

Craig Dumart

From: humberto molina prado
Sent: Thursday, May 12, 2022 10:48 AM
To: Craig Dumart
Cc: humberto.amp@gmail.com
Subject: [EXTERNAL] development at 368-382 ottawa street south& Pattandon av

I agree with this development at 368 Ottawa and Pattandon Ave. in Kitcheber and I would like to have a notice of decision, thanks

Craig Dumart

From: Davidson, Moira
Sent: Wednesday, May 18, 2022 11:44 AM
To: Craig Dumart
Cc: Debbie Chapman; scott@lpplan.com
Subject: [EXTERNAL] Response to development application ZBA22/008/O/CD for 368 Ottawa Street S

Hello,

Please accept the following response in support of application ZBA22/008/O/CD for 368 Ottawa Street S.

I am a local resident of the Southdale neighbourhood and currently reside at . The neighbourhood is primarily made up of war-time homes, half (or more) of which have been converted into duplexes/triplexes and rental units for students, young families, and new immigrants to the community. There is a great need for higher density rental and market housing in this area as there is already a limited amount of duplexes/triplexes available.

I think the proposed development of an 8-storey apartment building, made up of 1 and 2 bedroom units is an excellent redevelopment proposal given the location of the site adjacent to high-order transit and arterial road(s). I also want to express my appreciation for the developer to include parkspace within this development rather than cash-in-lieu due to the limited public active park space available within the southdale community for amenities like play structures. If possible, could the play area space be increased and above ground parking reduced given the close proximity of the ION? There is already an abundance of above ground parking on both church properties that goes unused outside of times of worship and an abundance of on-street parking on Pattandon.

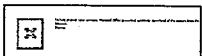
It is also appreciated that the building has been pushed into the most north east corner of the site to minimize shadow impacts on adjacent properties, as the majority of the shadows for this building will fall on the buildings parking lot, the adjacent roadways, or either of the adjacent churches.

This high-density development is also a great way to address housing affordability for first-time home buyers. Given the housing crisis, affordable units are needed now more than ever. In addition to the development of 1-2 bedroom units, please consider making some of these units affordable/attainable units so that more members of the community can benefit from the development.

NOTE: The above stance on the proposed project located at 368 Ottawa Street S in Kitchener is my personal opinion and mine alone. It does not represent the opinion of nor does it represent my professional planning opinion nor the opinion of OPPI/CIP.

Thank you,

Maira Davidson MCIP, RPP
Urban Planner
Pronouns: she, her, hers



Craig Dumart

From: Millard Meyers
Sent: Saturday, May 7, 2022 10:24 PM
To: Craig Dumart
Cc: Maria Meyers
Subject: [EXTERNAL] application for development in my neighbourhood 368-382 Ottawa ST S & 99-115 Pattandon Ave

Hi

I am responding to the card in our mailbox regarding the application for development in my neighbourhood 368-382 Ottawa ST S & 99-115 Pattandon Ave.

Looks like a good plan. I trust it will be pleasing to the eye when it is done.

Please send us communication of the notice of decision.

Millard and Maria Meyers



Virus-free. www.avg.com

Craig Dumart

From: Debbie Chapman
Sent: Monday, May 16, 2022 11:51 AM
To: Craig Dumart; Mary Beth Nikel
Cc: Brandon Nikel; ERWIN NIKEL
Subject: Re: [EXTERNAL] 368 Ottawa Street South | 8 fl | Proposed

Thanks Craig.

Mary Beth, bylaw visited the area and saw no infraction at this time. If you continue to see concerns you can call 519-741-2345 and they will dispatch a bylaw officer.

Debbie Chapman

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Councillor | Ward 9 | City of Kitchener | 200 King St. W. N2G 4G7
O: 519.741.2798 /C: 226.752.7104 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca
Our 24 Hour Contact Line for Issues or Questions 519-741-2345



From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: Thursday, May 12, 2022 2:01 PM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>; Mary Beth Nikel
Cc: Brandon Nikel ; ERWIN NIKEL
Subject: RE: [EXTERNAL] 368 Ottawa Street South | 8 fl | Proposed

Good afternoon,

Thank you for taking time to review and provide comments on the proposed development at 368-382 Ottawa Street South & 99-115 Pattandon Avenue. Staff will be sending out invitations shortly for a virtual neighbourhood meeting to be held mid-June to discuss the development further. I hope you will be able to attend.

If properties are not being upkeep or on street parking is a current issues and continues to be an issue please contact By-law enforcement who can ticket the vehicles and home owners who are not maintaining their properties.

Tree management plans and grading and storm water management plans are requirements of site plan approval which is the process that would follow approval of the Zoning By-law Amendment and Official Plan Amendment applications. In short, the development is not permitted to drain storm water on adjacent properties. The city's storm water policy requires the management of pre-existing to post development on the site. Additionally the first 12.5 mm of rain needs to retained on site.

Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener

(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Debbie Chapman <Debbie.Chapman@kitchener.ca>

Sent: Wednesday, May 11, 2022 4:15 PM

To: Mary Beth Nickel

Craig Dumart <Craig.Dumart@kitchener.ca>

Cc: Brandon Nickel

ERWIN NIKEL

Subject: Re: [EXTERNAL] 368 Ottawa Street South | 8 fl | Proposed

Hi Mary Beth,

I will defer to Craig for the responses to most of your questions.

While this application is at a relatively early stage, the developer has not committed to affordable units at this time.

