

Appendix E - Public Comments

Tim Seyler

From: Tim Seyler
Sent: Wednesday, August 04, 2021 1:42 PM
To: [REDACTED]
Subject: RE: [EXTERNAL] RE: Civic Centre Secondary Plans - 61-65 Roy St.

Hi [REDACTED]

Just wanted to follow up with you, as I would still be happy to have a conversation with you about this application. Please let me know when would be an appropriate time to give you a call.

Thanks,

Tim Seyler, BES, MCIP, RPP

Planner | Planning Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca



From: [REDACTED]
Sent: Wednesday, July 28, 2021 12:04 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: [EXTERNAL] RE: Civic Centre Secondary Plans - 61-65 Roy St.

Tim

July 27, 2021

Thanks for emailing the maps of the Secondary Plan for Civic Centre.

Regarding the properties at 61 and 65 Roy St.,

- Were the letters circulated to all property owners within 120 metres. Some residents did not receive a notice.
- What is exact wording of the special use provision be added to the zoning by-law to allow these multiple dwelling?
- Only 3 units are allowed to be converted according to the Secondary Plan; 5 units seems excessive for these small houses; does the size of each unit meet the city's requirement for floor space?
- The address for Windermere Apartments Inc. is listed online as 61 Roy Street. The properties at 61 and 65 Roy St are registered as Roy Street Investment Inc.; this is confusing.
- Will these properties be in compliance with the Civic Centre Heritage Conservation District plan?
- Parking 5 cars per building: will these all be located at the rear of each building? are there garages?
 - o will there be space left for an amenities area?

Thanks you.

[REDACTED]
58 Ahrens St W
Kitchener, ON
N2H 4B7

From: Tim Seyler [<mailto:Tim.Seyler@kitchener.ca>]
Sent: Thursday, July 08, 2021 5:20 PM
To: [REDACTED]
Subject: Civic Centre Secondary Plans - 61-65 Roy St.

Hi [REDACTED]

As per our conversation I have attached the Secondary Plans that you requested. If you have any more questions, or comments or would like to have another discussion please let me know.

Thanks,

Tim Seyler, BES, MCIP, RPP

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Tim Seyler

From: Tim Seyler
Sent: Monday, August 30, 2021 1:58 PM
To: [REDACTED]
Subject: RE: [EXTERNAL] Re: 61/65 Roy Street

Hi [REDACTED]

I have reached out to the applicant of the Roy St. properties to inquire about their intentions for garbage pickup. I will let you know once I hear back from them.

Unfortunately the site plan process is not a public process but staff ensures that we receive all relevant information such as a grading plan, landscape plan etc. to make the site function as best as it can. As I mentioned with consultation from the applicant we are hoping for a site plan that includes 5 parking spaces, and increased amenity area and some removal of asphalt so that extra parking does not happen in specific areas. The site plan application will come after this application should this be approved by City Council.

Thanks,

Tim Seyler, BES, MCIP, RPP

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From: [REDACTED]
Sent: Thursday, August 26, 2021 11:10 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: [EXTERNAL] Re: 61/65 Roy Street

Thank you Tim for your reply. Before I meet with [REDACTED], could you please find out the garbage disposal requirements for 48 Weber and secondly does the site plan be reviewed prior to zoning approval and how can [REDACTED] be involved in that process?

Thank you for your assistance.
[REDACTED]

On Aug 25, 2021, at 9:12 AM, Tim Seyler <Tim.Seyler@kitchener.ca> wrote:

Hi [REDACTED]

Thank you for the email. I apologize for the delayed response but I hope I answer your questions in a satisfactory manner. I answered your questions in red after each question. As you noted most of the

questions that you posed are related to the site functionality and would be dealt with at the Site Plan stage. The application as it stands now is only speaking to the use of the property changing from 3 Residential, and 2 Office units, to 5 Residential units.

