

Committee of Adjustment for the City of Kitchener
200 King Street West PO B0x1118
Kitchener ON N2G 4G7

Valerie Lee



Re: Application B 2022-036 to 038 - 9 Pleasant Avenue

Members of the Committee,

I would like to file an official objection to application B 2022-036 to 038 - 9 Pleasant Avenue requesting consent to sever the parcel of land into 4 residential lots.

The concerns I have regarding this application include the following:

Pleasant Avenue is a busy traffic street with many heavy vehicles, ambulances and patient transport vehicles heading to St Mary's Hospital. The intersection of Queens Boulevard and Pleasant Avenue is an acute angle corner which catches many drivers off guard, either over or under steering it. Vehicles often come around the corner at excessive speed or accelerate quickly down the hill. Adding any other driveways in the short span available would increase the risk to residents exiting these driveways and traffic turning from Queens Boulevard. Any building construction from the existing driveway to the corner would obstruct driver's view compounding the problem.

Pleasant Avenue is used as a feeder street to, and from, the Conestoga Parkway via Sterling Avenue and Homer Watson Boulevard. The recently conducted Traffic Survey won't capture the normal traffic patterns as the Sterling/Homer Watson route to the Parkway is closed due to construction.

Each residence receives 2 Visitor Parking passes. Most days, parking spaces on the upper section of Pleasant Avenue are full. Drivers then often park on the opposite 'no parking' side of the street, narrowing the road, causing congestion, particularly in the winter. Adding an additional six passes would increase the load.

One final concern is the effect that this development will have on the property values of homes on the upper section of Pleasant Avenue and adjacent ones on Queens Boulevard. I, and the other neighbours I have spoken to, suspect it will be a negative one.

Thank you for your attention to this matter and the opportunity to present my views.

Valerie Lee

From: [REDACTED]
To: [Committee of Adjustment \(SM\)](#)
Subject: [EXTERNAL] 9 Pleasant Ave
Date: Tuesday, June 21, 2022 11:37:03 PM

Good day to whom it may concern.

I listened in on your June 21st meeting to hear about plans for 9 Pleasant Ave as my family were the third owners of the home from 1970 to 1986. I was surprised that no one knew of the heritage of the home and so my email today is to just provide some background information on the home to the best of my knowledge.

The home was the first built on that block. The entire block was owned by Mr. Hunter Pannill and he built his house at 9 Pleasant Ave (the first home on the block) in the early 1930's. He then sold lots on the block but kept a large parcel for his home and property.

Mr Pannill was a significant business man in Kitchener. He owned Pannill Vaneer Co Ltd. As a result of Mr Pannill's wood business, this home has incredible woodwork inside. The front door is solid along with thick wood baseboards and interior doors. The family room has very thick (could be 3/4") mahogany wall panels. The home also has black walnut floors throughout (family room, living room, dining room, bedrooms). There are also three very significant custom stained glass windows made by Mr. Bullas himself of Bullas Glass. Two have the Pannill coat of arms with the family name of Pannill on them on either side the the fire place in the living room. The other window is long and goes up the stairwell at the front of the house. Mr. Bullas came one day while we lived there to see if the stained glass he worked on so hard was still there. The windows are still there to this day!

I am aware the house has lost its luster from when my family lived there. I went through the house last time it was up for sale. I was surprised that when Scott Hannah asked if anyone significant lived there no one seemed to know. If the heritage committee has indeed done their research though, and if the city is not interested in preserving the house for heritage reasons, they may be interested in at least the customs windows made for Mr. Pannill by Mr. Bullas himself. And the home owner may be interested in the reclaim/resale value of the woodwork in the home. It will be very sad to see the home demolished as it really has been the anchor home to the neighborhood since it's erection in the 30's. But if it must go, at least you will know what the house was significant. One because of its architecture and two because of the original owners contribution to the city's business industry.

