

Craig Dumart

From: kevinkelly,
Sent: Tuesday, October 26, 2021 4:29 PM
To: Craig Dumart
Subject: [EXTERNAL] application for development in your neighbourhood

Sent from my Bell Samsung device over Canada's largest network.

Hello Craig,

Just had cancer surgery home recovering now , excited about whats happening in eastwood neighbourhood, and fully support the new development. Just curious on whether crunch fitness still going to be around and whats happening with the old seegmiller area.

Thank you Kevin Kelly

Craig Dumart

From: Mark Irschick
Sent: Sunday, July 3, 2022 3:31 PM
To: Craig Dumart
Cc: Sarah Marsh; Debbie Chapman
Subject: [EXTERNAL] Re: 1668 King Street East OPA/ZBA Resubmission

Hello Mr. Dumart. Clearly, the applicant has done their homework. Kudos. It, however, is still a major concern to myself and my neighbours. By the numbers, it says that Weber St. E. is able to withstand the extra traffic. I, and my neighbours would disagree. It is our opinion, based on experience living here, that Weber St. is already over used. The WRPS would agree. They don't have the manpower to control the current speed and volume here. I don't believe adding more cars will ease their woes. Also, consider the traffic from the buildings going up on or near Weber St. Borden Ave. Shantz/Weber. Fergus and Weber. Fairway and King...all this doesn't even touch what's happening in downtown Kitchener. We all know that Kitchener needs more housing. Please Please no more around Weber/Jackson/Montgomery/Ottawa N.

Thanks for your consideration.

Mark Irschick

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

From: Craig.Dumart@kitchener.ca
To: Craig.Dumart@kitchener.ca
Cc: Sarah.Marsh@kitchener.ca; Debbie.Chapman@kitchener.ca
Sent: Tuesday, June 21, 2022 2:38 PM
Subject: 1668 King Street East OPA/ZBA Resubmission

Good morning,

The applicant has submitted a revised development concept which is currently being reviewed by staff. The NEW revised documents can be reviewed here :

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_633210.pdf

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



Craig Dumart

From: Gina Georgiou
Sent: Wednesday, March 2, 2022 6:05 PM
To: Pierre Chauvin; Craig Dumart
Cc: Stephen R. Litt : mh@vivedevelopment.ca; Sarah Marsh; Debbie Chapman;
Subject: [EXTERNAL] RE: 1668 King St E project

Good Evening All.

I went and listed back to the initial meeting in October and I misinterpreted the study I thought was mentioned vs what has essentially been seen in Toronto. It was stated from Stephen Litt (45:14 minutes) that the deepest rental needs are smaller 1 bedroom orientation (thus why the proposed buildings will be 2/3's 1 bedroom plus den and 1/3 2 bedrooms plus den. He stated that families tend to be ground oriented (basically houses with yards) which are hard to come by in Kitchener. So as our land availability becomes more sacred, we must build a city, now that we have the opportunity, which supports all family sizes and room for people to have office space as well as more people are working from home due to Companies shifting their views of actually going to a work place.

Below is the link to the original meeting <https://www.youtube.com/watch?v=b7waSHijNUK> for quick reference.

Regards
Gina

From: Pierre Chauvin <pchauvin@mhbcplan.com>
Sent: March 2, 2022 9:35 AM
To: Gina Georgiou
Craig Dumart <craig.dumart@kitchener.ca>
Cc: Stephen R. Litt <sl@vivedevelopment.ca>; mh@vivedevelopment.ca; Sarah Marsh <Sarah.Marsh@kitchener.ca>; Debbie Chapman <debbie.chapman@kitchener.ca>
Subject: RE: 1668 King St E project

Hi Gina,

Thanks for your inquiry. We continue to work with City planning and urban design staff to review and revise the proposed design in order to address the many City urban design standards. As a result, the number and size of the units will change with these design revisions.

Our hope is to resolve these outstanding matters with Staff within the coming weeks such that the applications can be brought forward to the City's Planning Committee for consideration sometime in the spring.

As for the documentation justifying the size of the units, I would ask my client (Stephen or Mark) to provide this detail as they are more familiar with the market needs than myself.

NOTE: I am working remotely and can be reached on my cell # below.

