

Andrew Pinnell

From: [REDACTED]
Sent: Tuesday, May 4, 2021 4:31 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Proposed Condominium

Hi Andrew,

I am not a fan of the [276 King St E](#) proposal. I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

More importantly I believe that it takes away from affordable housing to the area that is desperately needed.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market.

Thanks,

Concerned citizen,

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, May 12, 2021 8:31 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Re: King Street East proposal

Hello I am writing with my concerns about the 276 King Street East proposal. I am greatly concerned that this 29 unit building proposal is in contravention of two bylaws including the increased size limit and no proposed parking. To constantly seek exemptions for by-laws to allow such builds to go forward takes away from development plans already in place for the city.

I do support the need for more equitable and supportive housing but I do not feel that this project meets these criteria and that the density level will have a negative impact on the Kitchener Farmer's Market, and surrounding neighbourhood.

Sincerely,

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, April 29, 2021 7:24 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E Proposal

Hi Andrew,

I am not a fan of the 276 King St E proposal. I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market and the small businesses on King street.

Thanks,
Concerned citizen,

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, February 24, 2021 12:09 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E Approval

Hi Andrew,

I wanted to show our support for the new building plans at 276 King St E Kitchener. Application # OPA20/006/K/P. The Braun family has been involved in downtown since 1925 with multiple properties in the downtown core. We are very excited to see a nice new fresh change to 276 as it has been long overdue. This will help give us more households to support the small businesses in the area and with its high quality design it is a nice fit. Let me know if you require any more information from me.

Thanks and have a great day!

[REDACTED]
[REDACTED]
Braun's Locksmith
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Monday, March 1, 2021 9:59 AM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King Street East Official Plan and Zoning Amendment Application Feedback

[REDACTED]
c/o The Kitchener-Waterloo Racquet Club
138 Duke Street East
Kitchener, ON N2H 1A7
519-745-6108
email: manager@kwracquetclub.com

Hi Andrew,

Thanks for keeping us in the loop with potential development in our community.

The Kitchener-Waterloo Racquet Club has witnessed many changes over the 58 years we've been in business in this district. We are in support of the official plan and zoning amendments. The proposal to develop 276 King Street East into a multipurpose property is another positive step for our community. This property helps serve the need for more housing in the area and it compliments the much-needed investment in the Market District. It will provide more traffic to the local business community and based on the information you provided it's a significant upgrade to the vacant lot there now.

Take Care,

[REDACTED]
Kitchener-Waterloo Racquet Club
[REDACTED]



Andrew Pinnell

From: [REDACTED]
Sent: Tuesday, April 20, 2021 10:32 PM
To: Andrew Pinnell
Cc: Debbie Chapman
Subject: [EXTERNAL] 276 King St E

Importance: Low

Hello.

First, I wanted to say that the new style of signage for the application for development (image below) is a master-class in clear communication and light years ahead of the old style. Well done.

Second, I wanted to express my support for the project proposed at 276 King St E.

I think the project is at a great scale for the setting; we need more of these 4-8 storey buildings and fewer of the 20-30+ storey buildings.

Further, I am really happy to see the no parking requirement; in fact I wish that the city would adopt a parking maximum policy city-wide. No parking will help to keep the cost of the building down, provide for a more active streetscape, and speed construction time.

Finally, I think the mixed use is another great attribute for this project. I hope that the proposed zoning change does not get push-back from the neighbouring owners and wish that the city would "up-zone" the whole city and put the onus on the builder to prove the need for lower-density housing options. This would also speed development completion and would help to increase the housing supply we so desperately need.



APPLIC
IN YO
PROPOSE



Concept Draw



7-Storey
Building

F
U

I've copied my ward's councillor even though this development is right on the ward 9 / 10 boundary so that she is also aware of my support for this project and for my thoughts on these many interconnect city policies.

Thank-you for time.



Kitchener, Ontario

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, May 5, 2021 5:52 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E proposal

Hi Andrew,

I am not a fan of the 276 King St E proposal. I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market.

