

Evan Wittmann

From: aidan van heyst <[REDACTED]>
Sent: Friday, February 28, 2025 11:35 PM
To: Evan Wittmann; Stephanie Stretch
Subject: 924-944 King St W

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Dear Evan and Stephanie,

I am writing to you about concerns regarding the proposed zoning change and development proposed for 924-944 King St W.

I am a resident of Mary Street and I currently work in the mining and environmental permitting sector. I am keenly aware of the many regulations that restrict developments based on environmental concerns. For me, I see the regulations as a way for the government to protect those who cannot protect themselves. Many of these regulations came about due to mistakes made in the past and keeping to these regulations is keeping health and safety in the forefront. In my job, when I see a company trying to get around regulations or have exemptions from the rules, I see it as them skirting responsibility and trying to do things easier for cheaper. And I honestly see this zoning amendment request the same way. It is an easy way for the city to build something easy and to turn a buck.

There are many high-rise developments being built in this area already - has there been a cumulative assessment on the housing requirements of the city considering the new developments? Is a building such as the one proposed still required to meet housing demands? Or will there still be a lack of affordable housing units and a surplus of luxury one-bedroom units?

Instead of building another high-rise where it may not be needed, why can't the city take some responsibility for its citizens and require that the developer include a sufficient number of affordable housing units? People in our community who are unhoused cannot wait for the market to adjust to the increased surplus of apartments and wait for rents to decrease. There is so much uncertainty in the world right now - who knows if rents will ever decrease to a level where they are actually affordable. The city needs to take action and demand that affordable units are being built. There is an entire city block across the street that is zoned SGA3 but is currently being used as a parking lot that sits empty most of the time. Why can't we build high rise apartments there and make good use of the space that is otherwise wasted? On the side of King Street next to single family homes, why not build mid-rise buildings (as is being done on similar stretches of King Street in Waterloo) and subsidize affordable housing units?

I think that as a city we are at a crossroads. The city can continue to allow these developers to make money while people in the community cannot afford rent, or the city can protect its citizens and demand better of these developers. We have the chance to build a wonderful and thriving community, but I don't think that can be done by ignoring the people suffering the most and changing the rules for the highest bidder.

Thank you,

Aidan Van Heyst
Resident of Mary Street

Evan Wittmann

From: Elizabeth Stevens <[REDACTED]>
Sent: Wednesday, February 26, 2025 9:20 PM
To: Evan Wittmann; Stephanie Stretch
Cc: [REDACTED]
Subject: 924-944 King St W

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Dear Evan and Stephanie ,

I write this with very small hope that your request for community feedback is genuine and solicited in good faith, and that it might make a difference. I am a resident of Mary Street and I am writing to share concerns about the development plan for "my backyard", specifically, the GSP Application for 924-944 King Street West.

Many of the citizens of Kitchener-Waterloo, and most of my neighbours, appreciate the responsibility of municipal and provincial governments to increase density, particularly on arterial roads and around transit stations. However, this proposed development goes beyond what is reasonable, and in fact, is in conflict with The City's own democratically developed Official Plan, Zoning By-Laws, and Design Guidelines. We are in a position to plan a healthy, vital densification of our city. However, Tall Buildings such as this one will not get us there.

Residents of Tall Buildings, greater than 10 storeys, are at greater risk for becoming disconnected from street life and their communities. Daniel Capon, in the Canadian Journal of Public Health, has written that detachment and isolation is a risk factor for mental health difficulties, and this isolation grows with increased building height. Even for passersby, building height can have negative psychological impact. Walking or driving through the Tall buildings along King Street at Columbia in Waterloo, you will likely experience some level of psychological stress. With 5 or 6 storey buildings, visual connection between pedestrians and residents is maintained, and along with that, a sense of well-being. Sense of personal safety can also be compromised by the disconnection created by Tall Buildings. And even more than that, research in the early 1980s found that within lower to middle income areas, taller buildings are associated with higher rates of property crime (Oscar Newman, Defensible Space, 1982)

In addition, the negative environmental impacts of Tall Buildings are considerable. In a 2012 report, Patrick Condon from the University of British Columbia highlighted that high rises use almost twice as much energy per square foot as mid-rise structures due to the effects of sun and wind on the tall

structure. He also noted that high-rise buildings are built largely of steel and concrete, materials which are 10 times more greenhouse gas intensive than wood, more often used in the construction of low rise and mid-rise buildings. Finally, Tall buildings cast significant shadows over the surrounding neighbourhoods, with a reduction in sunlight that can have negative implications for the health of humans, animals and plants.

We have a unique opportunity to increase the density of the City of Kitchener in a thoughtful, healthy way. Approval of the rezoning application flies in the face of healthy city design and would be squandering our opportunity to design our best possible city for now and the future. Densification can occur with low to mid-rise buildings, and in so doing, respecting the integrity of our neighborhoods as well as contributing to the health of our current and future citizens and the environment in which we live.

Thank you. Respectfully, Elizabeth Stevens (Resident, Owner and Psychologist), [REDACTED]
[REDACTED]

Evan Wittmann

From: Alanna McKillop <[REDACTED]>
Sent: Sunday, February 23, 2025 10:25 PM
To: Evan Wittmann
Subject: Letter Formatting Issue re:924-944 King St. W.

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Sir,

I am resending you a previous email as I am concerned that there may have been a formatting issue and that you may not have been able to view my email in its entirety. I apologize for any inconvenience.

Re: 924-944 King St W.

To Whom It May Concern:

This letter is written regarding the GSP Group Application for a Zoning By-Law Amendment to the properties along the King St. corridor including 924-944 King St. West, Kitchener.

Recently, the Dez Capital Corporation has proposed a development along this section of King St. corridor that would consist of a 28 storey mixed use building that includes both retail and residential units. Currently, these lands are soon to be designated SGA2, allowing for Medium Intensity Mixed Corridor use (MU2) which allows for building heights of 24m (approximately 8 storeys) and a Floor Space Ratio of 1.0 - 4.0.

In December of 2024, the GSP group put forth an application to rezone this area to an SGA3 designation; thereby allowing for building heights of up to 28 storeys (their site specific building equalling 99.2 m in height) with a redesignated Floor Space Ratio equalling 11.66.

I am writing to you today, to state my opposition for the rezoning of these lands while encouraging you to maintain the current Strategic Growth Plan - keeping this area designated as SGA2.

Having attended the virtual zoom meeting on February 19th, I was both shocked and dismayed with the 'positive spin' that was placed on this development by the developer. I am the current owner and resident of 49 Mary St. and have lived at this residence for 27 years. My property lies directly behind a portion of this proposed development with Dodd's Lane lying between my backyard and this proposed building. I have numerous concerns and my arguments against this development stand as follows:

Sunlight- In reviewing the Shadow Study, I have found that on the best day of the year, June 21st, my property will not begin to receive sunlight until after 2pm (page 8 of Shadow Analysis). This lack of sunlight will have devastating effects on my vegetable garden and the plants in my yard. This will greatly hamper the use and enjoyment of my property while adding to the list of problems that occur with reduced vegetation in urban environments.

Privacy- Floor Plans (page 2 and 3 of Floor Plans) indicate that there will be 8 balconies per floor overlooking my backyard. That amount totals (8 balconies) x (22 floors with balconies) = 176 balconies

looking into my backyard. Where is the use and enjoyment of my yard?

Transportation- The GPS Group has proposed that Dodd's Lane will act as a secondary entrance/exit for this building. Dodd's Lane is just that -- it is a lane and just barely wide enough to accommodate a single vehicle. While the developer proposes that the King St. will act as the main vehicle entrance, any traffic on Dodd's Lane will be too much. Vehicles can not pass each other. With the newly constructed building at the corner of King and Pine St., and the fact that residents will only be able to make a right hand turn from Pine St. on to King St., significant traffic flow increases as well as increased noise/emission levels will inevitably follow on the residential streets of Mary, Herbert and Pine Streets.

Wind and Wind Tunnel Effect- While street level Wind Studies are required for the proposed development, there are no such studies for the properties bordering this building. It must be noted that while this proposed building will act as a buffer to the properties on its northern side, any openings within the building's framework (e.g., the vehicle entrance tunnels or the service easement on the west side of this building) will actually act to increase wind flow on surrounding properties. As we typically receive winds from the south-west, this will also impact our properties (as it did when houses were removed on Park St. for the building of the Sunlife parking lot – we lost 2 mature and 3 semi-mature trees during the first summer storm, our neighbours and the Mount Hope cemetery also sustained significant damage).

Light Pollution- In order to maintain safety within Dodd's Lane, this building will inevitably engage in the use of nighttime lighting practices. This will cause a great deal of light pollution to surrounding properties, again, affecting the quality, use and enjoyment of these properties.

Infrastructure- Our province has encouraged and mandated the development of high-density residential areas. And while we receive funding to meet government housing targets, I am wondering whether or not we have also taken appropriate steps to ensure that this development is successful? While we may end up with more places for people to reside, I question if we will be able to support this growth with the necessary medical, emergency and social services needed with such population growth? Does our city have a viable strategic growth plan for this, as the newly designated hospital is not set to open until 2034 – as just one example.

