

From: Emily Law
Sent: Monday, May 5, 2025 11:31 PM
To: Brian Bateman
Subject: Lackner & Keewatin Ave

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Hi Brian,

I received a card in the mail requesting comments to the file manager.

I love the idea of 15-minute walkable neighbourhood communities (ref. Page 12 of https://app2.kitchener.ca/AppDocs/OpenData/AMANDADatasets/743875_Lackner%20at%20Keewatin%20-%20Revised%20PJR%20-%20Mar%202025.pdf), and I recognize that the demand for (more affordable) housing is high. How does changing the zoning from mixed use to low rise residential accomplish the goal of 15-minute neighbourhoods more so than the current zoning of mixed use, as the remaining designated land is much smaller (Maybe I'm thinking "mixed use" incorrectly as cafes, doctor offices, pharmacies, post offices, similar to the amenities and conveniences within walking and rolling distance in a master planned community).

If the zoning is changed from mixed use to low rise residential, are there also plans to address potentially more residential traffic and parking congestion along the smaller streets due to more denser living spaces? This is especially since Crescent Homes (or another low to medium rise complex nearby) had their minimum number of parking spots per unit ratios/requirements reduced as well.

We already notice reduced visibility and space when both sides of the street are lined with parked cars (eg. from construction on Otterbein) along with residential cars (eg. on Dunnigan), effectively making a two-way street into one lane (one way traffic / one direction at a time). The residential cars from this neighbourhood come from bigger semi-detached and detached homes, so I would imagine that denser living would have even more vehicles. Furthermore, if the intersection remains the same at Otterbein and Lackner with the stop sign, if we have more vehicles going in and out of the neighbourhood (especially during peak times), the turns from Otterbein onto Lackner may get increasingly more difficult, especially the left turns.

I'll try to tune in to the meeting on May 14, and I understand that these application proposals would likely go ahead but I wanted to throw in those considerations anyway.

Many thanks,
Emily

Resident in new development area of Sandra Springs, Grand River North

From: Nancy Fulton
Sent: Monday, April 28, 2025 8:37 AM
To: Brian Bateman
Subject: Lackner Boulevard & Keewatin Avenue - Notice of application

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Good morning Brian,

I read about the notice of development application in The Record. I have visited the proposed site <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.kitchener.ca%2FPlanningApplications&data=05%7C02%7Cbrian.bateman%40kitchener.ca%7C328bb8874c3045a7e5ac08dd86515cf7%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638814406208292836%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nkh%2B4Q7TTxiaSs4dK4cW13cLTHtHbuw4S%2BYgL0VKdV0%3D&reserved=0>. Unfortunately, I cannot see anything listed for the Lackner Boulevard & Keewatin Avenue development.

Hoping you can redirect me or provide a direct link to make this review easier.

I am a concerned homeowner near this development. My initial concern is traffic congestion based on increased density of housing in this area. Already there is an apartment building in progress and it is not yet populated. The traffic is already quite alarming in this area without the already budgeted population in motion.

My next concern is our ability to support this increased population with our existing schools. Already the schools assigned for this area are overpopulated with many portables.

Finally, it is important to consider allocating property to single dwelling units to allow "the dream" to own a home with some land for the next generation.

Already the development of this land, originally proposed for single dwelling units is taking on an immense transformation with more population than originally envisioned. I would resist changing the application to multiple dwelling units.

Sincerely,

Nancy Fulton

From: Sandra Freeman
Sent: Wednesday, April 30, 2025 5:50 PM
To: Brian Bateman
Subject: Neighbourhood meeting post card

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Hi Brian,

I live at Dunnigan Dr, Kitchener, ON N2B 3W5, my name is Sandra Freeman.

I have just received a meeting notice and wanted to follow-up re the proposed development. Unfortunately, I can't see the pictures/plot diagrams well enough, even with my glasses on, to determine what is being proposed I can't see what's written. Also, there are two 'icons' that say mixed use to low rise residential and 3 storey multiple dwellings I don't have a clear idea of what they are as there is no image to identify those.

Is there online access to this information so I can see the area clearly, maybe enlarge a photo if needed? If I have an idea what is being proposed, I can send you my comments.

Thanks,

Sandra Freeman

From: P CARTER
Sent: Thursday, May 1, 2025 1:00 PM
To: Brian Bateman
Subject: Neighbourhood Meeting

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Hi Brian:

I received the flyer for the upcoming meeting.

Due to my eye surgery and diminished sight, I am unable to see the 2 maps on the flyer.

Would you be able to send me a larger version of these maps electronically.

Thanks,
Pete Carter

From:
Sent: Wednesday, April 30, 2025 6:36 PM
To: Brian Bateman
Subject: Proposed Development - Lackner & Keewatin

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Brian:

The notice of a Zoom Meeting received does not provide much in the line of details. Is this a change from past plans and does it impact 58M-710 Blocks 1, 2 and Block 58M-711. The subject area seems to indicate only Block 58M-711 in the top right diagram. Will Blocks 1, 2 in 58M-710 remain 3 story multiple dwellings (max height 45 feet) from past plans? If not what is the maximum height of the mixed use to low rise residential. We back are on Georgian Place and back onto Lackner Blvd and I am wondering if there is any impact on us.

Thanks,

Allan

Kitchener.ca/GreatPlaces – Open until April 30t

-----Original Message-----

From: PAMELA SMYTH

Sent: Monday, May 19, 2025 9:48 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Feedback from meeting

Hi Brian.

It was nice to see you, if only virtually, at the neighbourhood meeting regarding the Sandra Springs development. I hope you're doing well.

Thanks for answering my many questions at the meeting. I wish to provide some feedback about the development, which I understand the City of Kitchener welcomes. I request that you please make the residences along a rezoned area of Lackner directly accessible from Lackner. Not only would this access be more convenient for these residents, it would hopefully mean less traffic on Dunnigan Drive, Otterbein Road and Keewatin Avenue.

When will the City of Kitchener welcome public input about the mixed-use area on Keewatin?

Thanks, Brian. I look forward to seeing you at the next meeting.

Sincerely,
Pamela Smyth