Thanks,

Concerned citizen,
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Friday, February 12, 2021 12:36 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King str east amendment

Sent from my Galaxy

As owner of 341 and 343 King str east property I am in favor to accommodations for new developments on King str downtown area. [REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Tuesday, May 4, 2021 10:31 AM
To: Andrew Pinnell
Subject: [EXTERNAL] Neighbourhood concern

Hi Andrew,

I am not a fan of the [276 King St E](#) proposal. I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market.

Thanks,

Concerned mother,
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Tuesday, May 4, 2021 9:57 AM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E concern!

Hi Andrew,

I am not a fan of the 276 King St E proposal. As a mother with 2 young children, I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market.

Thanks,

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, February 24, 2021 7:35 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Development at King & Eby

Hi Andrew,

I own The Yeti cafe, on Eby St. N in Kitchener. I am writing to express my support of the proposed apartment building next door (276 King)

I feel our area needs more density. It will be good for business and increase the vibrancy of downtown.

All the best,

Victoria



THE YETI
Tel [+519-729-5242](tel:+519-729-5242)
theyeticafe.com

Best Breakfast in KW 2018, 2017, 2016, 2014 The Community Edition

[Best of the Best Restaurants of 2013](#) - The Record

Winner of the 2012 Downtown Kitchener customer service award

[@theyeticafe](#)

[CAFKA](#)

Andrew Pinnell

From: [REDACTED]
Sent: Saturday, February 13, 2021 9:48 AM
To: Andrew Pinnell
Subject: [EXTERNAL] Support for 276 King re-zoning

Dear Mr. Pinnell,

I came across the re-zoning for 276 King and I'd like to voice my support for it. I live in a similar style of mid-rise building near the area and I regularly walk to the market with my partner and our dog.

From observing on our walks, it's pretty clear that the eastern part of Kitchener's downtown hasn't really seen the same level of development and investment compared to the section closer to city hall: I believe that buildings like the proposed one will go a long way towards bringing more businesses and people to the area who have a long term stake in the local economy.

Best regards,

[REDACTED]
[REDACTED]
610-399 Queen Street South
Kitchener, ON
N2G 0C4

Andrew Pinnell

From: [REDACTED]
Sent: Tuesday, May 11, 2021 5:33 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Re: Neighbourhood Meeting Follow-up and Engagement Survey - 276 King Street East

Hello, here is my feedback based on the presentation:

As a downtown resident who formerly lived around 100m away from the site (on Duke St) I believe that the 276 King E project will benefit downtown and help improve access to housing for a larger number of people near the market area than currently exists. The current mix of housing, increase in housing costs and influx of new residents has made it more difficult and competitive to find a housing unit in the market area. Having more housing options in walkable areas served well by transit will help give a greater number of people access to amenities in the area than currently exist. After learning about the height and massing factors I support the design as-is as I believe a reduction would be a waste of valuable vertical and horizontal space in downtown, possibly lead to a reduction in the size and/or number of units, and result in the demolition of a brick century home for little gain for present and future residents. If a century home is going to be demolished then it should be for a project which will make it count and improve the area while also giving more people convenient access to things like the Kitchener Market.

I am highly supportive of the zero-parking plan as I believe any amount of parking would by definition bring vehicles to Eby Street, which is quiet and market-adjacent and sees a large number of pedestrians on market days, as well as being the location of a cafe business with an outdoor streetside component, as well as that stretch of King Street, which is already difficult to cross due to the lack of an official and lights-controlled pedestrian crossing at King/Eby, which encourages jaywalking by giving fewer legal and convenient crossing options to pedestrians. Bringing more vehicle traffic to the area would not help and would only make the area more hectic, congested, and dangerous. Therefore I support as little parking as possible for this development and fully support the zero-parking initiative. I believe there is a latent demand for zero-parking buildings from non-car owners and consider the indoor and outdoor bicycle parking to be a useful amenity I would like to see more of in residential buildings as a cyclist and bicycle owner. I believe the presence of a nearby parking garage as well as street parking in the area should be more than sufficient.

Similarly I also support the ground-floor commercial unit(s) as I believe with the presence of the market and the amount of pedestrian traffic, the units would be well-located and increase the amount of commercial space available in the neighbourhood. A mixed-use building with commercial space is the kind of development I would like to see more of in the city as it would help bring businesses closer to people as well as people closer to businesses.