Craig can you please comment on Mary Beth and Brandon's other concerns?

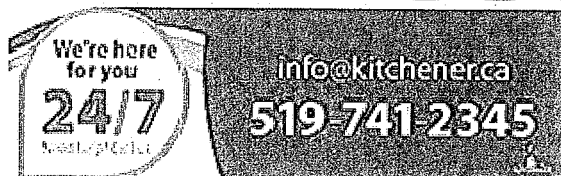
Debbie Chapman

[Click here to subscribe to Monthly Newsletter!](#)

Councillor | Ward 9 | City of Kitchener | 200 King St. W. N2G 4G7

O: 519.741.2798 /C: 226.752.7104 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca

Our 24 Hour Contact Line for Issues or Questions 519-741-2345



From: Mary Beth Nickel

Sent: Tuesday, May 10, 2022 10:16 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>

Cc: Brandon Nickel ; ERWIN NIKEL

Subject: [EXTERNAL] 368 Ottawa Street South | 8 fl | Proposed

Good morning Craig and Debbie,

My husband and I have compiled some comments regarding the proposed development 368 Ottawa Street South. Please review the comments below:

Background: My husband, Brandon has owned and lived at [redacted] Kitchener since October 2008. We have lived here for 14 years and are now raising a family with small children. We have lived here since before the properties subject to development on Ottawa and Pattandon were owned by Saint Mary's and Saint Maurice Coptic Orthodox Church, and were then owned by retirees and families.

Since the properties have been gradually purchased and now owned by the Church, we have noticed a significant decline in the property maintenance and general upkeep of the homes owned by the Church. We note that at least 3 of the homes have been vacant on Pattandon Ave. for the past year or more and they could have been used by the Church for their programming and sponsorship if they took responsibility for these properties. As landlords, they have done the bare minimum for property maintenance, with only snow removal and lawn care completed by contractors. **One concern is if this development proceeds, how will it be properly maintained if they cannot maintain current properties?**

We are also concerned with this proposed development will be the significant decline in green space and well established mature trees. This fall, our neighbourhood has faced the harsh reality of **over 4,000 trees being removed in the Schneider Creek Renaturalization Project**. We understand that with increased rain and storms due to climate change, that it is important to plan for stormwater management by making the Schneider creek wider and deeper. However, it is also critical to maintain the greenspace and trees to prevent the run off from significant rainfall events. With the Church expansion and removing greenspace for the parking lot, we are concerned about potential floods in neighbouring homes and properties. Our (in-law) parents, Erwin and Ellen Nickel, have lived at [redacted] since 2012. They own the first home on Hoffman with their backyard adjacent to the church parking lot. **Since the parking lot was expanded by the Church, in the past 4 winters, our parents have experienced flooding** (if they do not take the due diligence to remove the backyard ice and snow) in their basement because the rainfalls during February and March have no place to be absorbed into ground. **The proposed expansion will increase the flood risk for us and surrounding neighbours.**

We are also concerned with the proposed development driveway being directly on Pattandon Ave. Our street was narrowed with the reconstruction and is now 6 meters as directed by the Kitchener design for safety and improved transportation. We have noted a reduction in the drivers who use the street to by-pass the ION, however it has not stopped them going over the speed limit. We are concerned with increased traffic and parking. **This development will create an unsafe street with cars still trying to beat the ION and use it as a by-pass.** With on-street parking, it will create a dangerous situation for pedestrians and cyclists. **How will emergency vehicles be able to respond in a timely manner with parked vehicles in their way?**

We have read the proposal is for affordable housing and we understand there is a significant need in our area. We welcome this proposal to our neighbourhood to meet this need of our community. **We are wondering how these units will meet this need of our community if it is used exclusively by the Church for the sponsorship of exiled Coptic Orthodox Christians from Egypt?** We need to find solutions for our housing crisis within our community before we can welcome and house additional families. We have welcomed our current neighbours from Egypt [redacted] and our children and family have bonded relationships with them over the past year. We want to see good things happen in our neighbourhood, but also hope for solutions for the broader community and future hope for our Region.

Sincerely,

Brandon and Mary Beth Nickel

Craig Dumart

From: Mary Beth Nikel
Sent: Thursday, June 23, 2022 3:08 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: Re: Re: Notice of Neighbourhood Meeting - 368-382 Ottawa Street South & 99-115 Pattandon Avenue

Thanks Craig. I understand.

Glad to see the shadow study is included. That was one concern I had, but now not an issue.

Would like to see the open ramp parking entrance face towards Ottawa Street instead of the south direction, and the greenspace area extended. Increasing the greenspace and making it a shared public space would benefit the neighbourhood and reduce the parkland fees for the developer. This would also reduce some noise and lights from cars to direct neighbours at 95 Pattandon. Perhaps this was discussed in the meeting....I will wait for the recording.

Thanks, have a great day too.

Mary Beth

On Thu, Jun 23, 2022 at 2:37 PM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Mary Beth Renderings are never 100% to scale but are accurate enough to give context. Also each rendering is taken from different perspectives which may make a building look smaller or larger.

Have a great day.

Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Mary Beth Nikel <
Sent: Thursday, June 23, 2022 12:18 PM

To: Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: [EXTERNAL] Re: Re: Notice of Neighbourhood Meeting - 368-382 Ottawa Street South & 99-115 Pattandon Avenue

Thanks Craig.

I am not an expert in concept design, but there is no way the building renderings are to scale. The church being as tall as the 8 storey building is a bit of a stretch.