Land use metrics (Height Transition Requirements)- It is my understanding that the property to the south-west of this area (Sunlife parking lot) is designated as SGA3 and that this proposed development would be situated on land that has been designated SGA2. The reason for such designations is to meet 'Transition Zone Requirements' as per our current City Planning By-Laws. The properties (924-944 King St.) are on narrow lots which do not uphold the current practice or future plans for this area. By allowing a 28 storey building on this site we would be breaking with the practice of requiring adequate transition zones between low-rise residential zones and surrounding areas. It is also my understanding that the current SGA3 zoning by-law only allows for buildings up to a height of 25 storeys, and if approved, this site specific plan would further exceed and violate current city zoning by-laws for even SGA3 zones .

All of those reasons being stated, I implore you to stick with your Strategic Plan and maintain the current building designation of SGA2 for the north side of the King St. corridor between Union and Pine Streets. I am not against development in my backyard. I understand the need for housing and support reasonable initiatives, which include the building of 8 storey developments in my backyard. I also understand that 'failed cities' and dystopian outcomes begin with a lack of foresight and future planning. I therefore encourage you to carefully consider the future of our city as you move forward in this matter.

Thank you.
Respectfully,

Alanna Leis (Resident and Owner)

[REDACTED]
[REDACTED]
[REDACTED]

Evan Wittmann

From: Heidi Johnston <[REDACTED]>
Sent: Wednesday, February 19, 2025 7:34 PM
To: Evan Wittmann
Subject: Proposed 924-944 King St.

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Evan

I am a Registered midwife with my current clinic location is at 926 King St. W, Kitchener. Prior to moving to this current location, our clinic was 900 King St W, Kitchener. There is very limited space suitable for medical offices around Grand River Hospital.

I would be very disappointed if this proposal would be approved.

I would willing to discuss further with you if you are interested.

Thank you.

Heidi Johnston Registered Midwife Kitchener-Waterloo Midwifery Associates

Evan Wittmann

From: Evan Wittmann
Sent: Friday, February 21, 2025 9:43 AM
To: [REDACTED]
Cc: Stephanie Stretch
Subject: 924-944 King Street Development Application

Good morning,

Thank you for providing your feedback and comments. They have been received. I've copy/pasted your email below and added some commentary (in red) regarding your question about municipal services:

Thank you for taking the time to read this letter. I was late getting in to the Zoom Meeting last night on changing the official plan to allow for greater height of structures along the King Street corridor. I asked specific questions as to the affect of increased density on property values in our neighbourhood and the seeming race to put the cart before the horse as far as development goes. The new hospital is still many years off. Has there been an increase in any of the services provided by government to offset such an influx of new residents to the area? I'm talking police services, ambulatory services, increased emergency staffing for existing hospitals, as well as a push for more family doctors in the area. Will existing infrastructure both above ground and underground be enough to handle the increase in density of new construction or will taxpayers be footing the bill for the developer's gain.

Through the development process, the City and Region levy something called Development Charges (DC's) to the developer. DC's are implemented under the notion that "growth pays for growth", so that as the City grows, municipal services like sewers/servicing infrastructure, fire response, police, libraries, rec centres, etc have funds allocated to them to handle increased demand.

And who is this Mike [REDACTED] that spoke so passionately as to what constitutes a neighbourhood and what he thinks of longtime residents who, after a lifetime of work, only wish to build some estate value for their children and next of kin. I personally felt insulted by this man who is not a neighbour in my neighbourhood. I have apartment buildings directly behind my house and have friends who reside there for God's sake. Those apartments were already there when I bought my property 40 years ago and I definitely consider all people who reside near me as neighbours.

It is obvious to me that our council has no interest in aesthetics. This isn't some Chicago skyline we are creating here with the architecture of a Frank Lloyd Wright. Instead I fear we are just building filing cabinets in the sky. Filing cabinets for people. Aesthetics be damned. What Mr. Developer wants, Mr. Developer gets. I fear that the City Of Kitchener is going down a path not taken by its neighbour Waterloo, by amending the City Plan to allow structures of heights 3 times greater. Thanks for listening

Evan Wittmann (he/him), RPP, MCIP
Senior Planner | Development and Housing Approvals Division | City of Kitchener
519-783-8523 | TTY 1-866-969-9994 | evan.wittmann@kitchener.ca

Jack McKillop

[REDACTED]

[REDACTED]

[REDACTED]

Good Afternoon Evan and Stephanie,

I wanted to ask you to take a few minutes from your busy schedule to consider some of the concerns expressed by myself, my neighbours, and greater community members in general, regarding the proposed construction project at 924-944 King Street

The opposition to having such a sizable tower on this site is based on a number of issues including but not limited to:

- Increased light and noise pollution.
- The issues of on street parking and concerns of the increase in residential street traffic and vehicle emissions.
- Traffic safety – as there an increasing number of young families with small children moving in to this area.
- Loss of privacy in many of the neighbouring residences from the many balconies looking directly into private backyards.
- The shadow studies indicate that at certain times of the year the shadow area of this tower will reach well beyond Weber Street to the northeast. And will leave many nearby properties, including my own, in complete shade for most of the day.

The official city zoning for the King Street corridor from Pine Street to Union Street currently zoned MU2) is proposed to be change to an SGA2 designation, with a maximum height of 8 storeys. The SGA2 designation also allow for a for a Floor Space Ratio (FSR) of 1.0; the amendment being asked for by the developer is a change to an 28 storeys and an FSR of 11.66

This drastic and sudden increase in the height of this 'point tower' also deviates from the city's own requirements/concept for the transition from low rise to high rise developments, adjacent to residential neighbourhoods. The consultant for GSP Group suggested that the presence of Dodd's Lane was a sufficient enough set back to negate this height transition requirement. This suggestion is not at all in keeping with the intention of this planning/zoning policy.

I am a bit confused as to why these official plans exist if they can so quickly and easily be dismissed at the request of any developer.

With this building there will undoubtedly be a considerable increase in residential street traffic due to a project of this size, especially when factored with the additional traffic from the Spur Line development on Roger Street, the newly constructed apartment near Union and Mary Streets, and the point tower at the corner of King and Pine Streets, as well as the proposed 44 storey project at this same corner.

The answer for many of these issues seems simple enough. Reduce the height to the 8 storeys, and reduce the number of units, to more closely match with the allowed height and SFR in the official city plan. This would then be more in keeping with the height transition requirements allowed in the current city planning bylaw. This would also reduce the traffic burden in the area and reduce the necessity of unwanted street parking. An overall reduction in the height of the tower would also greatly reduce the loss of privacy related to nearby properties and reduce the impact of shadow issues, etc.

The residents of this neighbourhood well understand the necessity for the city to increase available housing. And, they also understand the necessity for 'building up and not out' in order to preserve our valuable surrounding farmland.

A housing development, a building in keeping with the official city plan, would be a welcome addition to this neighbourhood. This is not a NIMBY situation. There are many other sites within the city that would be far better suited to support a project of this size. We just don't believe that this location is the proper location for a looming 28 story tower.

Thank you for your consideration.

Sincerely,

J. McKillop

Jack

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Evan Wittmann

From: Heather Love <[REDACTED]>
Sent: Thursday, February 27, 2025 9:30 AM
To: Evan Wittmann
Cc: Stephanie Stretch
Subject: Re: 924-944 King Street West Development Application

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Evan and Stephanie,

Since I know we are closing in on the final day for public comments regarding the 924-944 King Street West Development Application, I wanted to share a few more thoughts for your dossier on the project.

As I know you are aware, there is widespread consensus among the Mary Street side of the neighborhood that we are happy to see development and densification along King Street in accordance with the city's zoning plan. This current application, obviously, far exceeds the currently outlined target heights for this area.

I am also aware that there is likely very little we can do to prevent this development going forward—and by “we,” I am including both the residents of the neighborhood AND you folks working at the city, given current provincial policies and practices, which are likely to simply override any attempt by the city to guide and limit development to keep with the plan that we probably spent millions of dollars developing. This is obviously disheartening (and infuriating), and I imagine you may even share my sentiments.

If I am correct that we are pretty much hamstrung here, and bound to accept SOME kind of proposal from this developer, since they know they have recourse to a provincial body that will green-light their project, then my request is this: can you please do everything in your power to ensure that the neighborhood gets as much benefit as possible out of the developer in terms of supporting local infrastructure, community needs, funding for projects, etc. Some possibilities:

- I would like to see both large and small **parks** IN THIS AREA (not in removed locations that won't actually serve the many thousands of new residents that are about to be living here; if nobody is going to rip up the Sun Life asphalt, could we at least have these developers—in both the Waterloo and Kitchener sides of this King street stretch—contribute to a fund to allow the cities to collectively buy out the two dilapidated houses on Mary Street between Union and John so we can bulldoze them and make a neighborhood park?).
- I would like to see **affordable** housing units IN EXCESS OF the miniscule percentages required in the “set-aside requirements.”
- I would like to see developers contributing to the revamping of **transportation** corridors, street **lighting** infrastructure, etc. (especially if they are trying to make Dodds Lane a resident through-way)
- I would like to see funding set aside to help local **schools** expand their capacities (there are portables everywhere ALREADY, and if we are about to get 5+ high-rise apartment buildings, where are all the new kids going to go??).