Thank you for your work and take care,

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, March 4, 2021 11:06 AM
To: Andrew Pinnell
Subject: [EXTERNAL] Comments on 276 King St E proposed official plan and zoning by-law amendments

Hello Andrew,

I'm writing about the proposed official plan and zoning by-law amendments at 276 King St E. I live nearby at the Market Lofts, behind the Kitchener Market at 165 Duke St E.

I just want to voice my support for the current proposal. I think this proposal is good for increasing the density in the area, and improves the streetscape down this part of King St. I love how this new development will also bring more people to this area to enjoy. It's nice to see further development on this part of King St. I think the removed parking requirement is fine, with transit options and extra parking availability in the vicinity.

I believe the incorporated ground-level commercial space is integral to the proposal, and I hope it will not be removed throughout the process. I think it is needed to tie the proposed building to the existing street, especially King St, to better integrate the building into the community. With previous examples of buildings dropping their ground-level commercial space during the process (for example, 63 Scott Street), I hope this will not be the case with this proposal.

I suspect you don't hear a lot of positive feedback from proposed plans and zoning by-law amendments, so here is one on the good side!

Have a great day!

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Monday, March 1, 2021 10:57 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King East Comments

Hi Andrew,

My name is [REDACTED] and I run Workhaus Coworking at the corner of King and Eby Streets in Downtown Kitchener next to the proposed development by Pioneer Tower Homes at 276 King Street East.

I am getting in touch to express our support for the project in principle. On behalf of my employer, I strongly commend any development in the Downtown King East area as it is sorely needed to bring the area in line with its King West counterpart. The new developments – including 276 King East – will also indirectly address issues such as crime, prostitution, and otherwise poor behaviour that often is associated with the area.

In Late February, I had a call with Marko at Pioneer Tower Homes. I explained that I supported the project for the reasons listed above but I had concerns regarding noise caused by the construction of the development.

The property is approximately 10-15 meters from our main entrance, lounge, kitchen, and boardrooms. As a professional office space with paying members, my concern is that if there is too much noise caused by construction (drills, trucks backing up, hammering, workers, etc), our members will complain and there will be nothing I can do resulting in yet another major loss of business after rebuilding post-pandemic. This is simply unsustainable and may result in yet another established business leaving Downtown Kitchener.

Marko has assured me that Eby will only be closed as necessary and much of the building will be precast concrete allowing it to go up quickly. He has also been clear that he wants to be a good neighbour and work with everyone and that's very much appreciated.

If you need clarification on anything above, please let me know.

Best,

Andrew Pinnell

From: [REDACTED]
Sent: Monday, May 10, 2021 7:19 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E proposal

Hi Andrew,

I am not a fan of the [276 King St E](#) proposal. I believe the building is too large for this small neighbourhood and the historic Kitchener Farmer's Market. Additionally, no parking units available for the proposed 29 unit building? What is the target demographic of this new build? I don't think this proposal should be allowed to move forward with the City's permission. It is breaking two by-laws 1) increasing size limit & 2) lack of parking spaces.

Please include my information in your report. I can see this impacting my desire to visit the Kitchener Farmer's Market.

Thanks,

Concerned citizen,

[REDACTED]

Sent from my iPhone

Andrew Pinnell

From: [REDACTED]
Sent: Monday, February 8, 2021 10:52 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Pioneer Town Home Zoning OPA20/006/K/AP

Hi Andrew,

I hope you're doing well today and are safe. I received a letter in the mail in regards 7 storey mixed used building that is being built on King St E.

I'm the property owner of Tiffany LN Corp at 206 King St E.

I am just concerned about parking. Since on the application they're requesting not to include any parking for commercial use. Not to mention the current zoning doesn't require parking for residential use either.

I believe that there should be dedicated parking for **both** commercial and residential. Whether it be surface or underground. King St is already very congested. With the development of the property more local traffic will congest the streets.

By not including any additional parking spaces in their plan this will significantly impact local traffic. Considering this building will have a higher density of people and no additional spaces to park. Making it much harder to park in an area that is already hard to find parking.