PIERRE CHAUVIN, MA, MCIP, RPP | Partner

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 X 701 | C 519 580 4912 | F 519 576 0121 | pchauvin@mhbcplan.com

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Special Note: Due to the Covid-19 outbreak, we are moving the majority of our staff to remote access and reducing our offices to minimal in-person staff. The firm remains open. We will make this transition as seamless as possible.

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: March 2, 2022 9:11 AM
To: Gina Georgiou
Subject: Re: 1668 King St E project

Hi Gina,

I hope you are doing well. At this point there are no updates to share. The applicant is working on a revised proposal. All supporting documents are available on the city's website and I am not aware or similar of bedroom study you are referring to. When the city receives a revised development package and a recommendation is being made to planning committee you will be notified via email and a postcard.

Craig

From: Gina Georgiou
Sent: March-02-22 9:08 AM
To: Pierre Chauvin <pchauvin@mhbcplan.com>; Craig Dumart <craig.dumart@kitchener.ca>
Cc: Stephen R. Litt <sl@vivedevelopment.ca>; mh@vivedevelopment.ca; Sarah Marsh <Sarah.Marsh@kitchener.ca>; Debbie Chapman <debbie.chapman@kitchener.ca>
Subject: Re: 1668 King St E project

Good Morning Pierre and Craig,

I would like to get an update on the status of the buildings being proposed as we have not heard anything more.

Also, during the initial meeting, it was mentioned that there was some study, or investigation, which showed there were no need for 3 bedrooms units. As we start to build up this area, we need to allow people to grow within the building as their life status changes. Could you please provide to me the study that showed there was no need for 3 bedroom units? As weeks/months have passed since our last meeting, in the many articles I have read surrounding new proposals, there is an increase attention to the needs of 2 bedroom, 3 bedroom and even 4 bedroom buildings being planned for new proposed buildings (ie. 20 Ottawa St N, Kitchener) aka the missing middle. We need to plan smart as these buildings will impact our community for many years to come.

Thank you
Gina

From: Pierre Chauvin <pchauvin@mhbcplan.com>
Sent: Thursday, November 25, 2021 11:16 AM
To: Gina Georgiou

Cc: Craig Dumart <Craig.Dumart@kitchener.ca>; Stephen R. Litt <sl@vivedevelopment.ca>; mh@vivedevelopment.ca
<mh@vivedevelopment.ca>

Subject: RE: 1668 King St E project

Hi Gina,

Thanks for your comments. I have copied representatives from VIVE as well as Craig.

Please note, we continue to work with the City planning and urban design staff on the design and massing of the buildings in order to meet the City's regulations and Guidelines. This is an ongoing iterative process to ensure that ultimately the final design of the development not only achieves the City's guidelines but also remains compatible with the surrounding area. As a result, it is difficult at this time to confirm the number of balconies that will be facing King Street. We will, however, consider your comments regarding the materials used for the balconies.

Similarly, through this design exercise we will consider your comment regarding a potential for a public access through the site. Having said, please appreciate that the grades and configuration of the property may not make this practical and/or safe. We will see what we can do.

As for amenity space, we are required by the City to provide amenity space on-site for the occupants of the proposed development. In this case, we are proposing both indoor and outdoor (rooftop) amenity space. Again, given the ongoing design revisions noted above, I can't confirm at this time how this will look and be programed in the end. Be assured, however, there will be on-site amenity areas provided.

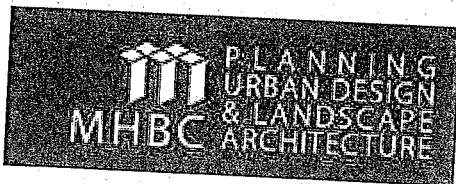
I trust this helps clarify some matters for you.

PIERRE CHAUVIN, MA, MCIP, RPP | Partner

MHBC Planning, Urban Design & Landscape Architecture

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580 4912 | F 519 576 0121 | pchauvin@mhbcplan.com

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From: Gina Georgiou

Sent: November-25-21 1:44 PM

To: Pierre Chauvin <pchauvin@mhbcplan.com>

Subject: 1668 King St E project

Good Day Pierre.