I imagine that much of this type of work doesn't usually get funded by a developer; however, I also imagine there are creative ways to encourage some kind of support. Basically, if you know that this is going to go forward, please try to squeeze out as many community-oriented “fringe benefits” as you are able.

I'll leave it at that for now. Thank you both for the work you do to collate community feedback, consider proposals from multiple perspectives, and work within the constraints of the current system to shape the city's development in as positive ways as you can.

Best wishes,
Heather Love
(owner and resident [REDACTED])

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Heather A. Love
(she/her/hers)
[REDACTED]

[REDACTED]

I acknowledge that I live and work on the traditional territory of the Attawandaron (Neutral), Anishinaabeg and Haudenosaunee peoples. The University of Waterloo is situated on the Haldimand Tract, the land promised to the Six Nations that includes ten kilometers on each side of the Grand River. In my teaching and research, I am committed to recognizing and respecting this territory.

From: Evan Wittmann
Date: Monday, February 10, 2025 at 2:10 PM
To: Heather Love
Cc: Stephanie Stretch
Subject: RE: 924-944 King Street West Development Application

Hi Heather,

When the appeals are resolved, parties/residents that have submitted written comments on the process or requested to be updated will receive a notification. The appeals are specific to a small number of properties elsewhere in the City – but nevertheless the whole By-law is yet to be in effect. We continue to test new applications against the new framework so amendments can be more easily integrated.

Talking to our policy team, this past June we included our Inclusionary Zoning policies into the City’s Official Plan. The affordable dwelling rates are listed in a table in Section 4.C.1.46:

4.C.1.46 *Development* subject to Inclusionary Zoning shall provide a minimum percentage of new gross leasable residential floor area as *affordable dwelling units* in accordance with Table 3.

Table 3: Inclusionary Zoning Set-Aside Requirements

Market Area	Protected Major Transit Station Area	Minimum Percentage of Gross Leasable Residential Floor Area to be provided as affordable dwelling units by date of building permit issuance			
		2025-2026	2027-2028	2029-2030+	2031+
Prime	<ul style="list-style-type: none">CentralVictoria Park and Kitchener City HallQueen and Frederick	2%	2-3%	2-4%	5%
Established	<ul style="list-style-type: none">Grand River HospitalKitchener MarketBordenMill	1%	1-2%	1-3%	5%

924 – 944 King St W is within the Grand River Hospital station area, and be subject to the rate in effect when a building permit is issued. These are indeed minimums and we will work with the applicant to deliver more than the minimum.

Parkland dedication is acquired as either a land conveyance, or as cash-in-lieu. As the site itself is not large enough to meaningfully convey public park space on-site, it is likely that when/if the application gets to the Site Plan Approval stage, they will be required to pay their parkland dedication as cash-in-lieu. If the developer has other/off-site land available to them that could meet their parkland dedication requirements, it could be pursued. This is something we will discuss with the developer. Council is also aware of the growing pressure of rapidly intensifying neighbourhoods, and these areas, including the Grand River Hospital station area, have been identified as needing improvements.

Evan Wittmann (he/him), RPP, MCIP

Senior Planner | Development and Housing Approvals Division | City of Kitchener

519-783-8523 | TTY 1-866-969-9994 | evan.wittmann@kitchener.ca

From: Heather Love

Sent: Friday, February 7, 2025 2:01 PM

To: Evan Wittmann

Cc: Stephanie Stretch

Subject: Re: 924-944 King Street West Development Application

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Dear Evan and Stephanie,

Thanks for these responses. I appreciate you taking the time to follow up.

Interesting to hear that there is an appeal of the zoning plan ongoing – are we likely to receive updates when that has been resolved so that we know whether anything has changed in the nearby zoning areas?

I'll be interested in any info you find out regarding parks and affordable units. Based on what I've seen with the other recent nearby developments, the numbers have seemed pretty small (maybe 5% total units designated affordable? I am less certain with the park contributions), so hopefully there's room to push for more than the minimum.

Stephanie – I just tried you on the number you'd left in your voicemail yesterday. Feel free to give me a call at 812-340-5962 if you're available this afternoon; otherwise, we can aim to connect again next week.

Thanks very much,
Heather

--

Heather A. Love

(she/her/hers)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I acknowledge that I live and work on the traditional territory of the Attawandaron (Neutral), Anishinaabeg and Haudenosaunee peoples. The University of Waterloo is situated on the Haldimand Tract, the land promised to the Six Nations that includes ten kilometers on each side of the Grand River. In my teaching and research, I am committed to recognizing and respecting this territory.

From: Evan Wittmann <Evan.Wittmann@kitchener.ca>

Date: Friday, February 7, 2025 at 9:27 AM

To: Heather Love <[REDACTED]>

Cc: Stephanie Stretch <Stephanie.Stretch@kitchener.ca>

Subject: 924-944 King Street West Development Application

Hi Heather,

Thank you for reaching out about the development proposal we received for 924-944 King Street West. I've copied your email below and added my commentary in red.

Happy to chat further and answer any other questions you may have!

-

Hi there,

I am a resident of Mary St [REDACTED], and received a message about a proposed development on King St between Union and Pine. I believe this is in the area newly designated for 6-10 (or maybe 6-8?) stories, since it's in the LRT development/densification zone. The new proposal, though, is for 28 stories.

Correct – through a policy planning initiative called “Growing Together”, the City of Kitchener took a closer look at the areas surrounding LRT stations (our Protected Major Transit Station Areas) to help support transit and align with Provincial policies. Growing Together rezoned the site to an “SGA-2” zone (Strategic Growth Area 2), which permits a height up to 8 storeys. However, this planning framework has been appealed and is therefore not yet in effect quite yet. We're expecting in a few months this appeal will be resolved.

Two comments that I wanted to make, that I am hoping you can pass on or follow up with me about:

1. I am all for new densification around us, but I do question the proposed new height here, and I wonder why the city is considering such a dramatic increase that goes well beyond the very recently proposed guidelines. Given our current political climate, province-wise, I am guessing there is not really anything we can do, though, to stop this new building.

While the City has worked towards the new permissions for a height of 8 storeys, landowners are ultimately allowed to submit a development application of their own design and scale, and the City is obligated to process the application. The City circulates the application to our various departments (transportation, parks, fire, etc) for comments, and together with public comments, we try to work with the applicant on making revisions. As revisions are made (or are not made) my role is to make a professional recommendation either supporting approval or refusal of the application (if the proposal is in the “public interest”), and Council makes the decision.

2. Given that there are now at least 4 (if not 5 or 6) very large apartment buildings going in right by this LRT stop, and we are looking at therefore a multi-thousand person increase of residents over the next few years; and given that our area has already been designated as lacking in necessary/recommended green space; I am wondering what, if anything, is being done jointly with the cities of Waterloo and Kitchener and the larger region to address this lack. My “pie I. The sky” dream would be to turn the large (and very under-used) parking lot across the road (owned by Sun Life, I believe) into a park—maybe with a couple of smaller parkades at opposite corners... what would be required to make something like that happen??

Our parks department is circulated on the application and will be providing comments. New development is required to provide what is called “parkland dedication” in either the form of land or cash-in-lieu when an application hits the “Site Plan Approval” stage (this comes after getting the necessary land use approvals, ie. a Zoning By-law Amendment, which is before us now). I'll check in with our parks staff if we have plans for the area.

We certainly need more housing, so full speed ahead with building (reasonable and well planned) more units. Maybe let's try to make a decent percentage of them somehow affordable. But while we do that, let's also build up the necessary infrastructure for people to engage in outdoor leisure, community building, and more!

The City has a tool called “Inclusionary Zoning” that allows the City to secure affordable units in development within Major Transit Station Areas. I’ll check in with our policy staff on what rate would be secured for this proposal.

My phone number is [REDACTED]. I’ll also send this message to the Waterloo city folks (Stephanie Stretch in particular) and the regional councillors.