Even if they do include parking within their plan, they should make an effort to include EV charging stations. As there isn't much/ or any EV charging stations in the area. This would be a great opportunity to introduce it in the area.

I hope my comments will be of some use.

Kind regards,
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, February 10, 2021 10:00 AM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St East - Official Plan Amendment and Zoning Bylaw Amendment

Hi Andrew,

Hope you and your family are staying safe and healthy during these times.

I received a letter in the mail regarding this property since my company owns the property at 293 King St East across the street.

I had a few questions. Can you tell me how many units will end up being in this building if it gets approved ? and also the size of the units proposed ?

Finally can you tell me when the meeting dates will be for these ? I assume they will be on the Cities youtube channel ?

Thanks very much and I look forward to hearing back

--

Cheers !

[REDACTED]
Mortgage Agent
[Mortgage Alliance](#)

[REDACTED]
RightBroker™ - RightMortgage® - RightPlace™

[REDACTED]
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Andrew Pinnell

From: [REDACTED]
Sent: Friday, July 2, 2021 4:01 PM
To: Andrew Pinnell; [REDACTED]
Subject: [EXTERNAL] remove sign from 12 eby st N

Hi Andrew, I am one of the residents at 12 eby st N our landlord is Marko, we cant get a hold of him lately and he did nt even notify about the sign that this will be torn down. We would like it removed ASAP because now are windows are getting smashed out, our front window on the door got smashed out so we would appreciate that you remove that sign. They are damaging the house because they know it will be torn down. You can put it back up if the house is vacant. Also Marko said to my husband Bill that he wouldnt sell this house because he just bought it 6 months ago at that time. So we had no idea what Marko was up to. We put so much work into this house Marko had no right do to what he did.

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, March 4, 2021 2:18 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King Street East

Dear Andrew,

I'm writing to express my support for the 7-storey mixed-use building proposed at 276 King Street East, and the corresponding Official Plan Amendment Application OPA20/006/K/Ap and Zoning Bi-law Amendment Application ZBA20/015/K/AP.

As a downtown resident, an athletic club member, and a market district commercial landlord, I live, work, and play within walking distance of the market district. As a stakeholder in the neighbourhood, I believe that the market district has largely been overlooked by private developers and additional investment is required in order to increase the vibrancy of this gateway to downtown.

Both the City and the Region have made significant investments in the Kitchener Market and the ION Light Rail in recent years, so it makes good sense to be encouraging additional private investment by welcoming higher density, pedestrian oriented developments to this neighbourhood. After all, the area is an Urban Growth Centre in A Place to Grow and higher density is suitable.

The rendering of the proposed building is modern and attractive, and Downtown Kitchener is in need of quality mid-rise residential building developments like this one. A building of this size and scale fills a gap for those who want to enjoy pedestrian-friendly condo living in the core, without having to share busy elevators in the high-rise skyscrapers of Duke Tower Kitchener, Young Condos, and Charlie West.

I look forward to watching the continued progress of Downtown Kitchener.

Sincerely,

[REDACTED]
200 King St E., Kitchener ON N2G 2L1

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, April 29, 2021 6:51 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Re: Neighbourhood Meeting Follow-up and Engagement Survey - 276 King Street East

Hi Andrew,

Thanks for the follow up. I attended the meeting last night and didn't say anything then, but just wanted to provide my thoughts in writing before the next steps.

Overall I'm in support of the project. I think it's a perfect size for the community and I think a building with one bedroom units and no parking will fit a demographic that wants to live in this area. Some reservations however, are the lack of affordable units and the ground level interactions with King and Eby street.

In this neighbourhood in particular there is a great need for affordable housing - is there nothing we can do to request the developer include a set proportion of units as below market value? I'm somewhat familiar with zoning or by-law amendments and think I've heard of negotiations with developers to allow them to build higher but in return, provide something the city needs. Could something like that be possible in this case for a few affordable units?