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/648927_Building%20Renderings.pdf

On Thu, Jun 23, 2022 at 11:44 AM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Mary Beth,

A recording of the meeting will be available online mid- late next week.

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_648927.pdf

Craig

From: Mary Beth Nickel

Sent: Wednesday, June 22, 2022 4:27 PM

To: Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: [EXTERNAL] Re: Notice of Neighbourhood Meeting - 368-382 Ottawa Street South & 99-115 Pattandon Avenue

Good afternoon Craig,

I was unable to attend the virtual neighborhood meeting last Thursday. I was wondering if minutes might be available or a recording of the meeting?

If you can please send any information, I would appreciate it.

Thank you,

Mary Beth

From: Craig.Dumart@kitchener.ca

Sent: May 31, 2022 10:47 a.m.

To: Craig.Dumart@kitchener.ca

Cc: Debbie.Chapman@kitchener.ca

Subject: Notice of Neighbourhood Meeting - 368-382 Ottawa Street South & 99-115 Pattandon Avenue

Good morning,

You are invited to attend a virtual neighbourhood meeting to discuss the proposed developed at 368-382 Ottawa Street South & 99-115 Pattandon Avenue **June 16th at 7pm.**

Please click the link below to join the webinar:

<https://kitchener-ca.zoom.us/j/81397206605>

Craig Dumart

From: admin
Sent: Thursday, June 16, 2022 5:59 PM
To: Craig Dumart
Subject: [EXTERNAL] re: Ottawa/Pattandon development

Craig,

As a church we are not opposed to the development idea. We are however opposed to development that ghettoizes the neighbourhood by building too close to the street.

We strongly prefer a building set back from Pattandon--even if that means it needs to be 2 stories higher.

Kitchener has a bad track record of allowing these buildings to be built right up to the street.

Regards,
Craig.

A. Craig Polach
Pastor

Kitchener.

Craig Dumart

From: Steven P Woods
Sent: Wednesday, June 15, 2022 11:47 PM
To: Craig Dumart
Subject: [EXTERNAL] Neighbourhood Dev. 368-382 Ottawa St/Pattandon Ave.

Good Evening

I have concerns about the development of the 8 Storey apts. at 368-382 Ottawa St. First it is unprecedented to have a 8 Storey building in the area where surrounding building are between 3-4 Storeys. Concerns I have:

1)152 Underground Parking Space

Where will the entrance be? Ottawa St. too busy for entrance because of traffic. Pattandon Ave. just went thru downsizing roadway so makes driving more challenging to get between cars now.

Visitors parking ? Right now, you cannot park on Ottawa St. from Mon-Sat. So Pattandon would be overwhelmed with parked car visiting the building even with 10% visitors that's 15 spaces along our street.

I cannot also believe that tenants at the new building would have just 1 car. I think that should be brought up as concern.

During the winter snowbanks are high and wide reducing roadway even more. Where will snow from apartments go? On Pattandon we use are front lawns and boulevards for the snow. What will the apt do for snow removal?

I am worried about the congestion trying to get on to Ottawa St. now. By adding the cars from the apt that is tripling that.

2)Environment

What will be done regarding the natural underground spring in the area that run along Pattandon Ave + Olympic St.?

Increased garbage are they (indoors/ outdoors) garbage pickup on Pattandon Ave? pest raccoons rats etc. and smell of garage.

When LRT was being built it displace rats forcing them into Ottawa/ Pattandon and Olympic backyards.

Quite a few residents on Pattandon Ave have gardens and having a 8storey let's say 9 because you must add

storey for the elevators in that building. With it being so high gardens would get less sunlight and snow would melt slower because of the shade from the building in spring.

Overall, I'm against a building that tall. This is not suited for this area with the current semi-detached homes. It should be in a down town core or more open area adding 300+ people to such a small area will overwhelm the community. Please do not take away our quaint quiet neighborhood. This is why we live here.

Thank you

Have A Great Day

Craig Dumart

From: Jeff Steckley
Sent: Wednesday, June 22, 2022 1:45 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: proposed development at 368-382 Ottawa St/99-115 Pattandon Ave

Good afternoon, Craig,

Wanted to extend my thanks to you and the other gentleman (I can't recall his name) that hosted last week's virtual meeting.

It was very helpful to receive additional background information, both from the city and from the developer - as well as for the opportunity to have our questions answered, as neighbours.

As a result of the meeting, I now have a much better understanding of how the developer has taken the well-being of the neighbourhood into consideration (e.g. setbacks, reduced building height, two Pattandon properties as "buffers," etc.). I can also appreciate that the way the building will function was not the purview of last week's meeting. I'm inviting a few neighbours to join me to have an initial conversation with Father Abouna from the Coptic Orthodox Church to get a better sense of the church's intention. I realize that in this case, having a local developer is a distinct advantage.

In terms of concerns, I'd reiterate my previous concern with respect to the potential increase in traffic volume on Pattandon Ave. Especially given a recent a street reconstruction which was designed to calm and reduce traffic. I understand the need for two driveways to provide access to the proposed development. Locating the primary entry and exit driveway off of Ottawa St. (parking garage entrance/exit) seems key to reducing traffic volume on Pattandon and minimizing the impact to our neighbourhood street.

You previously noted that 152 proposed parking spaces doesn't raise traffic concerns for Pattandon Ave from a development perspective, nor warrant further study. I'd encourage further consideration of the complexities of the Ottawa-Mill intersection and intentional design of the "built space" for optimal traffic flow. Mitigating traffic volume concerns after the development has been built seems inadequate and short-sighted.