Thanks!
Heather

Evan Wittmann (he/him), RPP, MCIP
Senior Planner | Development and Housing Approvals Division | City of Kitchener
519-783-8523 | TTY 1-866-969-9994 | evan.wittmann@kitchener.ca

Evan Wittmann

From: Stephanie Stretch
Sent: Friday, February 7, 2025 9:44 AM
To: Evan Wittmann
Subject: Fw: 924 King St

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener
[519-741-2786 ext.2786](tel:519-741-2786) | TTY [1-866-969-9994](tel:1-866-969-9994) | Stephanie.Stretch@Kitchener.ca



Customers can now connect with the City of Kitchener anytime by calling the [24/7 Corporate Contact Centre at 519-741-2345](tel:519-741-2345)

From: Heather Love
Sent: Friday, February 7, 2025 9:36:13 AM
To: Stephanie Stretch
Cc: [REDACTED]
Subject: Re: 924 King St

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Stephanie and Julie,

Thanks for following up. I'll try to give you a call a little later this morning, but just a quick note here to confirm that yes, this is the development I was referring to. I know there is another one a little farther down—right across from the hospital parkade, on the other side of Pine St, for something like 44 stories (across from the 25-story building that's moved on to interior work now); but I believe that one has already received the “go ahead.”

Am I correct that this area is currently zoned for around 6-storey buildings?

One thing to add, based on the drawings on the card: this building appears to be MUCH wider than the tower at the corner of King and Pine (the one that's 25 storeys). When *that* building was proposed, a lot of the conversation at the council meeting was focused on how it needed to be so high so that it could be NARROW and therefore cause less overall disturbance to the surrounding neighbours (i.e. it was a “needle” tower that would only cause shade for a very short time each day on any given property in the vicinity). If that was the case being made, then this new design seems a bit of a slap in the face to nearby residents who were also assured multiple times that just because one tall building was going to go in at the end of the block, it did NOT mean that we would be opening the floodgates to multiple high rises along the Union → Pine stretch of King street.

Again, I am fairly sure that there is little we can do about this building, since the general MO right now in the province seems to be “build, build, build!” (and yes, we need the units). From what Julie shared with me, it looks like the Sun Life/Hospital parking lot across the road are zoned for 30-story builds... I would be MORE than happy to put my support behind this newest proposed building if the trade off was that that giant flat area could be turned into a park so that the many thousands of new residents in the area (as well as folks like me who already live here) would have that local benefit! Probably wishful thinking... but... ??

Okay, signing off now (realizing that this isn't really all that “short” of a note after all—sorry!!). I'll hope to speak with you later.

Best wishes,
Heather

--

Heather A. Love

(she/her/hers)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I acknowledge that I live and work on the traditional territory of the Attawandaron (Neutral), Anishinaabeg and Haudenosaunee peoples. The University of Waterloo is situated on the Haldimand Tract, the land promised to the Six Nations that includes ten kilometers on each side of the Grand River. In my teaching and research, I am committed to recognizing and respecting this territory.

From: Stephanie Stretch

Date: Thursday, February 6, 2025 at 5:22 PM

To: Heather Love

Cc: [REDACTED]

Subject: 924 King St

Hi Heather (and Julie)

I called and left a message for you Heather. I want to make sure I am capturing all your concerns and passing them on to staff so that they can be reviewed by council. Can you confirm that you are talking about the development at 924 King St? I have attached the information post card.

Thanks and looking forward to connecting soon.

Stephanie Stretch

Councillor, Ward 10 | Office of the Mayor and Council | City of Kitchener

519-741-2786 | TTY 1-866-969-9994 | Stephanie.Stretch@Kitchener.ca

www.StephanieStretch.ca



Customers can now connect with the City of Kitchener anytime by calling the 24/7 Corporate Contact Centre at 519-741-2345

Evan Wittmann

From: Karen Cameron <[REDACTED]>
Sent: Wednesday, February 26, 2025 8:16 PM
To: Evan Wittmann; Stephanie Stretch
Subject: King St proposed development

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To Whom It May Concern:

This letter is written regarding the GSP Group Application for a Zoning By-Law Amendment to the properties along the King St. corridor including 924-944 King St. West, Kitchener.

The Dez Capital Corporation has proposed a development along this section of King St. corridor that would consist of a 28 storey mixed use building that includes both retail and residential units. Currently, these lands are soon to be designated SGA2, allowing for Medium Intensity Mixed Corridor use (MU2) which allows for building heights of 24m (approximately 8 storeys) and a Floor Space Ratio of 1.0 - 4.0. A recent application in fall of 2024 to redesignate this area as SGA3 was denied. The city suggested they would entertain a site specific plan in the future.

In December of 2024, the GSP group put forth an application to rezone this area to an SGA3 designation; thereby allowing for building heights of up to 28 storeys (their site specific building equalling 99.2 m in height) with a redesignated Floor Space Ratio equalling 11.66.

This development clearly is in violation of Land use metrics (Height Transition Requirements)- It is my understanding that the property to the south-west of this area (Sunlife parking lot) is designated as SGA3 and that this proposed development would be situated on land that has been designated SGA2. The reason for such designations is to meet 'Transition Zone Requirements' as per our current City Planning By-Laws. The properties (924-944 King St.) are on narrow lots which do not uphold the current practice or future plans for this area. By allowing a 28 storey building on this site we would be breaking with the practice of requiring adequate transition zones between low-rise residential zones and surrounding areas. It is also my understanding that the current SGA3 zoning by-law only allows for buildings up to a height of 25 storeys, and if approved, this site specific plan would further exceed and violate current city zoning by-laws for even SGA3 zones .

I am an owner and resident at 47 Mary St, so this development is directly behind my property. I attended many of the meetings for the current 26 story development at the corner of Pine and Mary. Our neighbourhood raised the concern at that time that allowing that building to go up, against many city bylaws, would cause a cascade of high buildings to be developed along the neighbouring corridor. We were assured that our concerns were not valid, that the exceptions at Pine and Mary were made as a "one time variance" due to the location of the other building directly across from the Grand River Hospital and at the transit hub/LRT stop. We were also assured that in accordance with the transition planning, further development along the corridor would be in accordance with this city plan and would be 6-8 story development buildings. There is no reasonable interpretation of the Transition Zone Requirements that encompass several different height gradients all in the same development.

The Sunlife parking lot, on the opposite side of King St, would be logical for development, and is already zoned as SGA3. Current use of the parking lot is minimal, as many of the Sunlife employees work remotely since the Covid pandemic. Perhaps the developers could be enticed to build there instead--at least then there would be a true street dividing the high rise proposed from the current 2 story homes on Mary St. The site at 924-944 King St could then be developed as a low rise unit with an adjacent

park. There is NO dedicated green space currently proposed, so instead of buying the way out of this "obligation", this should be enforced with any further development.

I am not opposed to development, IF you have proven there is an actual housing need. I am concerned that there is an abundance of high rise buildings built across Kitchener and Waterloo, and I am not convinced anyone is looking at the total picture to ensure continued development is indicated. I am opposed to evicting the current residents at Eddison Flats, negating the paucity of affordable housing that currently exists in this neighbourhood , and focussing instead on high revenue housing development. 1% of the proposed development is to be considered as affordable housing. Currently , apartment vacancies are rising, rental prices are dropping , as demand is also dropping. The enormous decrease in international students to the Region must be taken into account, as previous housing rental demands are no longer applicable. Lower mortgage rates and the re-adoption of the 30 year term will entice more residents to look to buy instead of rent.

Other concerns include lack of planning/ infrastructure to support additional residents. We are already an underserviced neighbourhood for health care, and without significant recruitment on the part of the City of Kitchener, there will not be any access to Primary Health Care for new residents in this area. Traffic, snow clearing, and transit already snarl the flow of cars and buses along King St in this area. Dodds Lane--is a one way alley, and not the robust two lane street consistently referred to by the planners and developers as the avenue available to handle all of the increased vehicular traffic associated with an enormous new development.

Please take all of the many reasons listed above to seriously reconsider this development proposal . If you look to King St North and the abundance of high rise buildings creating a dark tunnel along the roadway, it should be evident what a significant impact this will have to completely change the present character of the current landscape.

Karen Cameron
[REDACTED]

Evan Wittmann

From: rasha hanna <[REDACTED]>
Sent: Thursday, February 13, 2025 5:24 PM
To: Evan Wittmann
Subject: Hi good afternoon I disagree on the development on 924-944king street

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi good evening Evan,

I'm writing to you regarding an application For the development on 924-944king street west Kitchener, Ontario...I don't support this development at all and I don't agree with it all ...and I do not want this place to be demolished to turn to a building. We have our own pharmacy (which it's our own business) at 944 king street west Kitchener, Ontario...I'm one of the pharmacist who is working there as well my parents tooHonestly we have been there since 2007.....a lot of our patients comes to the pharmacy from around this area so it's easier for them and other patients as well is convenient for them to come to this locationAlso, many people comes to us from the grand River hospital as well....so our pharmacy will be so effected by this project 😞 and a lot of our patients will leave our pharmacy.If this project happens and us relocating will effect our pharmacy and our business will be effected this is the only source of living and we don't have any other pharmacy... Even to find another place there a lot of renovations and constructions to be done in the place and it will cost a lot and has to be approved to have a pharmacy(The rent outside is so high that we can't afford it and as well as the cost of doing a brand new pharmacy we can't afford it) As well, this is not just a place I go to work too but honestly my parents memories in this place ...So this is heart breaking for me to see this place to be demolished. So I'm asking you to put yourself instead of me and see how I feelPlease I'm asking you from the bottom of my heart This project can not be approved.....As well, other businesses at 924-944 king street west Kitchener, Ontario 😞 Will be effected and they also do not support this...Plus there are too many projects done in king street. Thank you so much and thank you for you're time to read this.