Slightly less importantly, I am concerned with how the building will fit with the particular scene on Eby St, particularly on Saturday mornings. I understand there will be commercial on the ground floor, but will it just be a plain glass corporate box right at the property line, or will it activate and spill out onto the street like The Yeti and the market/Market Lane do? I would echo another attendee's concern about the building materials as well: I would like to see something that does make an attempt to blend in with perhaps more brick than glass and metal

To summarize, I would say that while extremely supportive of a development of this size and style in general at this location, I do worry about affordability for CURRENT residents of the area and would like to see a building that is influenced by - and meaningfully adds to - the very unique streetscape of Eby/King.

Thanks for an informative and helpful meeting. I don't necessarily need a response to any questions above, just wanted to place them theoretically in case relevant discussions occur down the line.

Cheers
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Sunday, February 14, 2021 5:48 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St E Proposal

Hello,

I am the owner of 154 Duke St E., Kitchener ON N2H 1A7 and I received your letter re: 276 King St E and the proposal for zoning changes.

I would like to write my support for this zoning change. More density downtown is a good thing and this seems to be a good fit for the neighbourhood and well in scale with other developments a block down at King and Cedar.

Andrew Pinnell

From: [REDACTED]
Sent: Monday, February 22, 2021 4:10 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King St

Hello Andrew,

While at the Market, I saw the application sign up at 276 King St. I'm writing to lend my support.

I own a unit in a similar building downtown. This area of downtown is badly in need of investment, and modern buildings like this one would go a long way. It would also bring more people to the market, and surrounding restaurants.

My property is located at 101-399 Queen St S - Barra Condos

Thank you kindly Sir

[REDACTED] Mortgage Broker | Real Mortgage Associates | [REDACTED]
[REDACTED]

[Online Mortgage Application](#)

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, March 4, 2021 9:53 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King Street East

Hi Andrew,

I am emailing you to provide my strong support for the proposed project at 276 King Street East.

I grew up in Kitchener-Waterloo and have owned 118 Weber Street E, in the near vicinity, for the past 4.5 years. For several decades, King Street East and the surrounding area has been rough and filled with derelict buildings. It was a very undesirable area to say the least.

However, in the past few years we have seen many exciting and positive changes in the area! Public investment spearheaded by the Region and City with projects like the Kitchener Market and the LRT has been successful in attracting investment from the private sector. We can see this with the many new developments that have been completed and those that are currently underway. I strongly encourage the City to continue to welcome this development in Kitchener. Developments like the one at 276 King Street East will bring more people, more businesses, more transit users, and more vibrancy to our area. The work to improve our downtown has only just begun and we must not take this sort of development for granted. Should we stand in opposition to these sorts of developments we will find that all of the great groundwork done by the Region and City will quickly erode. We must continue the positive momentum.

Furthermore, the housing crisis that we are experiencing is top of mind for many people. Housing prices and rents have never been higher in our Region. It is concerning. I encourage the City to continue to allow projects like the one at 276 King Street East to ensure that we grow the necessary supply of housing so that we may alleviate this crisis rather than exacerbate it. If the City is sincere in its stance on affordable housing then we must allow the housing supply to increase.

If you would like to connect with me regarding my support for this project you can contact me at the following:

[REDACTED]

Mailing Address: 108 Garden Tree Court Waterloo, ON N2L 5Z1

Best,

[REDACTED]

--
[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Wednesday, April 28, 2021 9:15 PM
To: Andrew Pinnell
Subject: [EXTERNAL] 276 King

Hi Andrew,

Thanks to you and everyone else at the city who ran the meeting tonight. It was very helpful.

I wanted to provide my feedback.

Overall I'm in support of the project. I especially like that it is purpose built rental, because I think there is very little of that being built and added to the housing stock lately.

At the same time, housing is becoming increasingly expensive, and at market rents sadly these units will be out of reach of many.

Given that the developer is seeking variances, which will financially benefit them significantly, I think it would be fair for them to share that benefit with the city, by which I mean that the variances should be granted on the condition of some of the units being set aside as affordable housing rentals.

The councillor mentioned that affordable housing was a top priority of council. And for the same reasons that the developer gave for not needing parking, this would be a great location for affordable housing, because it is on transit and connected to the cycling network. The developer also gave one justification for the lack of parking being that a zoning change that's in the works would have the whole area no longer require parking, so by that same logic we can look at the inclusionary zoning that's in the works as well.