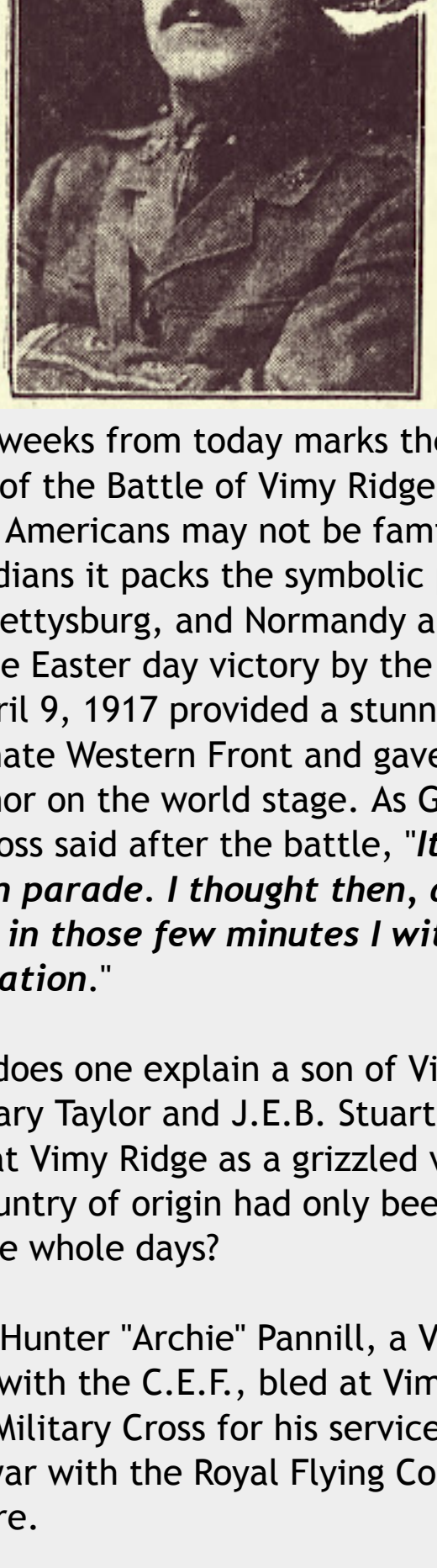
Sandi Hurd-Bromberg



Over There: Blogging the AEF& WWI

Tuesday, February 21, 2017

A Virginian at Vimy Ridge: Capt. Hunter Pannill, 38th Battalion, C.E.F.



A few short weeks from today marks the 100th anniversary of the Battle of Vimy Ridge, a battle which many Americans may not be familiar with, but to Canadians it packs the symbolic punch of Yorktown, Gettysburg, and Normandy all rolled into one. The Easter day victory by the Canadian Corps on April 9, 1917 provided a stunning success on the stagnate Western Front and gave Canada a place of honor on the world stage. As General Alexander Ross said after the battle, ***"It was Canada...on parade. I thought then, and I think today, that in those few minutes I witnessed the birth of a nation."***

How, then, does one explain a son of Virginia with ties to Zachary Taylor and J.E.B. Stuart charging into battle at Vimy Ridge as a grizzled veteran when his country of origin had only been in the war for three whole days?

Enter Capt. Hunter "Archie" Pannill, a Virginian who served with the C.E.F., bled at Vimy Ridge and earned the Military Cross for his service there, and ended the war with the Royal Flying Corps just for good measure.

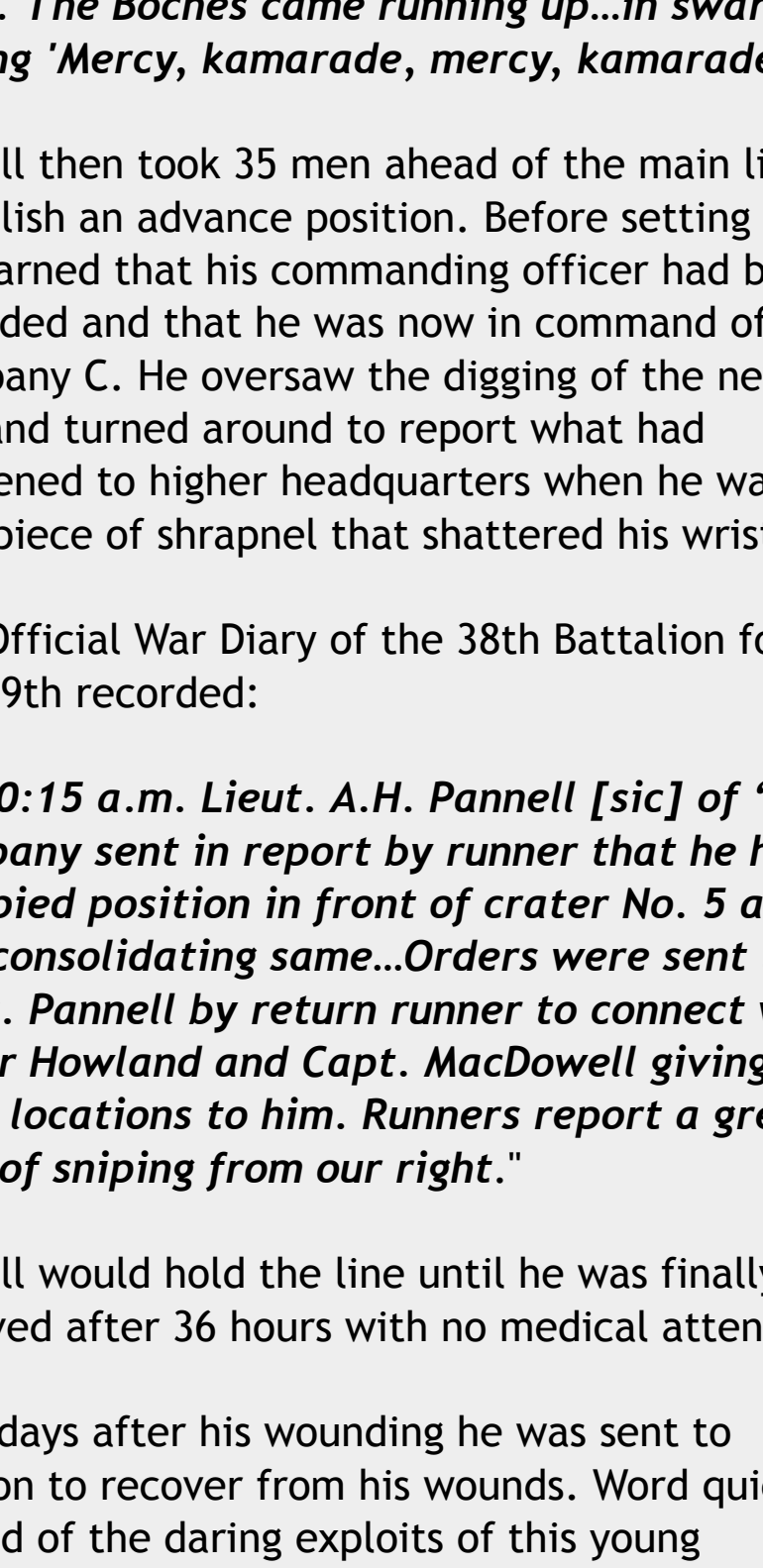
Augustus Hunter Pannill was born in the town of Chatham in Pittsylvania County, Virginia at the ancestral family estate of "Whitehorn" on February 21, 1882. The son of David and Augusta Pannill, he was the third of four children in a distinguished Virginia family with roots in the state stretching back to the 17th century.