Thanks again, for your efforts in providing a productive and helpful community engagement/consultation process in response to this development proposal.

Jeff

Jeff Steckley

On Jun 7, 2022, at 10:31 AM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Jeff,

See my responses in red below. I hope you are able to join us at the June 16th virtual neighbourhood meeting to discuss the proposed development in more detail.

Craig

From: Jeff Steckley

Sent: Friday, June 3, 2022 10:31 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>

Subject: [EXTERNAL] proposed development at 368-382 Ottawa St/99-115 Pattandon Ave

Craig,

Thank you for the invitation to provide comments re: the proposed development at 368-382 Ottawa St/99-115 Pattandon Ave. (Note that I've also received the invitation to join the virtual meeting scheduled for June 16.)

Find my comments below.

1. Am I correct in understanding that MTSA zoning requirements are still being clarified? If this is the case, is it not premature to consider Official Plan Amendment and Zoning Bylaw Amendment applications for this site?

No it is not premature. In advance of the completion of Station Area Plans, it is recognized that not all lands within a possible influence area of a ten minute walking radius centered around the location of a proposed Rapid Transit Station Stop should be the focus for intensification and development. In the interim the City has completed Phase 1 of the Planning Around Rapid Transit Station Areas (PARTS) Project to identify Major Transit Station Study Areas including the preliminary identification of areas, based on a high level of technical analysis, in which to focus intensification in and which could support transit oriented and transit-supportive development and redevelopment (Section 3.C.2.20. of the City of Kitchener Official Plan)

Until such time as Station Area Plans are completed and this Plan is amended accordingly, in the interim, any development application submitted within a Major Transit Station Area will be reviewed generally in accordance with the Station Study Areas contained in the City's Planning Around Rapid Transit Station Areas (PARTS) Project Plan and Background Report; a) in areas that are intended to be the focus for intensification, development applications will support the planned function of Major Transit Station Areas and have regard for the following: i) the Regional Official Plan and the Transit-Oriented Development Policies included in Section 13.C.3; ii) new non-transit-supportive uses such as low density uses and/or autooriented uses will be discouraged; iii) appropriate pedestrian and public transit facilities may be required with all major development or redevelopment proposals; iv) vehicular access points will be controlled to minimize disruption to traffic flow and new development may be required to share common driveways and provide for maneuverability between sites. Any such applications that do not fully meet a) i) through iv) above, may be permitted, provided the owner/applicant demonstrates, to the satisfaction of the City and the Region, that the proposed development is designed in such a way that subsequent phases or infilling would meet the Transit-Oriented Development Policies. Existing developments within areas intended to be the focus for intensification that do not meet a) i) through iv) above, will be encouraged to redevelop in a manner consistent with these policies. b) in areas that are intended to remain stable,

development applications will have regard for the policies included in Sections 4, 11 and 12 and support and maintain the existing character and planned function of the stable area.

2. Am I correct in my understanding that the maximum height differential from Low Rise to Medium Rise is 25 m to 26.2? - which means that a 25 m building would be permitted under the Low Rise designation? And that the 30 unit per hectare (low rise) limits would not allow for this scope of proposed development unless the property in question would receive medium-rise designation?

Maximum height in Low Rise Res is 14.0 metre along Arterial Roads (Ottawa) and 11.0 metres on non arterial/regional roads, which is why the Official Plan Amendment is required.

3. I haven't found documentation on the traffic flow/volume projections for Pattandon Ave. Our street was recently narrowed to slow and discourage "cut through" traffic. My understanding is that the plan is to prohibit left hand turns (in or out) at the Pattandon Ave. and Ottawa St. intersection. Recent conversation with Steve Allan (City of Kitchener) confirms the city's commitment to preserving the neighbourhood feel of our street with these measures. I'm wondering what the anticipated impact will be on having one of the access driveways to/from the proposed development off of Pattandon Ave. In a location such as ours, is the impact of traffic flow on adjacent low-rise development areas a consideration?

The proposed development did not warrant a transportation Impact study. For more information on traffic calming in your neighbourhood please connect directly with our Manager of Transportaiton Services Aaron McCrimmon-Jones Aaron.McCrimmon-Jones@kitchener.ca who can provide you with more information.

4. I am concerned that a development such as this actually makes sense for the neighbourhood, Rather than only meeting legal planning requirements which I gather, are at various stages or revision or review (e.g. MTSA), I have questions as to the impact that this degree of intensification will have on the character of an existing neighbourhood and it's capacity to receive and welcome new residents (including accurate assessment of impact on infrastructure such as adjacent residential streets).

Engineering, and water utilities staff have reviewed the proposed applications no concerns with the proposed development.

5. Also wondering about:

- the developer's openness/commitment to a mixed housing model
- the developer's openness/commitment to provide shared community space (e.g. St. Paul's Lutheran Church development by MennoHomes)
- the proportion of built space to green space
- whether a portion of land closer to the Ottawa St. intersection could receive the medium-rise zoning amendment with the remainder remaining low-rise and potential low-rise redevelopment on a more modest scale (e.g. 99 and 103 Pattandon)

Building setbacks and step backs and increased visual barriers to minimized impacts to adjacent low rise res are proposed and can be recommended.

6. I'm certainly not opposed to development and intensification in the places in my neighbourhood where it makes sense to do so. What I'm concerned about it that it is fully informed, strategic, timely, and appropriately consultative, rather than being driven primarily by development aspirations and anticipated revenue on the part of the municipality or the developer.