Perhaps the city can do a rough calculation of how much financial gain the variances will grant and use that to determine how many units should be set aside with a 50/50 split of the extra gain? Or perhaps it can be determined by looking at the inclusionary zoning targets that are in development or the numbers used by other municipalities that already have inclusionary zoning in place?

Generally I believe that developers should strive for a good mix of unit size, but I think the developer's point about the small lot size and awkward shape is fair, so for this particular development I think it's better to focus on getting more affordable units.

As a final note, I will say that the developer lost trust with me when during the meeting they first stated that the site had been vacant for 10 years, and one of the attendees called them on it and they admitted a family is currently living there. I understand that sometimes people are displaced, and 1 family shouldn't take priority over 29, but I think it was dishonest of the developer to claim it was vacant when it was not, and that reflects very poorly on the developer in my opinion. That makes me worry that perhaps other aspects of the proposal are intentionally inaccurate. But I trust city staff to ensure that, if approved, they are held to their commitments.

Thank you very much for considering my feedback.

[REDACTED]

Andrew Pinnell

From: [REDACTED]
Sent: Thursday, April 29, 2021 7:25 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Family unfriendly

Hi Andrew

I am writing you today, to share my concerns over the proposed development at 276 King Street east. I feel that the addition of 29 units without parking will cause an increase in street parking and street congestion. As a mother this is concerning when trying to access the kitchener market. I also find it concerning that your proposal does not include and family sized units. This is an older area of downtown with a rich history. I believe that your proposed development will jeopardize the sense of community this area provides. Especially with a lack of any family sized units. Thank you for taking my concerns into consideration.

[REDACTED]

Anyone who has never made a mistake has never tried anything new. — Albert Einstein

Andrew Pinnell

From: [REDACTED]
Sent: Monday, April 12, 2021 8:23 PM
To: Andrew Pinnell
Subject: [EXTERNAL] Re: Re: Re: Re: 12 Eby Street North Proposal
Attachments: Re-zoning Concerns 12 Eby St. N..pdf

Hi Andrew,

I did not find Joanne McCallum linked in the present email. I will attach the updated version of our petition and the emails of those who would like to be present at the meeting:

[REDACTED]

Thanks,

[REDACTED]

CONCERNS RE: 12 EBY ST. N. KITCHENER RE-ZONING PROPOSAL

April 5, 2021

Primer

Eby Street, and the Market District itself, is an important neighbourhood that symbolizes both past and present for the City of Kitchener. Although the area is both commercial and residential, its century homes and heritage architecture, both new and old, offer much charm to the popular downtown core. The area is increasingly known as an attraction to both residents and visitors with offerings like the popular Kitchener Market and an ever-growing restaurant and “foodie” hub.

We as a community of residents, homeowners, and small-business owners, present a list of concerns regarding the proposal presented by Pioneer Tower Homes Inc. We collectively believe the long-term consequences of this project would outweigh the short-term benefits gained by such a venture. Re-zoning to allow a maximum building height of 28.5 meters from the currently allowed 17.5 meters and allowing for design completely detached from the present heritage architecture, as the new project proposes, would set a potentially perilous precedent encouraging a destruction of the historical aesthetic of the neighbourhood and limit the appeal and popularity to the growing numbers of visitors to the benefit of short-sighted profit-driven developers. The proposed changes would also cause a significant decrease in the enjoyment of property of Market District land owners due to noise pollution, privacy concerns, aesthetic concerns, amongst other complaints.

One only needs to go to the bustling Toronto Kensington Market or Montreal Jean-Talon Farmers’ Market to understand the potential for the growth and tourism appeal of the Kitchener Market District. These pedestrian focused urban ecosystems are in harmony with the surrounding century homes, green-spaces and heritage architecture with emphasis on building height and materials.

The Market District is rich with heritage, history, and culture and its future is bright as evidenced by the growing number of restaurants, cafes and businesses. **It is our assessment and request that the building height increase be denied and any future buildings in this area should be representative of and respectful to the historical aesthetic of the area.** We must look to the potential and future of the Market District area and promote it to the best of our ability lest we lose it to the monolithic landscapes of charmless cities devoid of character with their backs to history.

