

From: Paul Araujo <[REDACTED]>

Sent: Friday, June 27, 2025 12:50 PM

To: Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>; Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

Subject: 132 Fairway Rd

Hi Andrew and Dave,

26 units and only 9 parking spots is unacceptable.

The Centreville area is already cluttered with street parking, mostly on Jansen Ave and Guerin which has turned into a single lane street due to both sides of the street becoming dedicated parking.

It has become a hazard for children playing, and reduced visibility for cars entering or exiting driveways, to both drivers and sidewalk pedestrians.

On top of that, there is poor garbage collection and maintenance in the area, both private collection and municipal collection. The city cannot handle the current garbage and the area cannot handle the current parking. Adding the 50+ units on 179 Jansen and 26 units on 132 Fairway seems irresponsible planning.

I've been asking the regional waste management and Dave Schnider for the past 5 YEARS to see a plan and improvement on garbage collection and cleanliness, and still have had no answer or seen improvement. In reality it has gotten worse every year.

I strongly oppose this development, and would like to see significant improvement before adding more stress to the situation.

I hope you understand and can improve this neighbourhood.

Thanks

Hi Kimberly,

Thanks for these additional comments and questions. Our staff report will address many of these. We'll let you know via postcard about the upcoming statutory public meeting and where the report will be accessible.

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Development & Housing Approvals Division | City of Kitchener  
519-783-8915 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



**From:** Kimberly Dahms <[REDACTED]>

**Sent:** Thursday, July 3, 2025 9:27 PM

**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>; Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

**Subject:** 132 Fairway Rd N proposed project

So where are you at with input provided on this property? Are you listening to your residents?

Have you decided for the decency of the neighbourhood, current residents property values, and the unlucky citizens that you expect to live in a 2 by 4 box that you nor anyone you know and love would be put to live in.

This is NOT a suitable development for realistic future needs of this neighborhood or our citizens.

STOP playing your numbers game and THINK about what you are doing.

You are building tons of complexes in the area and large building proposals that should be acted upon in better suited areas.

If you built 2 duplex units or row houses it would at least make sense.

You think none of us in this area matter! You disregard us like garbage.

I was born and raised in this city and what you are doing to our city is not effective for these silly useless proposal.

This is a residential area of duplex homes and not designed to maintain a residence of this type. FAMILIES live here not singles.

It also infringes on the privacy of the homes around it as it is too large for proposed space and encroaching on them.

The infrastructure is not sustainable for this additional volume of people and the building doesn't have space even for the tenants. Whether it be lack of parking, no outside property to escape the restrictive living spaces.

Where do you plan to put garbage dumpsters? You can't take anymore parking away as it is inefficient as it is. You should never allow to not at least have 2/3 of your residents a place to park.

What about accessibility? Is there an elevator for meeting AODA requirements?

Laundry facilities? In a building with that many units that should be provided.

Storage? Superintendent facilities a building that size who is maintaining and securing the site?

Too many unanswered items not considered that affect us as well as tenants.

This is NOT housing it is a glorified hotel called studio apartments.

I am not against growth but I am against stupidity and poor judgement of our city on how to manage growth.

You need to ask yourself the tough questions.

Put yourself in our shoes. If you were being told this was being built beside your house would you be happy and feel satisfied what is your neighbourhood becoming?

Easy to say yes when it doesn't affect your way of life.

Stop patting yourself on your back that this is gonna help.

Your students want Waterloo or Doon area not here.

Your being selfish and naive. This just shows you don't care about your long time loyal citizens concerns or opinions. You ask but you don't listen or really care.

This is not a solution but a cheap bandaid that just won't stick.

26 years living in this neighborhood and stunned you would even have considered this ridiculous proposal much less approve which I imagine is just a formality because YOU BOTH don't care!

Regards

**Kimberly Dahms**

[REDACTED]

**From:** Kimberly Dahms [REDACTED]

**Sent:** Friday, June 20, 2025 12:15 AM

**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>

**Cc:** Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

**Subject:** RE meeting additional comments on 132 Fairway Rd N proposed development

Well I attended your zoom meeting and was not able to use Q&A option as it was not functioning. I raised my hand a multitude of times which went unacknowledged. Absolutely poorly run meeting and maybe others that attended were in the same boat that is why no questions or comments.

I do wish to be kept informed on future proceedings, information, steps in this project and invited to meetings etc.

I really don't know how you can approve this project as it does not meet any of the standard requirements they are asking for exceptions on everything. Something as simple as parking you cannot even accommodate one third of the tenants and standard is 1 per unit.

Look at this from another perspective... Would you want to live in 250 sq ft? Would you put one of your family in this dwelling and think this is a suitable way for them to live?

No you wouldn't as you probably live in 3000+ sq ft with a big backyard and a place to park your car or two and still complain you don't have enough space!

You might as well call this a motel because you are not offering anything any different here.

We have enough riff raff low income on King St in the motels now...and you want to draw it down here into a well established "family" neighbourhood and provide the same crap but call it a "home".

We are not a third world country and just because many coming are used to different ways this is NOT Kitchener!!

It also sounds like the builder isn't financially stable and capable to complete this project and is relying heavily on CMHC to cover their butt's! Unacceptable...

## Attachment F – Community Comments

As low income homes are most definitely needed this project only meets your numbers game. It is in no way beneficial to a proper human standard of living and it is not realistic that someone should expect for living in Kitchener.

It is disappointing that you have such disrespectful thinking of your citizens currently living here and the ones you expect to place in these concrete boxes.

It's like your science experiment with humans lives in a cage!

Standard and quality of life in this city is being destroyed by decision makers who have their head in the sand.

As educated people you should be able to come up with better plans!