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Evan Wittmann

From: screenworks <[REDACTED]>
Sent: Friday, February 28, 2025 5:21 PM
To: Evan Wittmann
Cc: stephanie.strech@kitchener.ca
Subject: 924-944 King st West

You don't often get email from screen-works@bellnet.ca. [Learn why this is important](#)

Jack McKillop
[REDACTED]
[REDACTED]
[REDACTED]

Good Afternoon Evan and Stephanie,

I wanted to ask you to take a few minutes from your busy schedule to consider some of the concerns expressed by myself, my neighbours, and greater community members in general, regarding the proposed construction project at 924-944 King Street

The opposition to having such a sizable tower on this site is based on a number of issues including but not limited to:

- Increased light and noise pollution.
- The issues of on street parking and concerns of the increase in residential street traffic and vehicle emissions.
- Traffic safety – as there an increasing number of young families with small children moving in to this area.
- Loss of privacy in many of the neighbouring residences from the many balconies looking directly into private backyards.
- The shadow studies indicate that at certain times of the year the shadow area of this tower will reach well beyond Weber Street to the northeast. And will leave many nearby properties, including my own, in complete shade for most of the day.

The official city zoning for the King Street corridor from Pine Street to Union Street currently zoned MU2) is proposed to be change to an SGA2 designation, with a maximum height of 8 storeys. The SGA2 designation also allow for a for a Floor Space Ratio (FSR) of 1.0; the amendment being asked for by the developer is a change to an 28 storeys and an FSR of 11.66

This drastic and sudden increase in the height of this 'point tower' also deviates from the city's own requirements/concept for the transition from low rise to high rise developments, adjacent to residential neighbourhoods. The consultant for GSP Group suggested that the presence of Dodd's Lane was a sufficient enough set back to negate this height transition requirement. This suggestion is not at all in keeping with the intention of this planning/zoning policy.

I am a bit confused as to why these official plans exist if they can so quickly and easily be dismissed at the request of any developer.

With this building there will undoubtedly be a considerable increase in residential street traffic due to a project of this size, especially when factored with the additional traffic from the Spur Line development on Roger Street, the newly constructed apartment near Union and Mary Streets, and the point tower at the corner of King and Pine Streets, as well as the proposed 44 storey project at this same corner.

The answer for many of these issues seems simple enough. Reduce the height to the 8 storeys, and reduce the number of units, to more closely match with the allowed height and SFR in the official city plan. This would then be more in keeping with the height transition requirements allowed in the current city planning bylaw. This would also reduce the traffic burden in the area and reduce the necessity of unwanted street parking. An overall reduction in the height of the tower would also greatly reduce the loss of privacy related to nearby properties and reduce the impact of shadow issues, etc.

The residents of this neighbourhood well understand the necessity for the city to increase available housing. And, they also understand the necessity for ‘building up and not out’ in order to preserve our valuable surrounding farmland. A housing development, a building in keeping with the official city plan, would be a welcome addition to this neighbourhood. This is not a NIMBY situation. There are many other sites within the city that would be far better suited to support a project of this size. We just don’t believe that this location is the proper location for a looming 28 story tower.

Thank you for your consideration.

Sincerely,
J. McKillop

Jack

[REDACTED]

Evan Wittmann

From: Sandra Ouellette <[REDACTED]>
Sent: Friday, February 28, 2025 12:54 PM
To: Evan Wittmann; Stephanie Stretch
Subject: GSP application for 924-944 King St. W.

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Hi there.

I'm writing to you to tell you how there should not be a 28th floor building put on King St. near Union St. There are so many reasons why it shouldn't happen: negative environmental effects, negative psychological effects for those who live nearby and negative effects on those that would have to move. There should be transition zones between high development and low rise residential areas. It is a by-law that was put in place for a reason and should be followed.

Any new tall building, if it is actually needed, should be placed on the opposite side of King and is already zoned as SGA3. It was a shame when the trees were taken down years ago to create a parking lot that is not fully used.

I understand that development has to happen but I don't believe this tall building should be put on King St. W. It's unnecessary and detrimental. Please reconsider planning. Do not ruin the neighborhood.

Thanks for your time.

Sandra Ouellette

Evan Wittmann

From: simon nuk <[REDACTED]>
Sent: Wednesday, February 26, 2025 11:07 PM
To: Evan Wittmann
Cc: Stephanie Stretch
Subject: 924-944 King Street West

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Evan,

I am an owner and resident on Mary Street and am informing you of my **strong opposition** to the zoning amendment of 924-944 King Street West. Simply put, a 28 storey building has no place directly beside a residential neighborhood. All of my neighbours that I have talked to are similarly opposed to a 28 storey highrise.

I understand and support the need for more housing, but we need to build housing in residential areas at a more **human scale**. I very much agree with our existing growth plan that supports zoning of an 8 storey building, which is an appropriate size for this location, allowing for density without literally overshadowing the surrounding homes. For example, there is a 7 storey building at the corner of Mary and Union, which fits in quite well with the neighbourhood fabric because of its appropriate scale. Please do not sell out our existing great, livable neighbourhoods by making the same mistakes that Toronto has and allowing developers to incrementally dismantle our well thought out growth plan. We need to balance both density and livability... the answer is not to build as tall as possible.

Regards,
Simon Nuk

Evan Wittmann

From: Rita K. Thomas <[REDACTED]>
Sent: Tuesday, February 18, 2025 1:42 PM
To: Evan Wittmann; Stephanie Stretch
Cc: Eric Schneider; [REDACTED]
Subject: 924 to 944 King St. W.

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Evan,

It is with real concern that I received notification of yet another development of monstrous proportions for King St. West behind the Union-Pine section of Mary Street.

- 1) I am left wondering how this is possible in light of the following excerpt from a council meetings held 23 January 2024:

924 to 944 King St. W. To apply an SGA-C land use and SGA-4 zone rather than the recommended SGA-B land use and SGA-2 zone. Revised submission requests either SGA-3 or SGA-4. Nov. 30th 2023, Jan. 26th 2024 **Change not made.** Shallow lots in this area make it difficult for a tall building to meet transition regulation. Said regulation has also been revised based on community feedback to add a second 'tier' limiting height to 30m within 30m of low-rise zoned areas. SGA-B land use allows ZBA pathway for SGA-3 zone up to 25 storeys. As such, a site[1]specific application is the recommended approach.

Secondly, why/how was this particular block of King St. W. chosen for development next?

- 2) This is the third over-sized (I am tempted to say 'monstrous' again) building that the Union-Pine section of the Mary Street neighbourhood has been exposed to.

My concerns for the first development are equally applicable now, if not more so, to the residents of this neighbourhood.

- a) **PARKING:** 890-900 was approved with only 48% parking spaces provision. Worst case scenario – where will 52% of residents park? The expected parking provision for 864-876 King St. W. is 66% and for this latest development 53.6%. **Where will those without vehicle parking spots park?**
- b) **Bicycles** – provision of secure cycle storage. Whilst I am in favour of encouraging more people to take to their bikes, cyclists are extremely rare in KW. Besides which I am willing to guess that most cyclists will also have a car for grocery shopping, taking their children to school, going to appointments, the theatre, cinema, restaurants etc. Not to mention that we live in Canada and cycling in the winter can be impossible. **The development of 924-944 includes bicycle parking for 350 bikes! I have lived in Mary Street for 30 years and I don't think I've seen 350 cyclists in Kitchener-Waterloo in all of those years let alone in recent times. This space could be reduced for cycle parking and additional vehicle parking spaces provided.**
LRT & GRT – the LRT provides a single route from Kitchener's Fairview Mall to Waterloo's Conestoga Mall, with no branches off it. It may require two or three GRT routes to get you to your destination. **In other words, this is yet another argument for the provision of more vehicle parking.**
ION, KW Agreement Requirement – this development is relevant to the 'PARTS' documentation [Planning Around Rapid Transit] as it relates to the 'Central Stations of the LRT' (in the case the Grand River Hospital station), which states a requirement of 0.9 parking spaces/unit irrespective of size i.e. assuming 420 units in a 44 storey building $0.9 \times 420 = 378$, Not including ION's requirement of 0.1/unit for visitors i.e. $0.1 \times 420 = 42$ for a total of 420! **Although, 924-944, will be 28 storeys and 341 dwelling units 182 is nowhere near to providing the PART's total of 341 vehicle parking spaces**

My point here being that we've heard the arguments for parking needs being off-set by bicycles, LRT and GRT, and even walking, but I don't think there will be much if any off-set, which should be considered when negotiating parking to be provided by the developers. After all, all they are concerned about is their bottom-line whilst we, the residents, the councillors and the planners should be concerned about 'quality of life.