He attended the Martinsville Military Academy and was a member of the state militia before leaving the country for Canada in 1912. He eventually settled in Toronto and was working as an accountant when he decided to enlist in the Canadian Expeditionary Force in 1916.

Pannill joined the 97th Overseas Battalion, part of the short-lived "American Legion," on February 7, 1916. The American Legion was filled with men born in America who decided to swear allegiance to King George V for various reasons, a sense of adventure and outrage over the sinking of the *Lusitania* among them. Pannill trained with the 97th for one year before the American Legion was disbanded and its members parceled out to other units in the CEF. The 97th was one of the few units in the Legion to leave Canada for England, but once it arrived it suffered the same fate as the rest of the brigade.

Pannill was transferred to the 38th Battalion as a lieutenant in Company C on February 19, 1917. He did not have much time to adjust to his new unit before he was thrust into his first major combat of the war - Vimy Ridge on "Bloody Easter," April 9, 1917.

The 38th was part of the 12th Infantry Brigade of the 4th Canadian Division on the far left flank of the attack. The Division's objective on April 9th was Hill 145, now site of the majestic **Vimy Memorial**. The 38th Battalion would anchor the right flank of the 12th Brigade's line with the 72nd Battalion in the center and the 73rd Battalion on the left. Pannill and his men would go in with the 38th's second wave and were tasked with capturing a portion of the infamous "Red Line" of German trenches.



The 38th Battalion's avenue of attack.

The attack was preceded with two weeks of pounding from the artillery along with several trench raids, a botched gas attack, aerial bombardment, and the explosion of several mines. A rolling barrage would also precede each wave of attacking infantry and Pannill recalled:

"The artillery strafe was the most dazzling thing I ever witnessed. I looked back and saw rows of guns go off, each in its turn, yet so fast that the flashes seemed like a tooth-edged ribbon of flames."

That said, Pannill admitted, ***"When the time came [to attack] I did not notice...I was busy issuing rum to the men and everyone was taking a last look at his tools."***

When it was Company C's turn to move out, Pannill stood up and waved his hands, shouting ***"Come on, fellows!"*** before going over the top. Due to the timing of the rolling barrage, the Virginian soon learned that ***"it was no use hurrying"*** and in a dry manner related that ***"we just walked ahead."***

The men of the 38th had to advance over ground that was so heavily shelled that it resembled the surface of the moon. Massive shell craters that had filled with water over time posed a serious threat to any soldier unlucky enough to fall in after being wounded.

Pannill remembered one such crater in which ***"four or five [men] had crawled there wounded and died."*** The other sights he recalled from that day were equally harrowing:

"A great many of our dead were scattered everywhere...One dead man was split wide open, apparently having been hit squarely by a shell."

