 10/24

Melissa Segin

July 18. am

Laurie Scott

Brandon Byon

July 10, 24

LANA JENKS

Norm HUSTON

11

J. M.
PETTERINI

11

Joint resident petitioned response to the application presented to Kitchener Committee of Adjustment. (Cont'd)

Name;

Unit#

Telephone

Email

Date;

MARC & Kim Boivin

July 9, 2024

JANET BECKER

Sanja Sekulic

Sam Hain

KAREN LORENTZ

Amanda Hernandez

RECEIVED FROM

SHERYL RICE MENEZES
SENIOR PLANNING TECHNICIAN
PLANNING & HOUSING POLICY DIV
CITY OF KITCHENER

WED - APRIL 24
2024

		SITE PLAN		REVISID:		SITE PLAN APPLICATION: SP 12/068/F/SR	
GRAND RIVER PROPERTY MANAGEMENT 250 FREDERICK ST.		SCALE 1:400 DATE: JUNE 27, 2013		0 2.5 5 7.5 10		PLAN SHOWING LOTS 1 & 2 OF R.P.429	
City of Kitchener COMMUNITY SERVICES DEPARTMENT				CAD FILE: SP12068FSR.DWG			

SITE STATISTICS

Zoning- R8
Lot Area- 2,352.30m²
Building Coverage- 641.40m² (27.27 %)
Landscaped Area- 913.65m² (38.84 %)
Asphalt / Hard Surface Area- 797.25m² (33.89 %)

Parking Required:
1) COA A 309 / 86 (1986) granted permission for 107 unit apt bldg. to have 106 parking spaces
2) 2012 - addition of one unit requires 1.25 sp / unit = 1 space
TOTAL required = 107

Parking Provided:
Underground: 100 (B1: 51 spaces, B2: 49 spaces)
Surface: 17 (+ on surface under building + 13 on surface open to air)
TOTAL provided: 117

Parking Space Minimum Dimensions- 2.8m x 5.5m
Number of Visitor Spaces - 9

MULTI-RESIDENTIAL
Number of Units- 108
(two bedroom 61, one bedroom 31, / one bedroom 16)

NOTE:
ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH
POURED CONCRETE CURBING

CONDITION:
VISITOR PARKING SIGNS TO BE INSTALLED AND
SURFACE PAVEMENT MARKINGS TO BE COMPLETED

CITY OF KITCHENER
COMMUNITY SERVICES
DEPARTMENT

SITE PLAN APPROVAL
PURSUANT TO SECTION 41
OF THE PLANNING ACT

SIGNATURE _____
DATE _____

THE OWNER AGREES TO
DEVELOP AND MAINTAIN THE
SITE IN COMPLIANCE WITH
THE APPROVED SITE PLAN
AND ACKNOWLEDGES
RECEIPT OF ONE COPY OF
THE APPROVED SITE PLAN.

SIGNATURE: _____
DATE: _____