Concern

- i** One must question – does the benefit of demolishing what should be a heritage home and replacing it with architecture disrespectful to the area’s history outweigh the benefit of preserving a pedestrian-focused and historically rich ecosystem? If this proposal gains ground, will the precedent set forth of increasing allowances for building height maximums then lead to a slippery-slope of ever-increasing building heights surrounding the Kitchener Market District and disrupting the 140 years of history this area has prospered from as a local place of business, life and tourism?

Consequences

i **Neighborhood aesthetic:** Any future proposals or new buildings should aim to be shaped, scaled, and designed to maintain and enhance livability and express the character of the area in which they are located. The proposal in question makes, in our opinion as neighbours, a ridicule of the Market District and its current aesthetic charm. The area is populated with century-old double brick homes that are well maintained. Additionally the present condominiums, The Market Lofts, attached to the Farmers' Market fit the style of the Market District quite well and blend in with their brickwork and allocated height, which is capped at less than half of this new proposal.

Height impact: By allowing an increase in building-height neighbouring homes and businesses will be negatively impacted through limited sun access; decreased sense of privacy; potential wind impacts; traffic congestion and limited parking spaces.

Noise Pollution: The Market District prides itself in promoting a pedestrian first effort and minimizing automobile traffic through small streets. As a bonus, residents of this community have an ironic benefit of low noise-pollution being so close in proximity to King St and the downtown core. A proposal of this scale infringes on the local resident's rights to enjoy their leisure time without unnecessary noise pollution.

Local small-business impact: Construction disruption along with road closures may negatively impact local businesses. The Yeti Café, the next door neighbour to this proposal may experience a disruption of normal business flow as a cause of this unnecessary project. The Kitchener Farmers' Market may also experience a short-term loss of business as patrons aim to avoid active construction zones – further exacerbating the pandemic related lull in business activities.

Environmental impact: How will the demolition efforts aim to mitigate any potential damage regarding physical and occupational health to neighbouring homes and patrons during the process?

Concluding Remarks

i We, residents, homeowners, and small-business owners in The Market District, find the proposed re-zoning change unfavourable and perilously setting up a precedent of taller and larger condominiums infringing and disrupting our unique ecosystem. We ask that the century-old home be respected as if a recognized heritage home and that the property not be changed or significantly altered in any way. However, in the unfortunate event that the new corporate owner, Pioneer Tower Homes Inc. would like to proceed with the demolition of this unprotected piece of history, we request that the zoning of The Market District remain respected at the present maximally allowed height and any building materials and design should be consistent with the aesthetics of the neighbourhood. This would ensure the future preservation of this culturally significant area. That this is a proposed condominium, does not necessitate that the building must be built in ways that are inconsistent and disrespectful to the Market District; the example of the Market Lofts is one of meaningful and harmonious contribution to this area.

Thank you for this opportunity in addressing our concerns surrounding the proposal for the mid-size condominium project at 12 Eby Street N., Kitchener.

MARKET VILLAGE ZONE STAKEHOLDERS

Name	Title	Date
[REDACTED]	Homeowner and resident 16 Eby St, N. Kitchener	Mar 5 2021
[REDACTED]	Homeowner and resident 16 Eby St, N. Kitchener	Mar 5 2021
[REDACTED]	Homeowner and local business owner 7 Moyer Pl. Kitchener	Mar 5 2021
[REDACTED]	Homeowner and local business owner 7 Moyer Pl. Kitchener	Mar 5 2021
[REDACTED]	Resident, 14 Eby St. N. Kitchener	Mar 5 2021
[REDACTED]	Resident, 12 Eby St. N. Kitchener	Apr 5 2021
[REDACTED]	Resident, 12 Eby St. N. Kitchener	Apr 5 2021
[REDACTED]	Resident, 12 Eby St. N. Kitchener	Apr 5 2021
[REDACTED]	Resident, 12 Eby St. N. Kitchener	Apr 5 2021