Thankfully, the line that the 38th was charged with taking was occupied quickly. Pannill stated matter-of-factly:

"We took the second line without much of a fight. The Boches came running up...in swarms...calling 'Mercy, kamarade, mercy, kamarade!'"

Pannill then took 35 men ahead of the main line to establish an advance position. Before setting out he learned that his commanding officer had been wounded and that he was now in command of Company C. He oversaw the digging of the new line and turned around to report what had happened to higher headquarters when he was hit by a piece of shrapnel that shattered his wrist.

The Official War Diary of the 38th Battalion for April 9th recorded:

"At 10:15 a.m. Lieut. A.H. Pannell [sic] of 'C' Company sent in report by runner that he had occupied position in front of crater No. 5 and was consolidating same...Orders were sent to Lieut. Pannell by return runner to connect with Major Howland and Capt. MacDowell giving their locations to him. Runners report a great deal of sniping from our right."

Pannill would hold the line until he was finally relieved after 36 hours with no medical attention.

Four days after his wounding he was sent to London to recover from his wounds. Word quickly spread of the daring exploits of this young American officer and before he was hobnobbing with the elite of British society.

On June 5, 1917 he wrote his mother back in Virginia:

"I am well of my wound...I have been meeting a lot of very interesting people. I have a snap shot which was taken at the Astors of a group containing the Duke of Connaught, Princess Patricia, several other prominent people, and myself."

Pannill's superiors put him in for the **Military Cross** and he had the award pinned on his chest by King George V himself at a special ceremony at Buckingham Palace that August.

His citation read:

"For conspicuous gallantry and devotion in operations. He led his platoon in an assault, and although wounded, he gained and consolidated the objective, holding the position for five days and until relieved."

One might assume that the experience of Vimy Ridge cured Pannill of all desire to continue as a foot-slogger, as he never returned to his battalion. Instead, he transferred to Royal Flying Corps on June 12, 1917.

Pannill joined the legendary **Number 43 Squadron**, which would come to be known after the war as "The Fighting Cocks" of the RAF. He served as a Lewis gunner for a few short weeks before his plane crashed on September 1, 1917. In no time at all he found himself back in a London hospital with fractured hips fractured and two broken legs.

While recovering, he was approached by an American reporter who asked him how easy it was to fly a plane.

In an impressive display of dry wit, he responded:

"All you have to do is keep your mind on the weather and the light, the speed of your own machine and its personal idiosyncrasies, the speed of the German machine - or machines, if there are more than one - the exact angle of your approach to him or his approach to you, the speed of the bullets you fire, your height from the ground, with special relation to the German anti-crafter, the proximity of the German trenches - we do most of the fighting on the German side, you now - whether your adversary is a single seater and therefore capable of firing only through the propeller and hence can only hit you when he is aimed pointblank or is a two-seater with an observer and a machine gun ready to pop off from most any angle - and certain tricks of machine manipulation."

The reporter, no doubt cracking a smile, replied, ***"Is that all?"***

While his sense of humor was still in fighting trim, his body was not and he was eventually sent to Canada on 6 months leave in June of 1918. During this period he paid a visit to his home state for the first time in over six years. One can only ponder what went through his head as he hobbled off of the train to see his family after experiencing so much.

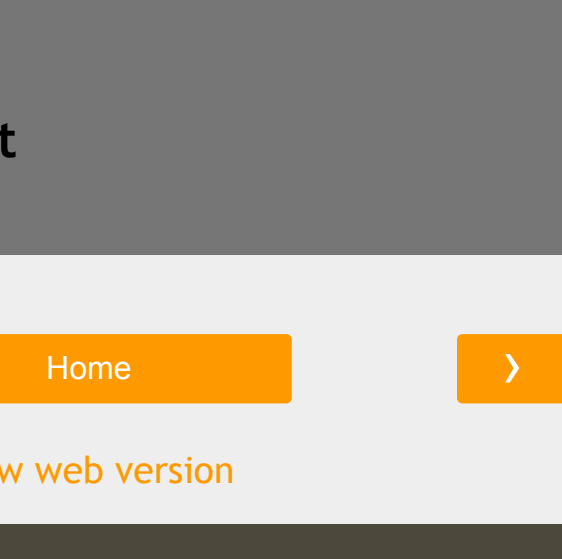
The local newspaper recorded:

"He arrived...with his left leg one inch, and his right, an inch-and-a-half shorter than when he went into service, an airplane crash being responsible for severe fractures which kept him in the hospital for nearly a year. Now, he is just beginning to walk again and is hoping to get back to the line."

