

## Evan Wittmann

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**From:** KIM CORNISH <[REDACTED]>  
**Sent:** Friday, November 28, 2025 1:53 AM  
**To:** Evan Wittmann  
**Subject:** Fw: Formal letter of Concern Regarding Proposed Development at 7 Wimbleton Cr. Kitchener

**Follow Up Flag:** Follow up  
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Dear Evan,

Further attending the neighbourhood meeting held on November 25th I am writing to express formal concern regarding the proposed development application at 7 Wimbleton Cr. Kitchener. My husband and myself reside at [REDACTED] Wimbleton Cr. and have a vested interest in the character, safety and infrastructure of the surrounding neighbourhood.

While we support growth within the City of Kitchener, the current proposal, which requires a Zoning By-Law Amendment to change the designation from Zone 2 to Zone 4, raises several specific issues that we believe must be addressed before approval is granted:

### 1) **Discrepancy in Public Notice Documentation**

The initial public notice of development circulated to the neighbourhood indicated that the proposal involved a semi-detached dwelling. Not until attending the zoom meeting was it advised that the application proposes a four-unit structure with a legal occupancy of up to 20 people. This significant discrepancy in the documentation provided to residents is concerning, as it misled the community regarding the true scope and density of the development being planned under the requested Zone 4 designation. We request clarification on why this contradictory information was disseminated and request confirmation that **new notices accurately reflecting the proposed four-unit structure be sent to the neighbourhood.**

### 2) **Zoning Incompatibility and Massing (Zone 2 to Zone 4)**

The proposed change in zoning from the current Zone 2 (low-density residential to the requested Zone 4 (multi -unit/higher density) is fundamentally inconsistent with the established side split and two- storey detached character of the immediate area and sets a concerning precedent.

Specifically:

- **Zoning Change Justification:** We strongly question the planning rationale for amending the zoning to Zone 4, which enables a density and scale that conflicts with the low-rise character established by Zone 2 in the surrounding neighborhood.
- **Building Height:** The proposed height at 7 Wimbleton Cr. will result in significant shadowing, loss of privacy, loss of sunlight for neighbouring Zone 2 properties.

- **Setbacks:** The proposed setbacks from the property line do not appear adequate under a Zone 4 designation to maintain a comfortable visual and spatial separation from the existing Zone 2 homes.

### 3. Property Boundary and Easement Discrepancy

We have concerns regarding the accuracy of the proposed property line shown in the application documentation, specifically concerning the boundary shared with our property. An existing fence at side property line may be encroaching, and we are concerned that the plans do not fully account for or acknowledge a potential **easement or right-of-way** discrepancy affecting the buildable area. We request that a formal survey be conducted and reviewed by the Planning Department to confirm the exact property line and resolution of any potential easement issues before permits are considered.

### 4. Parking and Site Access

The current provision for 2 shared single driveways for on-site parking spaces is insufficient for a development of this size and will inevitably lead to increased overflow parking on our street. We request a reassessment of the parking ratio, including consideration for visitor parking and electric vehicle charging capacity.

### 5. Loss of Green Space, Tree Canopy, and Environmental Impact

The plan involves a removal of existing trees, on the private property, a mature blue spruce in the front yard. Furthermore, the proposal requires the removal of a City-owned boulevard tree to facilitate the site access/driveway. We urge the Planning Department to consider the significant cumulative loss of mature tree canopy and the resulting environmental impact, including:

### 6. Site Management and Maintenance Precedent

We have serious concerns about the long-term management of a high-density Zone 4 property based on the applicant's history as an absentee landlord/owner of the current residential property. The previous lack of due diligence in essential property maintenance, such as **timely snow removal, general landscaping, upkeep of the existing two-unit structure**], creates a lack of confidence that the applicant can adequately manage the increased complexity and demand of a much larger multi-unit building, potentially leading to blight and ongoing maintenance issues that negatively impact the streetscape. **City of Kitchener records will reflect numerous infractions over several years with complaints from surrounding neighbours.**

### 7. Devaluation of Surrounding Property Values

The significant shift in density and scale necessitated by the Zone 4 designation, particularly the proximity of a large multi-unit building to existing Zone 2 detached homes, is highly likely to negatively impact the market value and desirability of surrounding properties. The cumulative effects of increased noise, traffic, shadowing, and loss of privacy directly contribute to this devaluation. We request the Planning Department explicitly evaluate the financial externalities this proposed change imposes on current property owners.

We request the opportunity to review the updated plans and provide further input once these critical concerns have been addressed. We also request to be notified of any public meetings or Planning Committee dates related to this file.

Thank you for considering our concerns regarding this significant development proposal. We look forward to your detailed response and confirmation of our involvement in the next stages of the review process.

Sincerely,

Kim & Rod Cornish

[Redacted signature block]

## Evan Wittmann

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**From:** Blake Schwartz <[REDACTED]>  
**Sent:** Saturday, November 29, 2025 2:06 PM  
**To:** Evan Wittmann  
**Cc:** Scott Davey  
**Subject:** Concurred - Formal letter of concern - Re proposed Development at 7 Wimbledon Cres Kitchener  
**Attachments:** Development on Wimbledon.jpeg; Develop. Wimbledon 2.jpeg  
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Evan Wittmann And Scott Davey,

Hello gentlemen,

Seems to be some inaccurate information that was brought to my attention regarding the development at 7 Wimbledon Cres. Kitchener.