I am a resident near the new proposed project on 1668 King St E.
I understand that your only concern is for the building and not for any other issues around the city.

Thus, I would like you to consider the fact that you do not have to live in this area once the building is built; You will simply just start on the next one and you won't have to worry about the impact of this building after day 1.

We as a community understand the need of new developments, but if they're going to be built, Vive needs to work with the residents of this community and make this a great place to live.

One of our concerns is the height and width of this building, the one that concerns for me is the one facing King St. This does not at all fit in with our current landscape as the tallest building here is 15 floors. There is no one in this area that has more than 2 people looking into their backyards, if any, and we get so much light. If you could let me know how many balconies, per floor, will be facing this way? Is there a way to build 2 narrower buildings in place of that one, in order to let some light pass through?

Also, another concern that affects various people, are the students and teachers currently use a path between the school (on Weber), and the existing parking lot of the Schwaben club, to pass through to get to the bus stop on King. Would it be possible for you to build and pathway (fenced/covered) for the community to continue using to access the bus?

Also, from my understanding, there will only be 1 or 2 bedrooms in this building. How about those families with 2 children who cannot afford a \$1 million dollar house? These new developments should provide shelter for all. Yes, from what Craig said on the meeting back in October, that families who have children want green space, but, if they cannot afford it, shouldn't new modern buildings, such as yours, provide those amenities where people can sit outdoors, enjoy the sun, take out their dogs and have their kids exert some energy? Or were you just thinking they would go across the street to the calm Rockway Gardens where people go for quiet and pictures? Consideration needs to be taken for people who require 3 bedrooms, especially near a school and for the people who live in this quiet area.

I ask you to consider what I brought forth, as you may not be familiar with our established neighborhood.

I look forward to your response to how many balconies each floor will be facing King Street and if there is a way to have the balconies solid, so we don't see them, and they don't see us if they're sitting down.

Thank you
Gina
Resident

Craig Dumart

From: Katie Anderl
Sent: Friday, January 28, 2022 12:36 PM
To: Craig Dumart
Subject: FW: Opposition to Application - ZBA21/013/K/CD (Kitchener, ON)

Hi,
I think this is for your application – they also commented on the 1001 King E proposal in a separate email.
Katie

From: Phil Roberts
Sent: Friday, January 28, 2022 12:29 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Cc:
Subject: [EXTERNAL] Opposition to Application - ZBA21/013/K/CD (Kitchener, ON)

Hello,

I am writing as a private citizen, and resident owner of the _____ in Kitchener
to express my vehement opposition to the proposal redevelopment per planning application ZBA21/013/K/CD
at 1668 King Street East.

The Eastwood neighbourhood within which I live is a quiet and serene neighbourhood consisting of mainly single-family dwellings, which is the primary motivating factor in my decision to purchase my home here. This neighbourhood would be severely impacted by not only the visual uglification of the surrounding neighbourhood by way of impositions of tall structures on the skyline, but also by the unwanted population intensification which will manifest itself in many ways, including but not limited to:

- Increased intensity of traffic in, out and through the community, in an area where traffic enforcement is already lacking in its effectiveness to establish safe travel speeds and compliance with road safety regulations.
- Increased traffic noise, again in an area where traffic enforcement is already lacking in its effectiveness to ensure that vehicles operated in and around the community meet established legislated vehicle noise emission standards, resulting in further worsening of street noise already above a reasonable level due to traffic both along Highway 7 and within the community's own streets.
- Increased general noise directly caused by the population intensification in an area already plagued by noise not only from the aforementioned lack of enforcement of established legislated vehicle noise emission standards, but by increased air traffic in and out of the municipal international airport (YKF).
- Increased disruption by construction activities as the developer would implement planned facility.
- Increased crime due to the intensification of population in the community that this project will cause.
- Erosion of our voices as voters and as property owners within the physical boundaries of this neighbourhood.

I ask that the City of Kitchener to:

1. Deny this application and prevent the project from going forward,
2. Withhold from use any funds from the tax base at the municipal, regional, provincial, and federal levels into which our community residents contribute, saving those funds from being diverted away from the neglected community standards enforcement already plaguing this community to further enhance profitability of the commercial interests of this property owner and commercial entities working with them.