- b) **POPULATION DENSITY:**

PARTS documentation talks about increasing the population density along the LRT corridor. It states that the minimum 'people-jobs combination per Hectare' requirement for new multi-dwelling buildings is 160 people-jobs combined/hectare. 864-876 will provide 3670 people-job combined/hectare. Over 20 times the minimum required in the KW-ION agreement.

[890-900 King provides 2085 people-job combined/hectare itself over 13 times the minimum requirement.]

I understand that any multi-dwelling building under 10 storeys might well fall under this requirement, but surely the deficit doesn't have to be made up in only two buildings! **Now three.924-944! A 28 storey building with 341 dwelling units provides approximately 2900 people-job combined/hectare over 14 times the minimum requirement.**

c) HEIGHT:

Staff Report: Urban Design . . . 'Tall Building Guidelines' as supplied to me September 2021 should . . .

"create . . . environment that RESPECTS, . . . ENHANCES . . . the City's OPEN SPACE system"

"create human-scaled pedestrian friendly streets and attractive public spaces"

Hence, it should be taken in to account that:

A tall building is defined in the Official Plan as a building 9 storeys or more. The height transition pictures are particularly telling – page 15 of the guidelines. A stepped transition is outlined i.e. not a one-step transition from 2 storey buildings on King and Mary, and one 5 storey Medical building on Pine to 25 or 44 storeys.

In addition, building height and yard provisions are interconnected i.e. there should be 7.5 metres, plus 0.33 metres for every metre above 24 metres up to a maximum of 14 metres.

The average height of a 44 storey building is over 105 metres, which without the 'maximum' in place would be 27 metres yard space.

Developers should be bound to 14 metres minimum. **Will this minimum requirement be applied at 924-944?**

d) GREEN SPACE:

Soft-soaped and hardscape areas are often very limited in urban developments. Where will residents be able to relax outside and children play?

The nearest area identified as an 'open space' is Mount Hope Cemetery. MHC is quite and relaxing for a walk or even time to sit in the fresh air, but not for play!

There is a sports field for KWC&V school, but it is not laid out for multi-generational uses – no slides, no climbing frames, no benches etc. and neither should it be. It is a sports field to encourage healthy activities in our future adults.

The nearest park is 2 kilometres away - George Lippert Park.

Do these sort of environmental factors not come up in planning and committee meetings? Or is it that those on such committees who worry about these things are out voted? **The discussion of green space is even more pertinent considering the location 924-944 from a public and private point of view. I have addressed the 'public' POV above. However, the private POV might mean no sunlight in the backyard . . . there at least 3 houses in this section of Mary Street that have trees that shield properties from the sun most of the time, not very good. Yet another 'high rise' i.e. 924-944 will mean the same thing for other properties in the Union-Pine section of Mary Street.**

e) BY-LAWS:

In 2019-2022 the by-laws governing such things as provision of parking spaces and heights of buildings were under review. Neither of these two by-laws were adhered to in the discussions around 890-900 King anyway. Hence the more than 10 storeys in height and only a 48% parking provision.

City of Kitchener documents, including the official plan and guidelines were said to be out of date even though they were provided as supporting documents for the 890-900 King development discussions.

It was also explained that "zoning regulations are set low to allow for discussion". If this is an unwritten/read between the lines understanding between councillors and planners then why are these regulations written at all?

Every effort should be made to negotiate fewer storey's and more parking provision.

The proposed development at Belmont and Glasgow is an excellent example of both. **Which by-laws are currently in place that govern this 924-944 development?**

f) TRAFFIC: **I am assuming that residents of 924-944 will not be able to exit to Dodds Lane, correct?**

g) **WATER TABLE: has a study been done on the impact of another 341 dwellings on the water supply and pressure in addition to 890-900, 864-876 and the surrounding neighbourhood. I say this in light of Collingwood banning any more development of Blue Mountain until a similar issue is resolved**

3) Is it the intention of the City of Kitchener to do further development of this area of King St. W.?

I appreciate that you might be particularly busy so close to a 'Neighbourhood meeting', however I would appreciate it if you could reply to this email before tomorrow's meeting.

Regards. Rita (Thomas)

Evan Wittmann

From: Heather Root <[REDACTED]>
Sent: Thursday, February 27, 2025 9:17 PM
To: Evan Wittmann
Subject: Feedback on zoning change proposal for 924-944 King Street West

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Evan,

I wanted to send in my feedback on the proposed development at 924-944 King Street West. Unfortunately, I was unable to attend the Zoom meeting where the development was presented to ask questions, but I did view the recording.

I live in a single-family home on Mary Street with a backyard that touches Dodd's Lane, just a little farther west of this proposed development.

The presentation was very helpful. When I look at the proposed SGA-2 zoning for most of this block, it seems like city staff were trying to be very thoughtful and balance the needs for growth and densification with the impact on the existing low and mid-rise neighbourhood. All of the lots that were adjacent to lower-storey dwellings on Mary were to become SGA-2 zones on the image that was shown at the meeting, which I have included below. They were not set to be SGA-3 because it would not be possible to meet the transition policies that help taller buildings interface with low-rise buildings. The only exception on this block was the King and Pine building because it was a very unique site which backed onto a mid-rise medical building.

When watching the video of the meeting, I could not find a rationale provided for changing this to an SGA-3 zone at this time. I am not sure if I am understanding correctly, but I think that this area is only just supposed to be becoming an SGA-2 zone in the next few weeks. It is already being changed to allow more development, and jumping ahead to another level of densification at this point seems unnecessary. Not only is the request to change this to an SGA-3, but the plan seems to be to then build to the maximum allowance under this new designation. The only reason to do this that comes to mind is to maximize profit potential for the builder. The area is already supporting the higher resident and job density called for by the Growing Together plan, and can continue to exceed this with a building that is consistent with the proposed new SGA-2 zone and what planners and council appear to have envisioned.

If the SGA-2 zoning amendment was to allow taller 8-storey buildings to provide a step down from the dense SGA-3 and SGA-4 zones to the east, this simply cannot be accomplished by covering building surfaces in different colours as shown in the plan. Slightly shifting the towers towards Pine Street and King Street also does not accomplish this. The idea that a simple laneway in the back of the building that can only fit one car somehow accomplishes this transition does not make any sense to me.

The idea that because Dodd's Lane is municipally owned, this development does not abut existing low-rise lots may be technically correct, but this is not how it will feel if you look at your backyard and see a 5-storey parking garage with a 28-storey tower. Dodd's Lane appears to be being used as a technicality to bypass the spirit of what was intended by the Growing Together plan and the city planners who worked hard to figure this out.

I am not sure if we are to comment on the building design, or just the zoning. I will add that I don't see how having residential units facing King Street on the podium level will help to limit overlook on residential yards if the podium rooftop will be common amenity space to all residents on top of the podium. The impact of traffic, and having an above-ground parking podium on neighbours, was not really addressed. I don't understand the podium – are those windows in the parking garage?

There seems to be a net loss of commercial tenants, going from six to two in the new building, and a lot of stress being placed on the health care providers and lower-income residential tenants in the existing buildings by this proposal.

I am not against development, and this section of Mary Street is a nice mix of owned and rented single homes, an apartment building, and an office building. I have always lived in dense areas and I have seen many zoning and bylaw changes. However, changing from an 8-storey building to a 28-storey building on a 5-storey parking base does not feel appropriate to me.

If I have misunderstood anything from the meeting, I am happy to have a conversation about it.

Have a nice evening,

Heather Root



Heather Root, PhD (she/her)

[REDACTED]

[REDACTED]

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intended recipient or have received this message in error, please notify us immediately by reply email and permanently delete the original transmission from us, including any attachments, without making a copy. Thank you.

Evan Wittmann

From: [REDACTED]
Sent: Wednesday, February 12, 2025 2:38 PM
To: Evan Wittmann; Transportation Planning (SM)
Cc: Stephanie Stretch
Subject: 924-944 King St West - Impact on Dodds Lane

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In addition to my previous comments regarding the excessive height, I have concerns about the impact on Dodds Lane. I see in the detailed drawings that there is a proposal for a new lefthand turn signal at King & Mount Hope allowing traffic to pass through the building to Dodds Lane.

When travelling on King St from Waterloo there is limited opportunity to turn left into the neighbourhoods behind King. Currently there are no left hand turns onto through streets in the stretch from Allen St to Wellington St – about 2km. As our neighbourhood gets more hemmed in, drivers are becoming more creative. I am sure some will see Dodds Lane as an option.

Several Mary St houses have their driveway on Dodds Lane and existing King St businesses have their parking on Dodds Lane. Also there are two other towers in progress on either side of Pine St:

- The 25 storey building will have their podium parking entrance on Dodds Lane
- The 44 storey building will have their parking entrance on Pine St, at the foot of Dodds Lane

But Dodds Lane is not designed for traffic. It is only the width of one car and it is not a through street – yet it allows two way traffic. I have seen some creative u-turns in the lane as well as vehicles reversing all the way back to Pine St.