Craig Dumart

From: David Paterson
Sent: Friday, June 3, 2022 9:48 AM
To: Craig Dumart
Subject: [EXTERNAL] Ottawa Street and New Builds

As being a resident on Ottawa Street I must shake my head and wonder at the volume of traffic this will produce. To you sir, I ask how Ottawa Street has to change for the traffic. Right behind us, you have the old Schneider plant, a new development on Charles and King (I think) and now on the other side of the tracks, your project.

Between Homer Watson and the train tracks, is four lanes. The lon running on Ottawa for the rest of the way makes it only 3 lanes. Where is the traffic going to go. Courtland Ave has no room to expand... Traffic grid land. Is there a plan, that the public can see the interstructure. What is planned for another 5 to 1000 vehicles?

Dave Paterson

Sent from Mail for Windows

Craig Dumart

From: Melissa Mather
Sent: Wednesday, June 1, 2022 4:17 PM
To: Craig Dumart
Subject: [EXTERNAL] Pattandon Ave Development

Good Afternoon,

I'm writing to express a few comments about the development that is Ottawa Street and 99-115 Pattandon Avenue.

Our main concern is that this is a very large 152 unit, 8 story building, on a residential street. We have enjoyed a quiet family neighbourhood, and are concerned about the increased pedestrian and car traffic on the street.

We are also concerned about the 152 parking spaces - we would like more information on where these parking spaces will be located, and the impact to the flow of traffic on our street. The increase in traffic is a concern. Currently, when 2 cars are parked on both sides of the street, it is very narrow, and cars (and of course emergency vehicles) have a difficult time passing through. We would like to see fewer parking spaces available for this development.

Thank you for your time!

Sincerely, Melissa and Denis Mather

Craig Dumart

From: Julieta Lazarte
Sent: Wednesday, June 1, 2022 9:51 AM
To: Craig Dumart; Debbie Chapman; scott@lpplan.com; Jeff Steckley
Subject: [EXTERNAL] 368-382 Ottawa St/99-115 Pattandon Ave Apartment complex

Hello;

Thank you very much for your time and for allowing the neighbours to provide comments about this application. I live with my partner in . Our main concern is the number of units (152) and floors (8). We would like to request the City to do a formal assessment because we worry the capacity of the street (Pattandon) and the area (Ottawa and Mill) may be overwhelmed with the influx of cars and people. I would rather have a smaller complex with overall less units. Further, we have been in contact with Mr. Allen from the City and the plan for our street is to undergo various traffic calming efforts, so we naturally worry because we are already having problems with traffic without this building.

In addition, our first thought about this complex is that the Church who has owned the houses on Pattandon and Ottawa for multiple years has never cared for them. The houses have been left in awful state for multiple years and so naturally I worry this building will eventually be in a similar state. We, as well as many of our neighbours, care for our homes and we want the neighbourhood to improve so we worry their goals don't align with ours. I would like to know from Scott, who will manage the building once it is inhabited and is the Church looking to put their own tenants or will people in the city of Kitchener be able to rent/own them? As I understood, the families that rented the houses in Pattandon were families from the Church. If that is the case going forward, I would like to ask Ms. Chapman and Mr. Dumart, how is this proposal helping the entire community that may not be congregants of the Church?

Thank you again for your time. We are organizing the neighbours and planning to reach out to the Church as well.

We love Kitchener and we completely understand the need to improve housing. We just want to make sure the proposed plan aligns with what is best for the community.

Sincerely,

Julieta Lazarte, PhD
MD/PhD Candidate

Craig Dumart

From: Sohrab Rahmat,
Sent: Tuesday, May 31, 2022 1:51 PM
To: Craig Dumart
Subject: [EXTERNAL] Pattandon ave. Development

To whom it may concern,

I am a resident of the area where the Ottawa and Pattandon development project is slated. I am just emailing in regards to the comments request submission and wanted to say that I, as well as many of the residents, believe that an 8 story building is too high for this area and believe that it should be between 4-5 stories maximum given the neighborhood and style of the homes. I believe this was also the recommendation from the city officials from the initial review.

Secondly, if this project is a go-ahead, we as a neighbourhood request that some of the ground floors include commercial units as well, specifically a coffee shop or market. We believe a coffee shop would bring together the neighborhood given a coffee shops communal nature and would also serve the nearby LRT station in the vicinity. These two items would serve this development project well in our opinion.

Thank your for your time and consideration,

Rob

Sent from [Outlook](#)

Craig Dumart

From: Mira Macan
Sent: Tuesday, May 31, 2022 10:29 AM
To: Craig Dumart
Cc: Debbie Chapman
Subject: [EXTERNAL] Re: Development Concerns

Good Morning Craig,
Yes please send me the zoom link.
Thank you,
Mira Macan

Mira Macan
Mortgage Agent

From: Craig Dumart
Sent: Tuesday, May 31, 2022 10:26:00 AM
To: Mira Macar
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: RE: Development Concerns

Good morning Mira,

Thank you taking time to review the proposed development and providing comments. I hope you are able to join us at an upcoming virtual neighbourhood meeting June 16th, to discuss the development in more detail. I will be sending out the electronic invite shortly.

Craig Dumart, BES, MCIP, RPP
Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Mira Macan
Sent: Monday, May 23, 2022 8:48 AM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Cc: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: [EXTERNAL] Development Concerns

Good Morning,

I am responding with regards to the application for development at 368-382 Ottawa Street and 99-115 Pattandon Ave development

I am fully opposed to this development. It is too high and too many units.