3. Reject this application with prejudice so as to set a precedence to not further entertain applications of this nature in this community going forward by this applicant or by other applicants.
4. Not prove the ineffectiveness of democratic process by reviewing and subsequently ignoring this request.
5. BE BETTER in its proactive and EFFECTIVE informing of residents affected by proposals such as these (all residents, at least within a 1km radius of proposed project sites).

Sincerely,
Phil Roberts,
Canadian Citizen, Voter and Resident Owner

Craig Dumart

From:
Sent: Saturday, November 20, 2021 11:25 AM
To: Craig Dumart
Cc: Debbie Chapman; Gina Georgiou Sarah Marsh
Subject: [EXTERNAL] 1668 King St E

Craig, thanks for taking the time to answer my questions in the past and I am hoping that I don't duplicate them, in many cases you have answered these for me from the perspective of the apartment building and what I am really looking for is resident mitigation so I am asking specific questions in relation to resident impact.

1) Noise -

Refer page 2: Noise Feasibility Study provided with the application.

Note: Traffic data is mostly from 2016 with forecast to 2031

This study also does not include air traffic

Table 1: Road Traffic Noise Criteria

| Space | Daytime LEQ 16 Hours | Nighttime LEQ 8 hours |
|---------------------|----------------------|-----------------------|
| Outdoor Living Area | 55dba | |
| Inside Living Area | 45dba | 45dba |
| Inside Bedrooms | 45dba | 40 dba |

Table 2: Projected Road Traffic Data Projected to 2031

| Road name | | Cars | Medium Trucks | Heavy Trucks | Total |
|------------|-----------|---------|---------------|--------------|---------|
| King St E | Daytime | 11,610 | 120 | 240 | 11970 |
| | Nighttime | 1,290 | 14 | 26 | 1,330 |
| | Total | 12,900 | 134 | 266 | 13,300 |
| Weber St E | Daytime | 19,992 | 412 | 206 | 20,610 |
| | Nighttime | 2,222 | 46 | 22 | 2,290 |
| | Total | 22,214 | 458 | 228 | 22,900 |
| Montgomery | Daytime | 9,428 | 97 | 194 | 9,719 |
| | Nighttime | 1,048 | 11 | 22 | 1,081 |
| | Total | 10,476 | 108 | 216 | 10,800 |
| Highway 8 | Daytime | 116,112 | 7,258 | 21,772 | 145,142 |
| | Nighttime | 20,490 | 1,280 | 3,842 | 25,612 |
| | Total | 136,602 | 8,538 | 25,614 | 170,754 |

Table 3: Table 3: Predicted Road Traffic Sound Levels [dBA], Without Mitigation

| Prediction Location | Description | Daytime – in OLA LEQ-16 hr | Daytime – at the Façade LEQ-16 hr | Nighttime – at the Facade LEQ-8 hr |
|---------------------|---------------------------|----------------------------|-----------------------------------|------------------------------------|
| A | East façade of Building A | -- | 73 | 68 |

| | | | | |
|---|--|-----|----|----|
| B | South façade of Building A | -- | 71 | 66 |
| C | West façade of Building A | -- | 61 | 54 |
| D | North façade of Building A | -- | 69 | 65 |
| E | East façade of Building B | -- | 72 | 68 |
| F | South façade of Building B | -- | 69 | 65 |
| G | East façade of Building B | -- | 61 | 54 |
| H | North façade of Building B | -- | 70 | 65 |
| I | At grade amenity space, west of Building B | 59 | | -- |
| I | Outdoor amenity area on 2-storey podium roof | 59* | -- | -- |

Question:

Future state has all of these exceeding allowable values.

a) These levels exceed recommended levels and the study is using data from 2016 which may no longer be relevant, will current data be obtained?

There are numerous buildings going up between King/Cedar and King/Montgomery (King and Cedar, King and Cameron, Borden and King, Borden and Weber, Charles and Stirling, 1668 King which will have an impact on traffic noise - what does that impact do to this study?

b) Study provides recommendations to mitigate noise for apartment. What will be done to mitigate noise for residents?