The submitted Transportation Impact Study makes no reference to traffic on Dodds Lane. Before additional buildings are considered, serious thought should be given to the impact on Dodds Lane & the overall access to the neighbourhood.

Jane Desbarats

Evan Wittmann

From: Rita K. Thomas <[REDACTED]>
Sent: Friday, February 28, 2025 3:26 PM
To: Evan Wittmann; Stephanie Stretch
Cc: [REDACTED]
Subject: 924-944 King Street

To Whom It May Concern

With regard to the proposed 924-944 King Street building, I have written in great detail to Evan Wittmann and Stephanie Stretch, attended the neighbourhood 'zoom' meeting, read Elizabeth's letter and the reply by Stephanie, checked out a pertinent link sent by another Mary Street resident and now I'm embarking on my own feedback.

From all of the above it seems to me that three things have become recurring themes: the need for housing (or in this case dwelling units), population density and parking to which, with many thanks to Elizabeth, has been added 'mental health'.

The Need for Housing:

I don't think you can be a resident of K-W and not appreciate the need for housing.

As residents in the same neighbourhood as the proposed 924-944 King St. building, we may sometimes sound as if we don't appreciate this, but we do.

For instance, with reference to 924-944, I don't remember any mention being made of 'affordable' housing.

Will this building include any provision for affordable housing?

Do we know what 'rental rates' will be or are these units going to be for purchase (condos)?

We already know how hard it is for singles or families to raise a deposit to buy their own home, hence my question about 'affordability'.

However, I also feel it is only natural for Mary Street residents to also be concerned about their own 'mental health' – sunlight hours, green space and the aesthetics of the neighbourhood, and 'safety' – traffic issues, as well as those of new residents on King.

I know from my own experience of sunlight being blocked by mature trees and surrounding single storey garage buildings, how limited the amount of time enjoying the mental and physical health benefits of sitting in the sun can be for my family.

We have had and will have shadow studies that will no doubt tell us how much sunlight Mary Street residents will have. I wonder if it will also tell us how much sunlight hours we have lost, maybe as a percentage of how many would be available?

This is my involvement in the third development of this type – high rise, all less than 300 metres apart and in the last 3 ½ years!

Green space is always an issue, hardly surprising when you introduce a very conservatively estimated population increase of 2260 people for the current 3 towers!

For 924-944 it is admitted that the lots for proposed development are not only too narrow for the addition of 'green space', but even for the building itself as indicated by councils decisions not to make changes to the by-law in 2023 and 2024. However, here we are allowing specific cases to be put forward.

Whilst I hope that the developers 'parkland dedication' cash or land contribution in lieu of green space will be very significant if this proposal goes forward at all, it certainly won't help the residents of Mary Street or 924-944 King, there

being no 'green space' land available for use within 2 km – neither the Mount Hope Cemetery nor the Kitchener-Waterloo Collegiate and Vocational School (KWCVS) sports field should count in this regard.

Traffic in the neighbourhood and in particular down Mary Street and Dodds Lane is of increasing concern.

The exit from 864-876 will be exactly opposite Mary Street, so although King Street is a few yards in one direction and Herbert is in the other, the residents of Mary Street cannot help but be worried about the increase in traffic.

Mary Street has already experienced an increase due to traffic flow to the Pine/King tower already under construction, even though this traffic could be shared between Herbert and Mary.

Mary is a quiet, family and elderly orientated street, but it seems destined to become busier and busier. There is a 30 km/hr speed limit in place, but the city admit it will be up to the residents to draw the by-laws officer's attention to it, even now a speed bump would be a better answer. We already have tail backs up Mary Street as vehicles try to turn left on to Union, together with proposed lane reduction at the end of Mary it will be almost impossible to exit to Union in a timely manner. Mary Street residents have already seen examples of 'road rage' because of this!

As for Dodds Lane have any of the City of Kitchener staff or OLT seen this for themselves? It is already only passable by one car at a time. However, if like the tower at 890-900 King St. the developers are allowed to consider the lane in their rear set back calculations then the lane becomes even narrower as pull in points (two allow vehicles to pass in both directions) behind 924-944 and 890-900 will be lost. I dread to think what it will mean for delivery trucks and local vehicles meeting in the lane.

In addition, the lane is not asphalted which can make for dire conditions in the wet, ice or snow. If this proposal goes ahead, perhaps the city should 'adopt' this lane and surface and maintain it.

Surely, if this proposal is eventually approved we should be negotiating a reduction in height and an increase in parking spaces, something achieved by those involved in the development of the corner of Belmont Ave and Glasgow. The height was reduced from 19 to 13 storeys (almost 33%) with a vehicle parking space to be provided for each unit (100%). May be the fact that the developer was local had something to do with that but that shouldn't stop us at least trying to improve the proposal, wherever the developers are from.

Population Density:

I for one am fed up with hearing about the Kitchener –Waterloo-ION agreement to increase population density along the LRT corridor especially at Centre Stations of LRT. Waterloo have chosen to do this with 6/7 storey buildings which still provides an increase in population density higher than the minimum agreed to by the 3 parties in the K-W-ION agreement. This begs the question voiced by another Mary Street resident, why is Kitchener entertaining this proposal at this size?

A conservative increase in population of 2260 for the three towers at Pine/King exceeds the K-W-ION agreement 13-20 times over!

Apparently, the City of Kitchener controls 'over development' through its Strategic Growth Areas - SGA by-laws.

However, if these can be revisited in the light of developers' requests and changed, how does this constitute 'control'.

Parking:

890-900 King Street will only provide 1 vehicle parking space each for 48% of its units, and 864-876's current plan is to provide 1 parking space for 66% of its units. 924-944 will only provide 1 vehicle parking space each for 53% of its units. Where will the other 47% of units park their cars?

I truly don't buy into the arguments that renters will be more than aware of the limited parking spaces, that they will walk everywhere, that they will take the LRT or GRT – even if it takes 2 or 3 routes to reach their destination, and lastly there will be ample provision for bicycles. Will an estimated 750 residents really need 350 bicycle parking spaces?

I have lived in this neighbourhood for 30 years and I don't think I've seen 350 cyclists in total for Waterloo and Kitchener let alone in this neighbourhood. If this proposal was to go forward most of this bicycle parking space might be put to better use as vehicle parking space?

In conclusion, on the subject of parking, we live in a society that pretty much requires you to have a car . . . inconvenient transport routes, medical facilities moving out of 'local' locations – planned mega hospitals, shopping centres/big box stores that are not at the ends of the LRT line.

We live in a country that makes bicycle use impossible at times and dangerous at other – snow and ice, besides which I can't see parents taking children to school or sports programs (with all of their equipment) on a bicycle, or doing their weekly shopping, going to the theatre or out to dinner on a bicycle – they will also have a car. So, how on earth can there be no requirement for developers to provide any parking spaces, let alone insufficient parking spaces!?

Mental Health:

Some of what I have already discussed impacts the mental health of both current and future Mary/Pine/King neighbourhood residents – green space, sunlight hours, traffic and perhaps finally, aesthetics of their surroundings. How many of Kitchener representatives or OLT have visited the neighbourhoods impacted by such proposals? Compare a mature well established neighbourhood such as Mary Street with the Barrel Yards or the development of King Street in Waterloo from University to Columbia. The latter two locations are not aesthetically pleasing. Not a pleasant environment to live in. Is this really what Kitchener envisages for their residents? Unfortunately, I can see this happening, especially when the land vacated by GRH is developed unless we pay attention to everyone's mental health needs now.

We have the chance now to control the over development of Kitchener's farthest edges bordering on Waterloo without consideration of another millionaires bottom line to provide an area conducive to good mental health and yet providing housing that's needed.

Thank you for reading. I hope you can forgive what appears to be a lot of repetition, but I think it bears it for it to sink in with us all. As for the new comments, I felt there were a few things that had not been said or countered that are important.

Regards. Rita

And finally food for thought: <https://www.youtube.com/shorts/ZQxDbpvd6o>

Evan Wittmann

From: Sarah Van Heyst <[REDACTED]>
Sent: Thursday, February 27, 2025 11:02 AM
To: Stephanie Stretch; Evan Wittmann
Subject: Concerns regarding Zoning By-Law Amendment 924-944 King St. West

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Stephanie and Evan,

I am emailing you regarding the GSP Group Application for a Zoning By-Law Amendment to the properties along the King St. corridor including 924-944 King St. West, Kitchener.

Recently, the Dez Capital Corporation has proposed a development along this section of King St. corridor that would consist of a 28 storey mixed use building that includes both retail and residential units. Currently, these lands are soon to be designated SGA2, allowing for Medium Intensity Mixed Corridor use (MU2) which allows for building heights of 24m (approximately 8 storeys) and a Floor Space Ratio of 1.0 - 4.0.

In December of 2024, the GSP group put forth an application to rezone this area to an SGA3 designation; thereby allowing for building heights of up to 28 storeys (their site specific building equalling 99.2 m in height) with a redesignated Floor Space Ratio equalling 11.66.