The development is too large and too high. With it being an 8 storey unit every single family house on the four corners will lose their privacy especially Olympic Drive. These homes and owners have been here a very long time and have enjoyed a quiet family neighbourhood.

This development is too high of a density, there are not enough parking spaces for all the units and that would mean that the owners and visitors will be parking on the surrounding streets, causing congestion and potentially damaging homes and property.

This development does not lend well to the area and will lower property values substantially.

Any development that is approved to go there needs to have an additional side and front yard not a reduced.

With adding this number of units at that location, will add additional issues with traffic on Ottawa Street and causing accidents and further delays and congestion.

Ottawa Street is already a busy road and the main road in and out and access the expressway.

Thank you,
Mira Macan

Mira Macan



Mira
Macan

Craig Dumart

From: Holly Seltner
Sent: Tuesday, May 31, 2022 9:41 AM
To: Craig Dumart
Subject: [EXTERNAL] From Betty Seltner in regards to 8 story building to be built on Pattandon.

Good morning! My name is Betty Seltner, I am writing to you to share my thoughts about the proposed building to be built at the top of my street which My family have lived here for over 40 years. We love the new street but wish it was wider. We are very concerned that visitors to this building will make it even harder to get down our street. Sundays with the church parking is bad enough. We are also concerned with what a 8 story building will do to our properties in regards to the sun. We have a triplex in our back yard that takes away the morning sun. I don't believe that a building of that size belongs in our neighborhood. Pattandon would have to be closed off at Ottawa st to stop the volume of cars on our street.

Thanks.

Sent from Rogers Yahoo Mail on Android

Craig Dumart

From: r.harvey <
Sent: Monday, May 16, 2022 12:12 PM
To: Craig Dumart; Debbie Chapman
Subject: [EXTERNAL] Large building being built on Ottawa and Pattandon

Please do not build any more large buildings in Kitchener. When I moved here 25.5 years ago, I loved it. Now, I dislike it. I am not comfortable here anymore. Kitchener is not the city I loved.

PLEASE, PLEASE STOP CHANGING IT.

Roberta Harvey

Sent from Samsung tablet

Craig Dumart

From: Lawrence Kropf
Sent: Friday, May 13, 2022 2:06 PM
To: Craig Dumart
Subject: [EXTERNAL] 368-382 Ottawa Street South & 99-115 Pattandon Avenue

Good afternoon Mr. Dumart, I am writing this email in regard to the concerns I have regarding the Subject Development proposal. My main concern is the height of the development, I feel 8 storeys is far too high for the neighbouring properties, which will now have their yards looked down upon from above. Secondly the number of proposed units, which far exceeds the number of current residences in the area, thirdly I would like to be assured this will not be a low income development, and finally the amount of additional vehicle traffic which will occur because of this development. I would very much like to be kept up today on the development proceedings.

Regards
Colleen Kropf

Craig Dumart

From: u c
Sent: Tuesday, May 10, 2022 11:36 AM
To: Craig Dumart
Subject: [EXTERNAL] Development Ottawa St and Pattandon Ave

Dear Mr. Craig Dumart and Debbie Chapman

I am opposed to the high rise proposed for the end of my street. It is proposed for 368-383 Ottawa St South & 99-115 Pattandon Ave. I live on a very quiet street that has mostly single homes. We have very few neighbourhood problems and very few break ins. When there's a problem, it is mostly because homes are made into duplexes or apartment buildings bringing more people to the area. This huge building will cause excess traffic, and a lot more people using our street. If you want a high rise, put it in a high rise area, not on a quiet little street. It is difficult to get onto Ottawa street now with the present traffic. I find if people do not own a house, they are less likely to respect the property of those that do. We don't need the extra population using our street and adding more security issues because of the extra population. I don't want to be constantly picking up other people's garbage that they just drop anywhere as that was an issue when a lot of people used to park on our street to go to the Concordia Club. Last year Pattandon Ave was narrowed because of the speeding issue down our street. The street is a lot narrower, but the speeding has not stopped and if we have more traffic, it will cause a bigger safety issue. These people from the apartment building will use our street as a shortcut. There is only room for one car to park on one side as the cars could find it difficult to pass if two parked across from each other. We have enough apartment buildings in our immediate area. Keep our street quiet and safe.

Thank you
Una Chamandy

Craig Dumart

From: Debby Hunsperger
Sent: Monday, May 9, 2022 3:33 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: Application for development Pattandon and Ottawa

I see so the city is only concerned about the noise intrusion for the new non taxing paying residents of the building and not existing residents. How thoughtful. Given there is a children's playground directly beside our home , two air vents for underground parking and a vehicle ramp just inches from from our property line will present no additional noise for them in the building but am certain it will for us. And when we are sitting in our basement will we be impacted by having a parking garage mere feet from ours? Will there be a sound protection barrier? Will that digging impact our foundation? Will be compensated for cracking? Or for not being able to enjoy our own property for however long this monstrosity takes to build as it happening in our own backyard?

This church community is no more concerned about this neighbourhood than the city or region is or ever has been. We will certainly be in that meeting but if the meeting from 2020 is any indicator we are sure there will be lies as we were told then that there was no proposed development that the city was aware of at that time for that property though these studies suggest otherwise.