2) Privacy

In our previous conversations I understand some of the things you will be undertaking to protect the tenants privacy such as colored glass on their balconies. My question - what if anything will be done to protect the residents privacy?

3) Flight Plan

We currently have a lot of air traffic, will these buildings require changes to the flight plan, or emergency landing plans? If yes, what are the changes?

4) Safety

We spoke about people who cut through what is currently the Schwaben club parking lot to get to the high school and or the gym and from the high school to king st, and I know you indicated this is trespassing. I don't see this stopping and do believe it is a safety issue. What will be done to ensure the safety for people?

5) Who is accountable for damage encountered to existing resident buildings eg. windows, basements, should construction damage break vapor seals of windows from shaking/vibration during construction etc.?

Craig Dumart

From: lmark73@yahoo.com
Sent: Saturday, November 20, 2021 10:03 AM
To: ; 'Gina Georgiou'; Sarah Marsh
Cc: Debbie Chapman; Craig Dumart
Subject: [EXTERNAL] Re: Floral Crescent follow up

Thanks Sarah, I will resend any concerns I have as a question and send to Craig.

As to my availability next week it is limited, couple of appointments and out of town for most of the week. Can you let us know what the context of the proposed meeting is and should this invite be extended to any neighbors wanting to attend?

On Friday, November 19, 2021, 01:15:00 PM EST, Sarah Marsh <sarah.marsh@kitchener.ca> wrote:

Hi there Janet, Gina, and Laurie,

Thanks for the conversation yesterday.

If you and other members of the public have specific feedback about the proposal at 1668 King St E, you need to address that directly to Craig Dumart so that it is considered in the report.

To respond to your questions about how to make sure all of Council has an understanding of your concerns, you can share this with Debbie Chapman (cc'd) and /or myself and ask in the email itself that we forward it to all of Council.

Craig, some questions for you:

1. Can you please confirm the deadline for resident comments to be sent to you so that they are both included in your report and considered in your report section on community engagement?
2. Laurie Mark indicated to me that in her letter addressed to you earlier that she raised the concern about kids needing to access King St transit stops to and from Eastwood. Recognizing this property is private, I do still think it is worthy of conversations to see if a walkway can be considered for public access.
3. Can we please make a meeting time for an on-site discussion on Floral Creacent sometime next week to discuss site-specific concerns and considerations? When works for you all?
4. Please confirm the appropriate platforms/email addresses for members of the public to share their more general feedback to the Region and the City about the overall growth plans for the community. The ROP (Regional Official Plan) is still being updated. Who is the main contact for the public to be in touch with?
5. One of the main concerns I heard from the residents on Floral is noise. I had a hard time understanding the noise study results and projections. How do they apply to the neighbours on Floral? And what are the mitigation measures to be considered if the noise levels are exceeding acceptable standards?

Thanks for your time and consideration of these questions!

Talk soon.

Yours truly,

Sarah

Sarah Marsh
Ward 10 Kitchener City Councillor
Office 519-741-2786
Cell 519-807-8006

Craig Dumart

From: Singh, Bobby
Sent: Monday, November 1, 2021 1:50 PM
To: Craig Dumart
Cc: Lenore Ross
Subject: [EXTERNAL] 1668 King Street East, Kitchener

Hello Craig,

I hope you are doing exceptionally well.

My name is Bobby Singh with commercial real estate.

I understand there was a public meeting for the Public on the 21st of October. See link here:
https://app2.kitchener.ca/AppDocs/OpenData/AMANDADatasets/633210_FINAL%20POSTCARD_1668%20King%20St%20E.pdf

This is an exciting project for the community.

As such, a few questions I have below:

- Was there any feedback from the Public for this development?
- Do you think there could have been more density allowed here with respect to parking?
- Does this site designate as a downtown jurisdiction?

Thank you for reading the email above, and I hope to hear back.

With best wishes,
-Bobby

Bobby Singh

Craig Dumart

From:
Sent: Tuesday, October 26, 2021 3:54 PM
To: Craig Dumart
Subject: [EXTERNAL] Fw: Application for Development in your Neighborhood - 1668 King Street East

Craig, I am not opposed to meeting with you but I'm looking for some clarity. I provided my feedback, then attended the meeting where I thought that we were going to discuss feedback and that did not happen. I am assuming that I am not the only individual who provided feedback, so is this done one on one or as a group?