I am sending you this email to state my opposition for the rezoning of these lands and am imploring you to maintain the current Strategic Growth Plan with this area as SGA2.

As a resident of 42 Mary St I have concerns about how this development would impact the community in which I live, for the following reasons:

1)Traffic

The GPS group has proposed Dodd's Lane as a secondary access point for this building, however Dodd's Lane is not wide enough to accommodate two-way traffic. Compounded with the anticipated traffic from the newly constructed building at the corner of King and Pine St., and the fact that these residents will only be able to make a right-hand turn from Pine St onto King St., there will be significant traffic increases along Mary, Herbert, and Pine St. Even assuming that a portion of these new residents will rely on public transportation, and not have a vehicle, these changes will be significant for this residential area that is not designed to accommodate these levels.

2)Housing

While constructing this 28 storey building will create housing, I do not think it will be addressing the actual need of the neighbourhood which is housing that is affordable and accessible. One percent of the proposed development is to be considered affordable. If development in Kitchener Waterloo continues to focus on high revenue housing, the existing housing struggles in our community will continue. Personally, I know a multitude of working people who are leaving Kitchener-Waterloo as it becomes a more and more unaffordable place to live. Additionally, I am opposed to evicting the current residents at Eddison Flats

3)Green Space

Given this potential new development and increase in residents of the area, are there plans to build additional green space to support the community? This would not only be important for the wellness of the neighbourhood, but also would play an important role in combating the effects of urbanization (decreased air quality, urban heat island effect, etc.).

4) Violation of Existing Land Use Metrics

From my understanding, within the Kitchener Planning By-Laws there are transition zone requirements that allow for adequate buffer areas between low-rise residential zones and surrounding high-rise areas. The properties of 924-944 King St are currently zoned for SGA2, however the proposed development would require a designation greater than SGA3 (as the height of 28 stories exceeds the SGA3 zone limit of 25 stories). My concern in this is why do we have these city plans and zoning bylaws in place if they are consistently violated? When our neighbourhood raised similar concerns about the development at the corner Pine and Mary and its potential to cause cascading high rise development along the King St corridor, we were told that the exception made in this case was “one-time”. We were assured that following transition zoning, further development in this corridor would be in accordance with the city plan (SGA2). If the amendment for 924-944 King St is granted, will this not cause a cascade of similar proposed amendments along the King St. corridor that ignore the original city plan?

4)Optimal Alternative Locations

The Sunlife Parking Lot, on the opposite side of 924-944 King St, would be logical for development. Since the pandemic, many Sunlife employees work remotely and current use of the parking lot is minimal. This land is also already zoned for SGA3 and by being on the other side of the street would provide a more adequate transition zone between high rise and low rise dwellings. The Sunlife Parking Lot is prime land located at the center of our city that is currently being wasted. While I understand that this alternative would depend on many factors, I think the City should propose and encourage the idea to the developers.

I am not opposed to development and I am not a proponent of “not in my backyard”. I also believe we need to densify our city in order to prevent urban sprawl. I am however against rapid urban growth with minimal reflection on the long-term impacts on the surrounding community. I believe a SGA2 level development would allow for reasonable, sustainable, and successful growth in our neighbourhood.

Thank you for your time in reading and considering my concerns.

Best,

Sarah Van Heyst

██████████

Evan Wittmann

From: [REDACTED]
Sent: Friday, January 31, 2025 1:07 PM
To: Evan Wittmann; Stephanie Stretch
Subject: 924-944 King St West - Comments

I live on the impacted block of Mary St with my backyard facing Dodds Lane. I was totally dismayed to see the proposal for a 28 storey high rise that would tower over our houses. I can appreciate large towers on the corners but mid block is completely different.

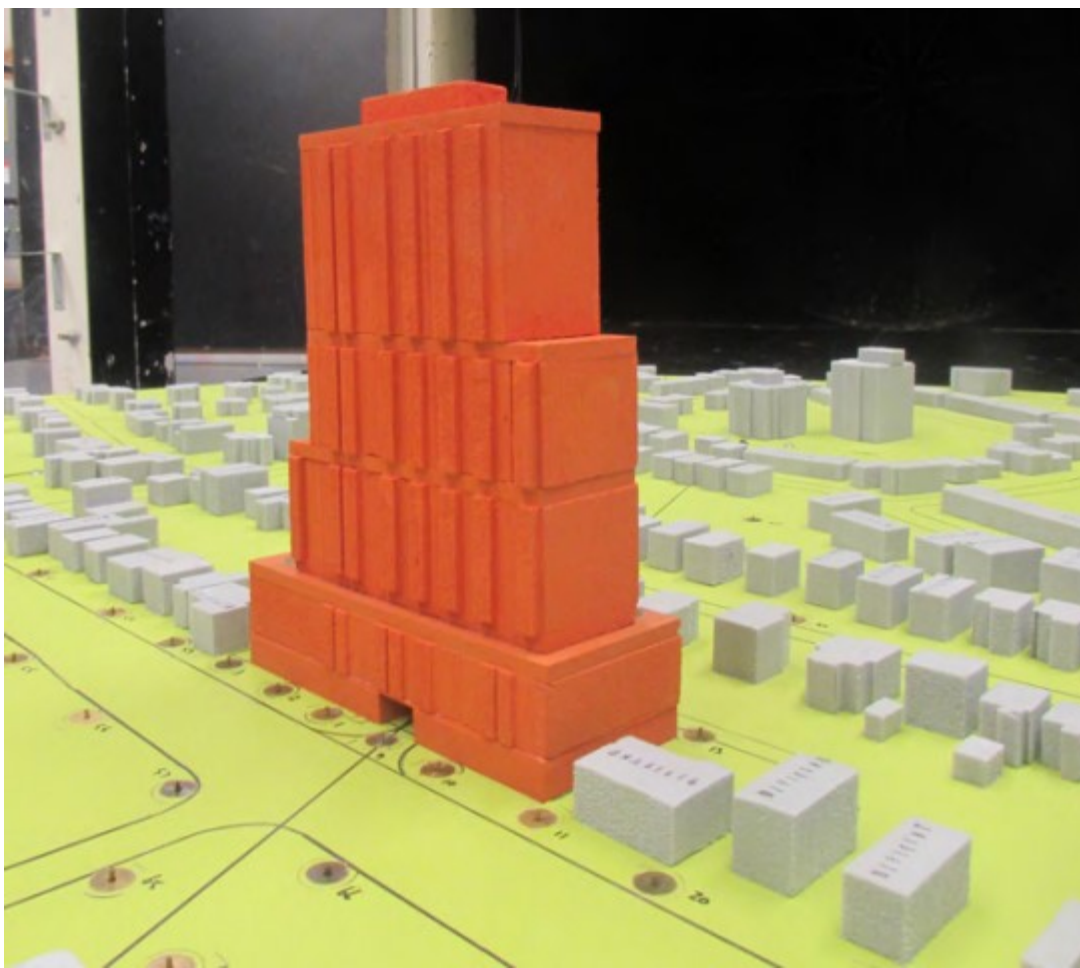
Under "Growing Together" the zoning for this King St location is SGA2 – maximum 8 storeys. I see in a Kitchener Staff Report dated March 18, 2024, a zoning change for the block was not approved with the following comments:

"Shallow lots in this area make it difficult for a tall building to meet transition regulation. Said regulation has also been revised based on community feedback to add a second 'tier' limiting height to 30m within 30m of low-rise zoned areas."

The developer is now making a site specific application but nothing has changed in the meantime. The Mary street houses are still as close. And Dodds Lane is still as narrow.

Comparing the Grand River Hospital & Allen St LRT Station areas, Waterloo has done a much better job balancing development & existing neighbourhoods. At Allen St, the high rises are all on the south (Sun Life) side of King St. where there is not an immediate adjacent residential neighbourhood. On the opposite side, abutting Mary St, all the new development is mid rise. Why can't Kitchener follow Waterloo's sensible lead?

The scale of the height really hit home when I saw the models in the Wind Study Report. Imagine owning a home right behind this with only the narrow width of Dodd's Lane separating the two.:



I shall most definitely be attending the neighbourhood meeting February 19th.

Jane Desbarats

Evan Wittmann

From: [REDACTED]
Sent: Wednesday, February 26, 2025 10:50 AM
To: Evan Wittmann
Cc: Stephanie Stretch
Subject: 924-944 King St West - Dodds Lane - Snow / Hydro Poles

I have some additional questions regarding the impact on Dodds Lane. As you can see in the attached photo, the lane is just the width of one car. In places the lane is bounded by a hydro pole on one side & a fence on the other. So there is no possibility for one car to pull over.

The low grey building on the left & adjacent houses would be the proposed building eliminating the surface parking in the photo. Currently snow is piled at the dead end of Dodds Lane (behind their property) and on part of the existing surface lot.

Two questions

- Where would snow be piled?
- Would the hydro poles remain?



Thanks

Jane Desbarats
[REDACTED]