You will be remembered for the mess you make of this city. When your gone it will be your children and grandchildren who will suffer for your ignorance and disregard. Your conscious should make you feel guilty blindly accepting terrible proposals and poor land use.

If this was a three row house it would at least make much better sense and provide homes for low income FAMILIES. Similar to many other projects which have been built in this area.

Better planning and common sense required here...give your head a shake and start again!

Regards,

**Kimberly Dahms**

[REDACTED]

----- Original message -----

From: Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>

Date: 2025-06-18 9:15 a.m. (GMT-05:00)

To: Kimberly Dahms <[REDACTED]>

Cc: Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

Subject: RE: 132 Fairway Rd N proposed development

Hi Kimberly,

Thank you for your email. Please join us for an upcoming virtual Neighbourhood Meeting taking place tonight (June 18<sup>th</sup>) at 7:00pm. To connect to the virtual meeting online, go to: [www.zoom.us/join](https://www.zoom.us/join) and enter Meeting ID# 898 5464 7583. **Please use this login procedure rather than the one provided to you by Councillor Schnider.**

If you go to [www.kitchener.ca/planningapplications](https://www.kitchener.ca/planningapplications) you will find an abundance of information regarding these development applications.

Here are the next steps in the process:

I can confirm that I have added you to the circulation list and you will receive further updates on this application.

Learn more about the project, share your thoughts and understand your appeal rights, visit [www.kitchener.ca/planningapplications](https://www.kitchener.ca/planningapplications).

Thanks and I hope to see you tonight.

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Development & Housing Approvals Division | City of Kitchener  
519-783-8915 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)

[Kitchener.ca/GreatPlaces](https://www.kitchener.ca/GreatPlaces) – Open until April 30th

**From:** Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

**Sent:** Wednesday, June 18, 2025 8:00 AM

**To:** Kimberly Dahms <[REDACTED]>; Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>

**Subject:** Re: 132 Fairway Rd N proposed development

Hi Kimberly...

Thanks for sharing your concerns about this project

We have an information and comment meeting tonight starting at 7pm on Zoom. Here is the link to join it.

<https://kitchener-ca.zoom.us/j/89854647583?tk=g5LATKvuWqMVzCw3W6gXCfQvoy3SVaIGwMyNFngzUk0.DQgAAAAUA68EdHxZ4dFFOLXdhVFFueTk1R19ibEFTeU93AA>

I hope you can attend.

As you said, we are in a housing crisis and there is a demand for the housing this project offers. Here's a link to the Affordable Housing page of my website. It has some basic information on what Kitchener is doing to address housing needs here and help us reach our new housing targets as set by the Province.

Fairway Road is a major arterial road. It is under the jurisdiction of the Region Of Waterloo. They are planning improvements to Fairway Road. I can connect you to our Regional Councillors who can get information on what the plans are and when they are scheduled.

Sincerely

Dave

Dave Schneider

Kitchener Ward 2 Councillor

[daveschnider.com](http://daveschnider.com)

226.751.2470

### For Emergencies or Urgent Issues

Call our 24 Hour Contact Centre 519.741.2345

**From:** Kimberly Dahms <[REDACTED]>

**Sent:** Tuesday, June 17, 2025 9:28:46 PM

**To**

: Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>; Dave Schnider <[Dave.Schnider@kitchener.ca](mailto:Dave.Schnider@kitchener.ca)>

**Subject:** 132 Fairway Rd N proposed development

Hello

I am voicing major concerns over a development that is not suitable for the size lot, infrastructure and environment you are proposing to build upon.

These streets cannot handle this additional volume of traffic. There is insufficient parking now and your proposing a site that only allows one third of tenants a place to park on an area already overwhelmed.

ION and Transit is a lousy excuse as not everyone uses transit even if you want them to. Most homes have multiple vehicles.

These are one bedroom units which is unsuitable for what "families" need!!!

STOP and THINK for heaven sakes you are just jumping to build but no actual thought is going into what the development actually means and provides in the area proposed.

The numerous 1 bedroom "boxes" you are building is a waste of land that do not meet the demand and provide space for only one or two people.

Families are suffering. People are trying to live in multiples in spaces that are NOT acceptable living standards because they cannot afford to pay rents. Building more of these useless one bedroom box units only creates even more crowding of useless insufficient living spaces.

Have you reviewed the actual housing needs, the wait lists of people looking for housing single or multi bedrooms? how about accessible housing for handicapped? THINK for a change of the big picture and ask the proper questions!

The infrastructure of this neighborhood was never designed to handle this type of residence.

You continue to destroy the value of any of the homes in this family oriented area.



## Attachment F – Community Comments

With a school across the street you should be working to accommodate FAMILIES!!!! Not individuals here. That is your university areas or downtown.

The noise in this area is unbearable now due to traffic volume and high speeds. Failure to enforce speed limits is totally unacceptable in a school zone...why is our area disregarded??

You refuse to enforce the 50km speed limit yet we have a school with large numbers of children walking daily here yet other areas are being enforced and reduced to 40km with speed cameras. Why not here?? Safety is a huge issue.

You planners and councillors need to get out of your office and observe the area and how traffic and people live in Chicopee Centerville. And not from a study...get out there and see it first hand.

We are abused and dismissed and our taxes are just not providing us proper protection and concern for our home values.

After living here +25yrs the city is letting it's long time residents down. You are failing to provide and protect us. Shame on you all!!

None of this makes sense to help the housing crisis. It has become a joke , a box your check to meet a target number but not actually doing your part to help the housing crisis effectively!!!

Start thinking of PEOPLE and not your bonus for meeting a target number...failure to do what is right means you don't really deserve any reward!!!

Disappointed resident

[REDACTED]

**Kimberly Dahms**

[REDACTED]