In addition one of the pieces of feedback that I provided was for safety for students - at the very end of the meeting Sarah Marsh brought it up and the consensus was it was the first anyone had heard of this.

What happens to the feedback you receive? Who is accountable to address the feedback?
If you can clarify that would be great.

----- Forwarded Message -----

From: Craig Dumart <craig.dumart@kitchener.ca>
To:
Sent: Tuesday, October 26, 2021, 10:30:51 AM EDT
Subject: Re: Fw: Application for Development in your Neighborhood - 1668 King Street East

The meeting recording is not available yet . Hopefully early next week. It will be available on on the same page the application and documents are included on which was noted on the postcards you received. If you wanted to set up a time to discuss the application one on one with myself I would be happy to meet with you on site or discuss over the phone .

Craig

From:
Sent: October 25, 2021 3:37 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: [EXTERNAL] Fw: Application for Development in your Neighborhood - 1668 King Street East

Craig, I'm hoping you are able to answer a couple of questions for me. Due to a death in the family I was unable to attend the meeting via Zoom however did conference in which prevented me from asking any questions. So could you help me understand what the purpose of the meeting was? I thought it was to address concerns however the majority of the meeting was the developer presenting why, where and how they were to proceed?

What are the next steps and when do peoples concerns get addressed?

Could you also please direct me to the link for the recorded meeting?

----- Forwarded Message -----

From:

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

Sent: Thursday, October 14, 2021, 12:49:39 PM EDT

Subject: Re: Application for Development in your Neighborhood - 1668 King Street East

Thanks Craig,

On Thursday, October 14, 2021, 11:32:36 AM EDT, Craig Dumart <craig.dumart@kitchener.ca> wrote:

Hi Lori,

I wanted to follow up with you to let you know we will be discussing the application more in depth at next week's Virtual Neighbourhood meeting. We will be discussing the planning process, and focus on comments received to date which include, parking, tower orientation, mixture of dwelling unit types, affordable dwelling units all which will be discussed at the meeting next week. The development proposal is in the very early stages and the rendering of the buildings has not been approved nor will that be the final design rather that is the first iteration.

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:

Sent: Tuesday, October 12, 2021 12:38 PM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; Sarah Marsh <Sarah.Marsh@kitchener.ca>

Subject: [EXTERNAL] Application for Development in your Neighborhood - 1668 King Street East

Re: Application for Development 1668 King Street East

I am writing to express my concerns with the proposed development. I am truly hoping that someone is listening to the voices of the residents of Kitchener as I read the Kitchener Record, it is not just our neighborhood that is unhappy by proposals to build extremely large buildings in their area (King & Borden, King & Pine) are also extremely unhappy. It feels like the no one is listening to the voices of the people. Have we voted in individuals who are not acting or representing residents and their best interest?

First let me say that I love my neighborhood and my neighbors who are friendly and offer a helping hand to a neighbor in need. Many of us feel that buildings of 23 floors high are not compatible with a neighborhood where currently the apartment buildings are in the 2-4 stories and the tallest building

would be the building on King St at 10. The proposed height of these buildings is concerning and extremely overwhelming.

The buildings also seem to be in direct conflict of the 2019 King St E secondary plan that specifies under

Urban Structure:

16.D.8.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.

16.D.8.5 Notwithstanding the Major Transit Station Area identification of the King Street East Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.

16.D.8.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_NPR_Map_16_King_St_E.pdf

I have many concerns and will do my best to articulate them. There are 9 building sites that are being built or proposed buildings (King & Cedar, King & Cameron, King & Borden, Charles & Stirling, 1668 King, Weber at Highway Centre) so it is impossible for me to voice my concerns for noise and traffic only to 1668 King as the impact of all of these buildings is much bigger.

Noise – we currently experience a fair amount of noise from the Highway, airplanes, King and Weber St. In the proposal with the application for 1668 King there is a study relating to noise, it indicates that the noise levels will be significantly over allowable decibels by 2031 and recommendations were provided to the builder for the 1668 King St building, air conditioning, reinforcement to the site as well as future warnings residents relating to noise. This alarms me that we have a study telling us we will exceed allowable values, and continue to proceed. It is unclear if the study is exclusive to 1668 King St or includes all of the other approved building's traffic and noise? What will be done to mitigate the noise for the residents who currently live in the Rockway neighborhood?

