

Jan. 19, 2026

**Committee of Adjustment  
City of Kitchener**

Submission regarding the applications for minor variances at 532 Courtland Avenue East (A 2026-001) and 546 Courtland Avenue East (A 2026-002).

My name is Chuck Howitt. My wife Janet and I own a home at [redacted] in Kitchener. Our house backs on to the property at 546 Courtland Ave. E. We share the concerns of our neighbours, [redacted], who have sent you a written submission about these applications. We worry about the impact of these developments and believe they do not constitute minor variances.

Our property as well as 305 Bedford Rd. and 546 Courtland Ave. E. are on the Grand River Conservation Authority floodplain. We are concerned about the increase in hard surfaces, building depth and grading of the new development. A major drain is located behind 546 Courtland that is attached to a pipe that runs under our driveway and connects with sewers under Bedford Road. With changes in weather patterns and severity of storms, we have experienced more flooding in the neighbourhood. We worry that the new developments will increase the likelihood of flooding to our homes and neighbourhood.

We also agree that Courtland Avenue is a busy street with numerous curves, causing problems with sight lines. The proposed high rise development with 1,500 units on Mill Street by the Ion station will only add to the traffic problem. Narrowing the drive aisle at 546 Courtland could lead to increased traffic and pedestrian safety risks. We also question whether emergency access will be assured with reduced drive aisles.

As our neighbours at [redacted] have suggested, the GRCA should be reviewing and commenting on these plans, and a road-safety and emergency-response audit should be conducted.

On another note, in June of 2024, [redacted] knocked on our door to advise us that Freure Homes had purchased 546 Courtland. He told us Freure planned to tear down the home and replace it with two, two-story buildings without basements. One would contain four units and the other three units. The buildings would be closer to Courtland, leaving room for a green space at the back. These townhouses would be rental units. We are now shocked to learn that the townhouses will be three stories.

For many years our neighbourhood has been zoned low-rise residential. Most of the homes are bungalows or 1.5-story houses. Recently we learned that the zoning has been changed to SGA-1, due to Ion intensification. Even though the proposed developments at 532 and 546 Courtland may comply with the new zoning, we believe the three-story structures will tower over our backyards, reduce our

privacy and dramatically change the character of the neighbourhood. We request that the townhomes not be higher than two stories.

Thank you for your time,

Chuck and Janet Howitt