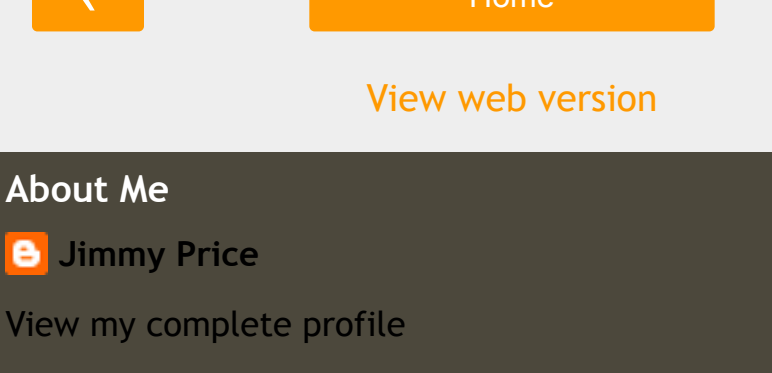
Mercifully, however, Pannill's war was over. He returned to Canada in November 1918 just as war ended stayed on the rolls of the Royal Flying Corps until deemed medically unfit in March of 1919.

Pannill stayed in the nation he had sacrificed so much for and eventually settled in Kitchener, Ontario. He married in 1925 found good work in the lumber business. He established the Pannill Veneer Company in 1943, a business that employed more than 200 people at its height before closing its doors in 2002.

Pannill devoted himself to the lumber trade for the rest of his life and was well-known as a local war hero and businessman. He died on June 3, 1968 at the age of 87 and is buried next to his wife Hazel in **Woodland Cemetery**.



Pannill in 1919



Jimmy Price at 6:22 PM

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About Me

Jimmy Price

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From: [Tina MaloneWright](#)
To: [REDACTED] [Brian Bateman](#)
Cc: [Committee of Adjustment \(SM\)](#)
Subject: RE: [EXTERNAL] Re: Re: Re: Committee of Adjustment - Tuesday June 21st
Date: Monday, June 20, 2022 2:52:00 PM
Attachments: [REDACTED]

Good day Kai,
Thank you for your comments.

I have also forwarded them to the Committee Coordinator so that they may be shared with the members of the Committee.

Regards,

Tina Malone-Wright, MCIP, RPP

Supervisor, Development Applications | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malnewright@kitchener



From: [REDACTED] >
Sent: Monday, June 20, 2022 9:02 AM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Re: Committee of Adjustment - Tuesday June 21st

Good morning both.

In retrospect I wanted to share a summary message in follow up with potential steps forward for resolution. Thank you for your consideration:

- I do understand that, from what I've heard, the costs of repairing 9 Pleasant Ave are prohibitive and it may be most economical to tear it down and build newer properties instead. My hope would be both the tear-down and building of new properties at this site take into account some considerations of sustainability - for instance, recycling/saving materials of the old house where possible, rather than it all going to the dump.

- I'm not opposed to having newer properties built, or to the possibility of the plot being severed in a way that is reasonable. However severing such a plot, which is not that large, into 4 seems unreasonable for multiple reasons, and will result in very small homes with very little yard space or space between them. A more reasonable approach I would think would be to sever it into 2, and to build 2 homes instead of 3 in this space.

- Given that the current owners just removed all of the mature trees from their property upon purchase, increasing wind speed through the area and reducing habitat / tree cover, I would hope one expectation upon building new properties would be that they would also be required to plant new, healthy native trees to replace the ones that have been lost. This is important to help support increasing Kitchener's tree canopy, as well as practically to help reduce wind and noise that more easily carries between properties without them. Strategic tree planting will also increase privacy between properties, provide shade in hot summer days, support bird life, and help increase the value of the homes to be built for potential buyers (a benefit to the current owners).

- Access to whatever is to be built is still a significant question/concern, as it will likely need to be accessed off of Pleasant Ave, not Queen St. How this access will happen, as well as how this might affect the need for hospital vehicles (like ambulances) to easily and quickly access the hospital when needed via Pleasant Ave remain unanswered questions and concerns.

- In the end, what the neighbourhood really needs is more information and better communication regarding possible changes to this property that may affect all of us, and sufficient time to consider these, prior to major decisions being made. While I speak for myself in writing, all nearby neighbours I have spoken to have significant concerns about the proposal for adjustment being put forward, which have largely emerged due to the current owners not actively working to connect with their new neighbours to discuss potential changes that could affect all of us. As the newest neighbours in the community, it is highly presumptuous of the current owners to propose major changes without adequate discussions with those who may be affected, ourselves included. The property owner should be required to take the time to discuss potential changes that could affect the whole neighbourhood prior to any major decisions for adjustment being made.

These are my primary points of concern and a possible path forward, which I hope will be considered.

Thank you again for your time and consideration - please confirm receipt, and looking forward to tomorrow's discussion.