Skyline – I live on Floral Crescent and the idea of looking out my windows and seeing two large apartment buildings and potentially a parking lot makes me panic. I purchased my house in an established neighborhood where there are no tall buildings. I would like to see more than walls of a building when I look out the window or sit in my front porch. I would like to continue to see as much sky and light as I can and I clearly do not want to see any parking garage. I do not believe a building of this height is compatible to our residential area.

In addition to the daytime skyline, the night time view will have a negative impact on the residents of Floral Crescent with all of the additional lights.

Whatever is to be built here should be visually appealing to the residents that live in this neighborhood and compatible.

Privacy – I have lived here since 1995, I feel that our property is currently private – with houses on one side of the street only and no tall buildings. I would like my privacy respected, I am not comfortable and do not want people looking out their balcony onto my front and back yard. I believe that whatever is built on this site that balconies should not face Floral Cres. I am very serious that our privacy should be respected. I have lived in a high rise on the 14th floor and I am well aware that you can see into the properties below you.

Traffic – I attended the meeting with the developer who advised us that there is no impact to traffic. I struggle to believe that, as how can we add that many residents and not have an impact on traffic? In addition, if we add all of the other buildings being built – I believe it would be negligent to say there is no impact to traffic. King St has a fair amount of traffic on it already, however once the 'rush hour' is over it quiets down and is not bothersome. I am extremely concerned that there will be no quiet times with the increased buildings and it being the only corridor to the highway.

Flight Path – there is no discussion on what the impact will be to the flight path or emergency landing procedures. Do buildings of this height impact the current plans, are there any changes, if yes, what are they?

Safety – students currently use the parking lot of the Schwaben club as a cut through to the high school on Weber St and back to catch the bus on King St. The traffic light that is beside the Schwaben club was placed there after a student was hit by a car crossing the street. What will be done to ensure the safety of the students going to and from school?

Building:

During the King St construction our houses vibrated and shook, this building would be much more aggressive, who is accountable for damage to our windows and foundation?

Will the building be built with the environment in mind, solar panels, recycle, composting? What will the carbon footprint of this development be? Does our city have enough water to support all of these new buildings? Green space?

There should be affordable housing units within these buildings for people on pensions or disabilities, if we are going to build – this should be done keeping our citizens needs in mind. The proposed rents for these buildings at \$1,450 and \$1890 are not affordable for the majority of residents, if we allow this to continue we are going to create a much bigger homeless problem that we currently have.

I spoke previously to Craig Dumart who advised me that we cannot stop the building so I am hoping that someone out there is listening and looking after the existing residents of Kitchener and ensuring that whatever is developed is compatible with our neighborhood, our city and residents. It's one thing to say the property is mixed use and we can do it, it's really another to disrupt the entire neighborhood. The proposal also doesn't seem to adhere to some guiding principals from the 2019 Urban Planning report.

There is a very lovely neighborhood on the other side of the four lanes of traffic and Blvd so if your building on King St. you are building in my residential neighborhood.

Lori Mark

Kitchener, Ontario

Craig Dumart

From:

Sent:

To:

Subject:

Sunday, October 17, 2021 3:38 PM

Craig Dumart

[EXTERNAL] 1668 King St E - Proposed Development

Good Afternoon,

I received the notice regarding the proposed development at the old Schwaben Club. As a part of the real estate industry, I am all for increasing housing opportunities, however I am greatly opposed to this type of development in this neighbourhood. Given the neighbourhood, I feel that the buildings should be capped at HALF the proposed size for numerous reasons:

- Privacy - I live on Jackson Ave and feel that my backyard could be exposed in the view from a building of this size and I'm sure that others in surrounding houses will feel the same.
- The neighbourhood cannot support the traffic that will come along with this. While we are located within about a 15 min walk to the Borden LRT station, the building is not located directly on the route and, given the proximity/access to the highway, I anticipate that most residents of the building will have vehicles. Our street already experience challenges with finding appropriate road parking given that we can only park on one side of the road, and therefore those spots should be reserved for the guests of the residents on our street. We have also had significant traffic issues with many non-residents using our street as a "through" street and it has caused numerous accidents and an unsafe environment for the residents, especially the children that live on the street, and the students at Eastwood Collegiate.
- I'm concerned with how this will affect Rockway Gardens, a treasured solace of this neighbourhood. The building will disrupt the wildlife in the area, it will shade the plans in the garden, and obstruct the neighbourhood views.