The unit to be built **is not** a semi-detached building as reflected on the notice, but a 4 unit building with shared parking.

Attached is a statement I concur with.

**Today's date : November 29, 2025.**

**Regards,**

***Blake Schwartz***

[REDACTED]

**Evan Wittmann**

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**From:** Erika Strauss <[REDACTED]>  
**Sent:** Thursday, December 4, 2025 7:03 PM  
**To:** Evan Wittmann  
**Subject:** Proposed Development at 7 Wimbleton cr Kitchener

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Erika Strauss ([REDACTED])

Dear Evan I live on [REDACTED] Wimbleton Cr and I very much concerned about this proposal.

First the notice I received stated that this will be a SEMI now the proposal is a QUAD.This is a big discrepancy and not acceptable.

Since this proposal will call for a rezoning what does this mean for my property as well as taxes.

My concern is the density ,parking,water run off after heavy rain.There will not be sufficient ground to soak up the Water.

Snow removal is also a problem.The side walk is not attended .

The owner does not live there and with this proposal he will be an absentee landlord.

Visually it is not compatible with the established side split bungalows and two storey houses.

I would like to be informed of any updates and plans of revision.

Sincerely,

Erika Strauss

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
|

## Evan Wittmann

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**From:** from Sheri <[REDACTED]>  
**Sent:** Sunday, November 30, 2025 9:38 PM  
**To:** Evan Wittmann; Scott Davey  
**Subject:** Re: Concurred - Formal letter of concern - Re proposed Development at 7 Wimbleton Cres Kitchener

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Good evening, I am also concerned with the negative impact this development will have.

Sheri Schwartz  
[REDACTED]

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**From:** Blake Schwartz  
**Sent:** Saturday, November 29, 2025 2:06:32 PM  
**To:** evan.wittmann@kitchener.ca  
**Cc:** scott.davey@kitchener.ca  
**Subject:** Concurred - Formal letter of concern - Re proposed Development at 7 Wimbleton Cres Kitchener

Evan Wittmann And Scott Davey,

Hello gentlemen,

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Attached is a statement I concur with.

**Today's date : November 29, 2025.**

**Regards,**

***Blake Schwartz***  
[REDACTED]

## Evan Wittmann

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**From:** holly hollingsworth <[REDACTED]>  
**Sent:** Friday, November 21, 2025 5:46 AM  
**To:** Scott Davey; Evan Wittmann  
**Subject:** Response to proposed development at 7 Wimbleton Cres.

**Follow Up Flag:** Follow up  
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Scott & Evan;

I am writing to express my concerns about the proposed development at 7 Wimbleton Crescent in Kitchener. I am particularly concerned that this property will go from the original plan of a single family home to a four plex. This will be 4 times the residents than the area was planned for. Will the plan include sufficient parking spots for the 4 units? As many to most families have 2 vehicles does the plan include 8 parking spots or will they be adding to the parking issue on the street. I ask because with winter coming it weighs heavy on my mind that there could be issues with street parking effecting the clearing of snow.

Should this plan be approved, will it set a precedent for others on the street to follow suit? Could this would lead to 4 times the people on our little crescent. Children often play on our quiet road. More people coming and going could steal away from them a place to play, and form a community.

How will the height of the building change the sunlight and shades to the neighbours. Getting light is a form of luxury in especially during the winter months. Could this proposed plan steal light from the other homes in the area?

If the home owner wants to tear down and rebuild, the replacement could be a legal duplex for 2 families, as it was before.

Thanks for considering my thoughts,  
Holly & Thomas Hollingsworth  
Jason Lord

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## Evan Wittmann

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**From:** holly hollingsworth <[REDACTED]>  
**Sent:** Sunday, November 30, 2025 7:41 AM  
**To:** Evan Wittmann  
**Subject:** Questions

**Follow Up Flag:** Follow up  
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Good morning Evan;  
Thank you for sharing the recording of the meeting. It was very informative.

Did you know where the consultant, Up Consulting is located. I am asking as I am struggling with the parking situation. It is my experience that most families have one vehicle. We will now have the potential for 2 families to share parking spaces behind one another. So for convenience, one will end up parking on the street. On our section of Wimbledon, many homes have grown children which means more cars and juggling of parking. One neighbour yelled at me at I dared to park on his spot on the street! It is my experience that most families have multiple vehicles.

How long should the project take to complete?

In the presentation, you stated that the area is currently res-2 and to change to res-4. What is a res-3?

The presentation stated that the building code allows for 2 people per bedroom. How would you know how many are per bedroom? What would be the consequence if this regulation is broken?

Is the current home a legal duplex?

Given the recent fire in Brampton, I feel many people are concerned and on edge about the number and safety of multiple unit structures.

Thanks for your time,  
Holly Hollingsworth

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