Kai

On Thu, Jun 16, 2022 at 5:00 PM Kai RW <[REDACTED]> wrote:

Thank you Brian. I do appreciate the opportunity to weigh in on this, as a neighbour in close proximity to where this adjustment is proposed to occur. I should likely start by noting that my wife Abhi and I own a house that is only two properties down from this one - we can see the backyard of 9 Pleasant Ave from our property at [REDACTED]. Hence whatever may or may not

happen at 9 Pleasant does have substantial implications for us also a few doors down.

I want to start by sharing that in principle, neither of us are opposed to new development, provided it is done respectfully while centering concerns for the wellbeing of local residents, and considerations of sustainability. We do appreciate that there is an ongoing crisis of lack of affordable housing in Waterloo region - and that adding density and additional housing near the downtown core where we live is one way to help address this. If I thought that the proposal for demolishing the existing property and creating 3 new properties at 9 Pleasant Ave in its place was going to help address the current affordable housing crisis we're faced with, or that the property owners were taking into considerations principles of green building and sustainability, for example, then I'd likely be much more open to it. As it stands, that is unfortunately not what appears to be being proposed here, and hence both my wife, myself, and all the neighbours we've spoken to have significant concerns and apprehensions.

As I know I'll have an opportunity to share at more length at the meeting, for now I will attempt to summarize our main concerns as bullet points:

- First, since the initial purchase of the property of 9 Pleasant Ave, much of the surrounding neighbourhood has felt confused over what is happening at this property. To start, the current owners very suddenly removed all the mature trees on the property following their purchase, which was surprising and concerned residents for several reasons. First, the trees were part of a small tree corridor shared between multiple houses including our own, providing a refuge for birds and other wildlife. In a city with fairly low tree coverage relative to others, it was concerning to see these so thoughtlessly removed from both the front and back of their property, with no discussion (to my knowledge) with their neighbours. Aside from providing habitat, these mature trees also served as a significant wind break between our properties. We have lived at our home of [REDACTED] since 2018, and have always felt the trees formed a very good wind buffer, making our backyard a bit more protected from sudden downbursts - however, since the removal of these mature trees, the sudden downbursts and strength of wind has clearly increased, to the point that we lost one of our own backyard maple trees in the major 'derecho' Ontario wind storm a few weeks ago. The tree was knocked down by the strength of wind, that we were previously somewhat protected from. We were very lucky it did not hit the house. Again, note that we have been here since 2018, and never felt a major risk from wind damage until recently - the removal of several mature trees from 9 Pleasant, with no neighbourly discussion with us, has increased this risk for us.

- This leads to point #2, which is the seeming lack of concern for the broader neighbourhood wellbeing and interests of the local community, with people who have been living here far longer than the current property owner. Indeed, no one has met the current property owner, as upon purchase they immediately rented the house out. Now, we hear from the City that there is a submission for a request for adjustment, so that they can tear this house down and build 3 new ones. To return to my first point, it seems clear that the intention here is not to build 3 new houses that will help address housing affordability and access in the city, but rather (it appears) to flip them for a tidy profit. This appears to be a case of a property owner with very little interest in the wellbeing of the actual local community, looking to make money by severing a large lot into

smaller sections, and selling new homes to the highest bidders. To me, that is not the approach that will improve Kitchener, or our community.

I have spoken with all neighbours adjacent to 9 Pleasant Ave, and none of them are impressed with what is being proposed here - indeed, everyone has significant concerns. I would say first and foremost, the concern is the overall rushed process in an attempt to quickly get a permit for adjustments, while there's been at the same time very little engagement with the broader community around what's being proposed, which many of us may be effected by. This rushed process, and seeming lack of concern for the broader neighbourhood and people who live here, is the biggest concern. It is not a good sign that from the start, the current property owner has done what they wish in ripping out all their trees, with it seems no attempt to meaningfully engage the local community in a discussion on significant proposed changes. We understand that it is now their property, however if major adjustments such as severances and tearing down the existing house were to happen, all of this would seriously impact the local community. As the people living next door to this proposal, we deserve much better engagement and consultation on any major proposals, prior to major decisions being made.

In the spirit of improving our communities here in Kitchener, whatever happens at 9 Pleasant Ave should be designed to benefit not only the current property owner, but also the broader community and Kitchener as a whole. As the entire Region continues to discuss the need to prioritize sustainability, as well as major challenges of affordable housing, property owners should not be allowed simply to destroy existing homes that currently *do* provide affordable housing (such as is the case now, with 9 Pleasant being rented to lower-income students), and replace these with properties solely designed to flip for a high profit. Such a plan shows no concern for affordability, for sustainability, or for the wellbeing of the local community. It is clearly a profit-driven and profit-motivated plan, that takes little else into account. If 9 Pleasant Ave - a historical building - were to be destroyed and new properties built, this would mean *years* of disturbance to local residents. It would mean blocking Pleasant Ave where it connects to Queen for long stretches of time - a significant concern as this is an important thru-way for ambulances to Saint Mary's Hospital. It would mean noise and construction for years - not designed to benefit the community as a whole, but simply to benefit a single property owner. The removal of trees and destruction of a beautiful house will cause a huge mess, which may also negatively impact other residents' property values, and quality of life. All of this is concerning and should be addressed.