Also for your information the property at 48 Weber St. contains 40 residential units. The property went through a minor variance in 2016 to reduce the parking requirement of the building to zero. This was approved by the Committee of Adjustment. At the time an updated site plan was not required, only an updated landscape plan.

1. The parking spots in the rear yard have always been used by 48 Weber St.

This application is only for 61 and 65 Roy St. If the parking was used by residents at 48 Weber St. I can't speak to that. The owner/applicant is going to be required to apply for an updated site plan, and we have stated that we would like the site to meet the requirements of 5 spaces on site, 1 space for each dwelling unit. In order to accommodate more amenity space.

2. The garbage containers at the rear of 61 Roy Street are used by 48 Weber and 61/65 Roy Street residents. I assume under your garbage by-law that 48 Weber must have a dumpster on site.

Garbage storage and disposal will be taken into account at the site plan stage. The property does qualify for Regional garbage pickup and we will be encouraging that garbage be stored internally and then taken out on garbage day. If an area is requested external to the building we will request that it is fully enclosed so that only residents can use said bins.

3. The site plan from the C of A applications in 2016 for 61/65 Roy St shows that the garbage is supposed to be kept inside the building and taken to curb on garbage day. (Attached)

Noted. We are requesting the same for the new development.

4. The current garbage containers consist of a dumpster wherein a truck must back in the single driveway to access it. On one occasion the truck side-swiped [REDACTED] car parked on his own driveway resulting in considerable damage which trying to be a good neighbour incurred the repair expenses himself.

Please see number 2 and 3.

5. Because of the easy access to the many outdoor garbage receptacles, there are numerous people who can easily access them. A photo attached shows an individual rifling through the garbage and throwing out items on the ground and leaving the ones that he didn't take with him. Three of us were sitting in plain view in [REDACTED] backyard when this happened and we have a video of the actions. A photo of the person is attached. Fencing must be considered.

Please see number 2.

6. Within the last 2 months [REDACTED] garage was entered and vandalized including stealing his bicycle. Also, at another time his fire pit was set on fire and an outdoor table placed on the fire. One of the neighbours called police.

This is unfortunate, but I can't speak to vandalism or trespassing on your property.

7. There is very serious water drainage problems from the 2 sites behind 57 Roy including 48 Weber St. The City of Kitchener including Councillor Marsh have been contacted with no

satisfactory resolution. It would be helpful if you could provide a site plan for 48 Weber St W and the property to the east.

Our engineering team will be consulted at the time of a site plan application, if there is any grading issues it will be addressed at that time.

8. What is the status of the application? Is there an objection period remaining?

A report is being prepared for the application to go to a public meeting on October 4th. If you would like to attend that meeting, once the information is available I can send you the details.

9. We are interested in the positive feedback spoken of in the Waterloo Record about the application. Why wasn't [REDACTED] notified directly?

[REDACTED] should have received an information letter in the mail. All properties within a 120m radius of the property would have received a letter by mail. As well a sign was posted on the property for more information. I have record of a letter sent out at the end of June to [REDACTED] address.

Please let me know if you have further questions.

Thanks,

Tim Seyler, BES, MCIP, RPP

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From: [REDACTED]
Sent: Friday, August 13, 2021 10:49 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Cc: [REDACTED]
Subject: [EXTERNAL] Re: 61/65 Roy Street

Hi Tim

Thank you for your prompt response.

Unfortunately, we have some serious problems on this site and would like to ask for more information and relay our concerns.

Please forward any information you have on 48 Weber St West in terms of site plan, parking, garbage and number of legal units in the building. This information will help us understand the legal interpretation of what the owners are claiming on the Roy Street properties.

With respect to relaying our concerns, we have included some photos and a copy of the site plan for the previous application at the Roy St properties to increase the units.

To be fair, [REDACTED] is not objecting to the number of units at this time, only the operation of the properties. If these matters cannot be resolved, then he will object to the change in use of the properties.