Where exactly do you live sir? Would you be happy to live beside this? Have your children and grandchildren have to listen and watch children play in a playground they are not welcome to use in their own neighborhood or be exposed to vehicle emissions from those air vents while playing in our own backyard. We wonder if we will even be able to have windows open. Have studies been done on that? I know what gas emission can cause. I have lost two family members to leukaemia - can u show me a study where this doesnt present increased risk? Inhaling any amount of exhaust fumes is hazardous. The plans show no measurements of how far will these vents be from our windows. There is a reason they are well back from the building no?

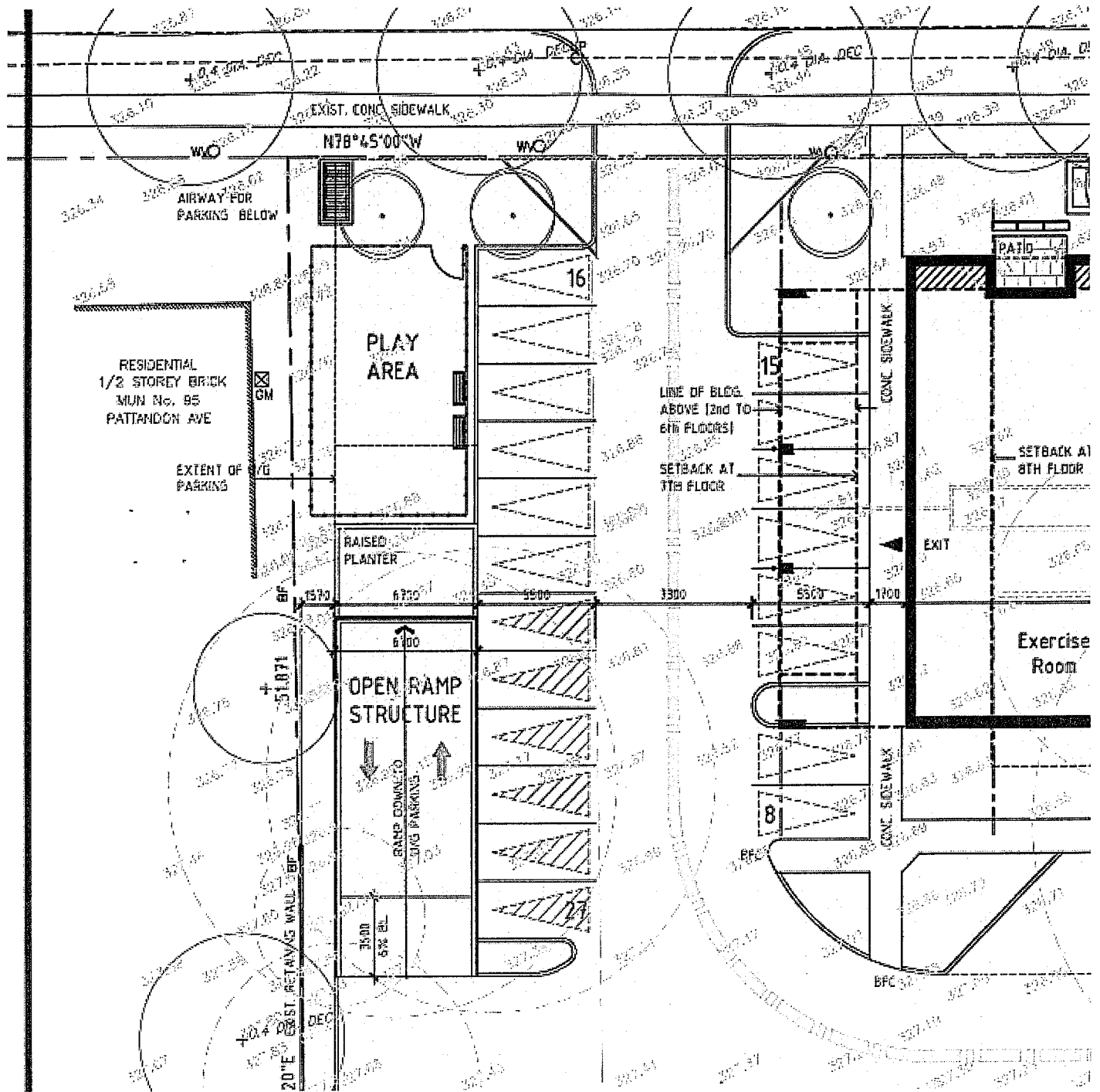
Sincerely, tax payers
Randy and Debby Hunsperger

On Mon, May 9, 2022 at 12:22 PM Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Good morning Debby,

I hope you are doing well and thank you for taking time to review the proposed development at Ottawa and Pattandon and providing comments. The circulation was sent out by Canada Post, staff cannot control if the postcards are sent on the same day pizza coupons are sent out. The noise study is a required study that is reviewed by the Region of Waterloo. The Region will review the study and if there are revisions or updates required by the Region they will request accordingly. Typically the noise studies evaluate the existing noise of the neighbourhood and determine what noise mitigations need to be include in the new development. The development, once constructed wont create more noise than what currently exist today. Sound levels from noise sources such as rooftop air-conditioners, cooling towers, exhaust fans, etc. will not exceed the minimum one-hour LEQ ambient (background) sound level from existing road traffic. In addition to building setbacks, there is a significant buffer approximately 26.5 metres (87) proposed between he building the shared property line with _____ alow is a snip it of the concept site plan showing the setback.