I will leave my comments at that for now, but needless to say, at the present I am not impressed with the proposal that is being put forward for 9 Pleasant Ave. As I started with, my wife and I are not opposed to potential development - but such development must centre the needs of not only one resident, but all who may be impacted by this decision. For that to happen a much more involved process is required on the part of the owner, to not try to rush this by the Committee who at this point does not have nearly enough information to make an informed decision.

Instead, the onus should be on the property owner to do their due diligence to engage in a process of discussion with their neighbours, and local community members, who will be impacted by and therefore have a clear stake in any major decisions that may require a Committee

adjustment. In my view, until the owner takes the time to go through a due process not only with the City, trying to rush a permit, but also with all local community members who may be impacted, then this is not a valid application.

Thank you for considering, and do let me know if there's any need for clarification. See you at the meeting,
Kai Reimer-Watts

[REDACTED]
[REDACTED]

On Thu, Jun 16, 2022 at 8:56 AM Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

Hi Kai,
Please feel free to direct your concerns to Tina and I.
Brian

From: Kai RW [REDACTED] >
Sent: Wednesday, June 15, 2022 10:40 AM
To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: [EXTERNAL] Re: Re: Committee of Adjustment - Tuesday June 21st

Thank you - Brian if I have questions/concerns regarding the application for adjustment at 9 Pleasant Ave, can I forward these to your attention?

Kai

On Wed, Jun 15, 2022 at 9:20 AM Committee of Adjustment (SM)
<CommitteeofAdjustment@kitchener.ca> wrote:

Good morning Kai,

I've copied in Brian Bateman, the Planner attached to the file. Brian can clarify any planning related matters with the application.

I will register you for the meeting and send through the zoom details through shortly.

Kind regards,

Alison

From: [REDACTED] >
Sent: Tuesday, June 14, 2022 5:02 PM

To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>

Subject: [EXTERNAL] Re: Committee of Adjustment - Tuesday June 21st

Hi Alison

Thank you for this follow-up. In answer to your questions:

- Yes, I would still like to speak at this meeting.
- I am interested to speak to the item on #9 Pleasant Avenue, Kitchener, as a request for adjustment
- I am an interested party, as a neighbour to the proposed land adjustment
- I currently do not have a firm view of support or opposition to the application, as I do not have enough details of what is being proposed to inform a firm view. However, I do want to raise concerns that this proposal has been brought forward to the committee without any known consultation with the many neighbours along Pleasant Ave, including myself, that this would effect. I have many questions and concerns regarding the lack of neighbourly community consultation that has happened so far following the recent purchase of the property. I look forward to sharing these questions and concerns more with the committee at the time of.
- Contact information: Kai Reimer-Watts, [REDACTED]
[REDACTED]

Thank you - if you could please advise as to the expected time that this will be considered, including any agenda for the meeting, as well as how I will access the meeting that would be much appreciated.

Kai

On Tue, Jun 14, 2022 at 4:51 PM Committee of Adjustment (SM)

<CommitteeofAdjustment@kitchener.ca> wrote:

Good afternoon,

Thank you for your email. Please note by registering for the meeting you will be called upon to speak. Anyone that participates in the meeting either by oral or written submission will be noted as an interested party and would be forwarded a copy of the Committee's decision in the mail following the meeting. Being an interested party to an application would also ensure they have appeal rights to the Ontario Land Tribunal (OLT) if they were unsatisfied with the Committee's decision.

If you wish to register for the Committee of Adjustment to speak please include:

- Item on your agenda which you are attending the meeting;
- Whether you are: applicant / agent or interested party;
- If you are in support or opposition of the application; and,
- Your full contact information including address and phone number.

By registering for this meeting you will be noted as an interested party to the application (s) and you receive mail notice of the Committee's decision.

Please be advised as this is a public meeting your contact information may be disclosed if the list of the interested parties is requested related to a specific application. If you are **not participating to speak** in the meeting and wish to watch, you can watch live at kitchener.ca/watchnow

Please let me know if you still wish to be registered to speak in the meeting.

