

Andrew Pinnell

From: Lisa Worboys [REDACTED]
Sent: Monday, October 28, 2024 3:05 AM
To: Andrew Pinnell
Subject: proposed development 808-836 Courtland Ave East

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

Hello,

I do not think that the 3 towers should be built at 808-806 Courtland Ave E.

Right now, both of those lots are commercial and industrial and residential is not permitted. You want to go from residential not permitted to 3 high tower buildings?! That's crazy, 2 of which will be the tallest in the region. That space is not big enough. The traffic in that area at peak times is already busy. There are 2 schools around the corner and it's busy with people dropping off and picking up children. The expressway at peak times is also backed up from fairway cut off to Courtland and for some reason the traffic report being done doesn't even look at that? Add in 1000 units and that is one big congested area. There are currently natural heritage areas across and beside those lots, apparently, they are not protected so you can ignore them...? Just because you can override them doesn't mean you should. You'd literally be replacing natural areas with the complete opposite of excessive traffic and people, garbage and pollution, that's not right.

I think there were 500 - 700 parking spots... For 1000 units when families have 2 vehicles nowadays and that is supposed to include parking for the restaurant or whatever public stores you put in there, I don't think so.

It was mentioned a few times that it is supposedly an ideal place because of the ion being there, just because the ion and travel hub is there doesn't mean it's a good place overall for them. I am totally against these 3 buildings, 2 lower rises maybe but not what you are proposing.

Thank you,

Lisa

Andrew Pinnell

From: Brian M [REDACTED]
Sent: Saturday, February 22, 2025 3:24 PM
To: Andrew Pinnell
Subject: Fwd: OPA24/011/C/AP - 808 Courtland Ave

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

Hi Andrew,

I realized I emailed the wrong contact.

Please see my comment below.

Thanks,
Brian.

----- Forwarded message -----

From: Brian M <[REDACTED]>
Date: Sat, Feb 22, 2025 at 2:59 PM
Subject: OPA24/011/C/AP - 808 Courtland Ave
To: <Craig.Dumart@kitchener.ca>

Hi Craig,

Unfortunately I have not been following the development proposal at this site and have missed the community consultation meetings. Has the staff report been scheduled for Council's consideration?

I have not reviewed all of the materials but I had some comments below for consideration.

Unit Mix: I'm concerned with the lack of family sized units, the proposed 1% of 3-bedroom units is very low. The 2021 StatsCan census for Kitchener Waterloo and Cambridge suggests there are not as many single households that are also living alone.

Barrier free units: Could you confirm the number of barrier free dwelling units? Is there a Building Code Act requirement to provide a minimum of them?

Sun/Shadows: It's difficult to tell but during the December shadows, will there be net new shadows cast on the schools or are they behind existing shadows? Why are the shadows not shown hourly?

Amenity Space:

- The proposed amenity space for the children's play area is proposed adjacent to the highway, I am concerned with noise and pollution and the enjoyment of the space for residents. The proposed play area for children suggests that the developer predicts there will be children or families living here which contradicts the lack of the proposed family units.
- Will there be any walls proposed around the amenity spaces? I would just caution additional shadows if so.

Pet relief areas: Are any pet relief areas proposed? Many residents in the City own a pet and I think it's important that there are areas designated for pets, otherwise you will have residents walking precariously around the base building to find any soft landscaping. I live in an apartment on Blockline Road and there are many pet owners and the pet amenities appear to be a second thought or were never considered.

Wind Assessment

Will a wind tunnel assessment be required by the City? I'm concerned about the uncomfortable wind conditions on the level 7 amenity areas. I agree with SLR that these areas need further refining, they are important given the lack of parks and areas for children to play.

Parking

Vehicular:

- How many visitor parking spaces will be provided for the residential and commercial uses?
- How will Pick-Up and Drop Off work for Ubers and deliveries?

Bike: The proposed bike parking appears excessive, given the City will only require approximately 500 spaces.

Please add me to the interested party list, I'd like to be notified of any Decisions made on this application.

Thank you,
Brian



Andrew Pinnell

From: Fred Cepovski [REDACTED]
Sent: Wednesday, October 16, 2024 8:22 PM
To: Andrew Pinnell
Subject: 808-836 Courtland Avenue East development Planning

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

Hello Mr. Pinnell

I'm writing to you as a resident at [REDACTED]. I've been living in this building twice over my lifetime. Recently, 12 years. Before that, earlier in my life, 6 years. I face the Courtland Avenue side [REDACTED]. I wanted to leave you some comments to ponder on with this planning.

I believe adding more housing is great for our city and community but certain areas must be left as is and untouched. This may be one of those areas.

Having said that, living in this Apartment over the years we've had to deal with constant updated renovations and noise. It's finally calmed down now. Listening to new noise development would be a major inconvenience.

The sun shines beautifully on our side of the building and the view of the West side of the city is amazing. Building in front of us would obscure all of that view. We are only a 12 story building with a bit of height being on the hill but nonetheless, I'm personally not a fan of having this development happen in our area. 22-30 Story Buildings would block all our view of everything. The 2 buildings already here were designed to overlook the beauty of the city and surrounding area along with the wonderful sunrise and sunset. I vote against this planning. Thank you.

Regards,
Fred Cepovski