Staff will be hosting a Virtual Neighbourhood Meeting mid June. Invitations will be sent out in the next week or so and I hope you can attend to further discuss the proposed development.



Craig Dumart, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



From: Debby Hunsperger

Sent: Saturday, May 7, 2022 9:35 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>;

Subject: [EXTERNAL] Application for development Pattandon and Ottawa

Further to our previous email we would like to point out the following error in the noise study

The points of follows:

R1: R2: R3: R4: R5:

reception (worst-case) both on and off the site considered in the analysis were as

8th Level – North Façade, closest to mechanical room. 7th Floor Terrace (OLA), west side of building.

8th Level, Southwest Facade.

93 Pattandon Avenue – 2-storey, single-family dwelling. 110 Pattandon Avenue – 2-storey, single-family dwelling.

There exists no property with address at 93 Pattandon. This will require correction and we would like that document once corrected to be provided to us. The fact that there is no reference to our property at _____ is a significant oversight and makes me wonder how much of this noise study is factual and not modified to the advantage of the landowner which is the tax exempt Coptic church- noise is a significant concern for us and we are wondering why all of the noise related issues which include cars coming and going at all hours are placed directly along our property line and not inconveniencing the landowner which again is the tax exempt Coptic church. This will devalue our home while building the coffers of this already affluent church.

Why is there no buffer green space zone along our property line built into this plan?

As well could you please advise on the proximity that digging will be occurring to our home for the underground parking and what precautions will be taken to ensure the integrity of our property and foundation of our home? Not seeing that in the reports.

Craig Dumart

From: Debby Hunsperger
Sent: Friday, May 6, 2022 8:04 PM
To: Craig Dumart; debbie.chapma@kitchener.ca; _
Subject: [EXTERNAL] Application for development Ottawa and Pattandon

We at _____ are not in agreement with this invasive development plan and will be appealing. Upon looking at all the plans it would appear that our privacy rights will be violated. There will be balcony's overlooking our property. There will be a playground just feet outside our kitchen window. I doubt your sound study gave any consideration to our home on this quiet street.

I highly doubt every tenant will only have one car. Where exactly will the over flow park? We have parking issues now on the street with the narrowing of the street that your brilliant planning allowed last year- cars can barely get up the street.

What has been done about grading with all that concrete how will this impact our home with water run off. What will happen to the city's canopy when the current matures trees are killed. You are such hypocrites.

We have tolerated itinerant neighbours from that church who have vandalized our property and a landlord who cares little about our neighbourhood for the past decade. They are insular and contribute nothing to a feeling of community. This church and obviously the city care nothing for this sweet little post war era neighbourhood. We are angry and not at all in support of this.

We are sure you would all love this Church owned tax exempt property being placed on your doorsteps. But I guess its just not in your backyard so what do you care. You didnt raise your babies here. We will appeal and will seek counsel if needed.

Oh and lovely touch sending this on a post card with all the pizza coupons hoping it would end up in the recycling bin.

Sincerely tax payers at
Deb and Randall Hunsperger

Craig Dumart

From: Debbie Chapman
Sent: Sunday, July 3, 2022 1:11 PM
To: Craig Dumart
Subject: Fw: Pattandon and Ottawa high rise

Hi Craig,

Please see Ron's message below regarding the Ottawa and Pattandon development.

Debbie Chapman

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Councillor | Ward 9 | City of Kitchener | 200 King St. W. N2G 4G7
O: 519.741.2798 /C: 226.752.7104 | TTY 1-866-969-9994 | debbie.chapman@kitchener.ca
Our 24 Hour Contact Line for Issues or Questions 519-741-2345



From: noreply@kitchener.ca <noreply@kitchener.ca> on behalf of Ron D Hammar
Sent: Friday, June 24, 2022 11:45 AM
To: Debbie Chapman <Debbie.Chapman@kitchener.ca>
Subject: Pattandon and Ottawa high rise

Thank you for your help in this matter! To make myself clear I am totally against this happening now or in the future! Here is why!

- 1 This development if allowed to go through with zone changes etc. will open the door to more of this type of develop down the road! Some neighbors have already been asked if they want to sell their property. If this is allowed this first time there will be as many people living in that new development than there are on Pattandon and Oympic drive. That will create a traffic problem because they have already made Pattandon narrower than it was before and now there will be no left turn onto Ottawa street from Pattandon so Olympic drive will have double the traffic it had before and a new traffic light will most likely be needed where Hoffman meets Ottawa street and no doubt all at the taxpayers expense.
- 2 People living close to this development will be faced with less privacy, more noise, more road traffic and loss of property values. Is that fair? Is the city still going to want there tax money from home owners? Is the owner/builder going to pay people for ruining there nice home over shadowed by this monster building compared to what is in the area now which is nothing higher than 3 stories and it has been there like this for 65 years? So much for the quality of life. There are buildings they want to tear down and not all are in good condition and most could use some help but that is what most people want these days.
- 3 What I have heard so far is that the units will be condo apartments and I don't think this is what is called affordable housing.

3 Who will live there? It sounds to me like people who are members of this PAY TO PRAY church will maybe be the only people living there.

4 Flooding problems. There has been a flooding problem mainly caused by a spring or an artesian well that could be damaged when they start to put in the foundation. Will the city have an inspector watching until that danger has passed? Ron Hammar

Origin: <https://www.kitchener.ca/en/council-and-city-administration/councillor-debbie-chapman.aspx>

This email was sent to you by Ron D Hammar

ough <https://www.kitchener.ca>.