1. The parking spots in the rear yard have always been used by 48 Weber St.
2. The garbage containers at the rear of 61 Roy Street are used by 48 Weber and 61/65 Roy Street residents. I assume under your garbage by-law that 48 Weber must have a dumpster on site.
3. The site plan from the C of A applications in 2016 for 61/65 Roy St shows that the garbage is supposed to be kept inside the building and taken to curb on garbage day. (Attached)
4. The current garbage containers consist of a dumpster wherein a truck must back in the single driveway to access it. On one occasion the truck side-swiped [REDACTED]'s car parked on his own driveway resulting in considerable damage which trying to be a good neighbour incurred the repair expenses himself.
5. Because of the easy access to the many outdoor garbage receptacles, there are numerous people who can easily access them. A photo attached shows an individual rifling through the garbage and throwing out items on the ground and leaving the ones that he didn't take with him. Three of us were sitting in plain view in [REDACTED] backyard when this happened and we have a video of the actions. A photo of the person is attached. Fencing must be considered.
6. Within the last 2 months [REDACTED] garage was entered and vandalized including stealing his bicycle. Also, at another time his fire pit was set on fire and an outdoor table placed on the fire. One of the neighbours called police.

7. There is very serious water drainage problems from the 2 sites behind 57 Roy including 48 Weber St. The City of Kitchener including Councillor Marsh have been contacted with no satisfactory resolution. It would be helpful if you could provide a site plan for 48 Weber St W and the property to the east.

8. What is the status of the application? Is there an objection period remaining?

9. We are interested in the positive feedback spoken of in the Waterloo Record about the application. Why wasn't [REDACTED] notified directly?

Thank you for your attention to this matter. It would be great if we could meet you on site so that you understand the situation clearly. We are attaching photos of the rear yard for your better understanding in the meantime.

Photos under separate email.

[REDACTED] on behalf of [REDACTED] 57 Roy Street.

On Aug 4, 2021, at 2:06 PM, Tim Seyler <Tim.Seyler@kitchener.ca> wrote:

Hi [REDACTED],

Thank you for your email and your interest in the application.

The application is to convert the existing buildings to 5 unit residential buildings, instead of each building have 3 residential units and 2 office units. There is going to be no exterior alteration to the buildings themselves and the only thing that would be required after the application is approved is that there will have to be new site plans submitted to the City. At this time, the owners are not required to submit detailed site plans to show the changes on the site. However, when a site plan is submitted we will look to ensure there is adequate parking, garbage storage, amenity space, etc. Unfortunately at this time I don't have any site plan plans to circulate to you, as the application is only for the Official Plan Amendment and Zoning By-law Amendment.

The current buildings only require 5 parking spaces, and this would be the same requirement should the buildings be permitted to be converted to 5 residential units. The City requires 1 space per unit, thus 5 parking spaces be provided on site. The parking would be located generally in the same area, but there could be slight adjustments to add additional garbage storage space and amenity space. In this case as well there may be an opportunity to remove some of the existing asphalt to allow for more greenspace which may help the drainage of the site.

From my knowledge this application is separate from the 48 Weber St. building you mention, and there would be no parking provided for that building on these properties.

I hope this answers your questions, and if you have any more please don't hesitate to ask me.

Thanks,

Tim Seyler, BES, MCIP, RPP

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

From: [REDACTED]
Sent: Tuesday, August 03, 2021 4:29 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Cc: [REDACTED]
Subject: [EXTERNAL] 61/65 Roy Street

Hi Tim

I am contacting you on behalf of [REDACTED] who lives and owns 57 Roy Street. He does not have access to email, but if you want to confirm with him, please call 519-742-0975.

I would like information about the conversion and site plan details of the above properties. It is a constant problem with grading and water runoff, garbage and vandalism and he doesn't believe he received notice of this change after objecting the last time they tried to change the density.

Please send me any documents relating to these properties and 48 Weber st west which is combined either on paper or in practice for parking and garbage at the least.

I am meeting with [REDACTED] on Thursday and hope to hear something from you by then.

Thank you for your anticipated cooperation.

[REDACTED]
[REDACTED]