Kind regards,

Alison Fox (she/her)

Administrative Clerk | Legislated Services | City of Kitchener

519-741-2200 ext. 7594 | TTY 1-866-969-9994 | cofa@kitchener.ca



From: [REDACTED]
To: [Committee of Adjustment \(SM\)](#)
Subject: Re: [EXTERNAL] Re: Re: Re: Re: Re: Re: Committee of Adjustment - Tuesday June 21st
Date: Monday, August 1, 2022 6:32:39 PM
Attachments: [REDACTED]

Hi Alison,

I hope your long weekend has gone well :)

I have reviewed my message below again and made a few minor adjustments. I am fine with it to now be included in the public record, as below. It is worth noting to the committee as well that when I checked just this evening, the damaged fence referred to here has still not been replaced. This is surprising given it was my understanding that they had been advised to fix this. It would also be quite a quick and straightforward job to repair this fence, as a safety concern that can easily be remedied with minimal effort. Out of respect for their current tenants in the house and also their neighbours whose children play around there, this broken fence should not be left as it is with half of it hanging in, ready to be blown off in the next storm - it should be immediately fixed.

Even if the plan is - once their paperwork is in order - to eventually tear this property down, as the current owners they are surely still responsible to take care of the existing property as it is now and any upkeep required, like fixing broken fences, just as they would be expected to show a high degree of professionalism and care for their neighbours throughout any future construction/demolition process.

Thank you,
Kai

On Fri, Jul 29, 2022 at 3:45 PM Committee of Adjustment (SM)
<CommitteeofAdjustment@kitchener.ca> wrote:

Good afternoon Kai,

I wanted to follow up with the below email, as I had passed it on to my colleague Sarah.

To confirm, by providing a written submission to an application(s), you will be noted as an interested party. Please also be advised, that written comments to be considered by the Committee are considered part of the public record and as such your comments will be published (with personal identifiable information such as email and address being redacted).

Please also be advised as this is a public meeting your contact information may be disclosed if the list of the interested parties is requested related to a specific application

Please let me know if you still wish to provide a written statement for the meeting. Should you wish the below comments and photos to not be shared, please let me know and I will remove them from the file. In doing so, they will not be shared with the committee.

Best,

Alison Fox (she/her)

Administrative Clerk | Legislated Services | City of Kitchener

519-741-2200 ext. 7594 | TTY 1-866-969-9994 | cofa@kitchener.ca



The Municipal Election is **October 24, 2022**.

Check the voters' list to view or update your information at www.voterlookup.ca

From: Kai RW <[REDACTED]>

Sent: Tuesday, June 28, 2022 2:55 PM

To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>

Cc: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Committee of Adjustment - Tuesday June 21st

Hi Brian, Alison,

I thought I should bring to the committee's attention one other concern, and that is regarding the upkeep of this property since its purchase. I have already mentioned the tree removals that took place at both the front and back of the property immediately following the purchase, presumably in preparation for further development on the site as proposed. As mentioned, the removal of 2 mature, 40ft or 50ft tall pine trees at the back corner of the property have had multiple implications, including increasing wind speeds through this area during major storm events. There are now only 2 of the original 4 trees remaining (see pic attached), which has significantly weakened the original windbreak that existed here between our properties. As mentioned, following the removal of these trees my wife and I ended up having one of our maples blow down in the major '[derecho](#)' wind storm that hit Ontario on the May 22 weekend, which is not a small consequence.

I do hope that the committee requires the current owners to replant trees along their property lines and elsewhere on the property to make up for what's been lost - not doing this reduces bird habitat, reduces aesthetics of the neighbourhood which can impact property values, and increases vulnerability of the neighbourhood to extreme wind events, which are increasing. It is in the current property owner's best interests to strategically replace these trees, which if done well could also increase the value of their current property. I would appreciate knowing what the committee intends to require re: tree replacement as a condition for approval of this application.

In addition to this is a related note that is worth drawing the committee's attention to, and that is that the fence alongside 9 Pleasant Ave was also severely damaged in the May 22nd storm, and yet over 1 month later has yet to be replaced. You can see in the attached photo an entire section of the fence that was blown down, leaving the remaining fence to hang precariously with a giant hole in the middle (see attached). Our neighbours that this fence borders have mentioned it several times to me, and that they are frustrated it has not yet been replaced. Leaving a property with a clearly broken fence bordering a neighbour is negligent, and potentially dangerous should another major wind event occur - in which case, what remains of the fence could easily blow over, potentially causing property damage or injuring someone. While most of the other impacts of the storm from 1 month ago have been addressed up and down the road, this has not, but should be. It is both a safety concern and aesthetically, looks bad on the entire neighbourhood. I hope that in addition to replanting the trees, the current owners are required to repair and strengthen the fence that is part of their property, as a condition of approval.

I bring this to your attention as again, this appears to show a lack of concern for the wellbeing of neighbours, and neighbouring properties. While I understand and accept that the current house at 9 Pleasant may be torn down and other properties built, the entire property should still be maintained appropriately by the current owners during this process, out of respect for the current rental tenants living there and out of respect for their neighbours.

Thank you,
Kai