I support the development of a residential building on the site, however I feel that it should be capped at 10-12 stories, and should ensure sufficient parking for its residents.

I truly hope that the neighbourhood feedback is given serious consideration before approving any plans for the proposed development, and thank you for the opportunity to submit. I hope to attend the meeting on Wednesday, but my contact information is provided below should you need to contact me.

Thanks,

Shauna Lynn Simon

Comments to Planning Department
October 17, 2021

RE: 1668 King Street East

The fact that the MIX-4 zone does not have a maximum building height is being put forward in the submissions, by both the development industry and the community, that this means this zone has “unlimited” height. It does not. A development’s maximum building height in the MIX-4 zone would be limited by the amount of building floor area that would be permitted by the lot area and the arrangement of this building floor area on the lot based on the MIX-4’s setback requirements from lot lines, including the setbacks from low rise residential zones. No maximum building height in the MIX-4 zone does not mean unlimited height and that an FSR of 8.0, 10, or 12.0 is justified and appropriate¹

New development should enhance the supply of multi-unit residential while protecting existing stable neighbourhoods, and should consider tenure, affordability, and opportunities to raise a family and age in place.²

Developers do not have us in their best interest; they are legally bound to maximize profit for their shareholders and investors. I do not say this as a negative, it is law. That is why the planning department and those at City Hall have been trusted as the gatekeepers and tasked with trying to find the balance between the current residents and developers on how the King East Neighbourhood will evolve. This is new territory and we will only get one shot to get the balance right.

One of the first things I remember about the neighbourhood open house for 1668 King Street East was Mr. Litt announcing very boldly that there was “no height restrictions” but he would restrict this build to two towers of 23 stories each. Only later during my investigation did I find out that there was indeed a “height restriction” based on Floor Space Ratio (FSR). If the property was large enough, he could build his towers but according to this Zoning Amendment Request, his property is not, in fact this build is approaching twice the FSR at 7.2.

The second thing I remember was Mr. Litt describing how the build would be close to the 401 and the expressway and yet he wants Zoning Amendment to 0.7 per unit and visitor parking at

¹ Planning Staff Responds to Written and Verbal Submissions received ‘Before’, ‘At’ and ‘After’ the Statutory Public Meeting held on December 9, 2019 to consider Official Plan Amendment OPA19/004/COK/TMW and Zoning By-law Amendment ZBA19/010/COK/TMW (Neighbourhood Planning Review Project) page: 415

² https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_PARTS_Rockway_Plan.pdf

7% of that for a grand total of parking to 371 spots for 616 units, leaving 245 units without any parking for themselves or for visitors. The unintended consequences is that cars will be parked in the private commercial parking lots near the property as there really is no side streets in the area and no parking allowed on either Weber or King.

It should also be noted that during the Committee of Adjustment meeting (A 2021-069 - 926-936 King Street East, July 20, 2021) another of Mr. Litt's builds, when the discussion came around to the reduced parking request, one of the members stated that if someone wanted parking, then they can find another place to live. Yet the justification for all this infill of large developments is based the lack of housing. Will people in the future have to choose on a place to live or a place to park?

I also found during these open houses that when challenged on the size and height of Mr. Litt's builds in the King Street E neighbours he will suggest that one does not care if people have homes. My reply to that is of course we care; we welcome having these empty lots developed into homes. What we don't welcome is treating our neighbourhoods as "low hanging fruit" where the developments take away the character and make it an extension of the core.

From VIVE's website:

Apartment living is a lifestyle choice. We design our suites for individuals who want beautiful places to call home. Whether you are an empty nester, tech-savvy millennial or first-time apartment dweller, you'll find your vive here.

Also found on their website are all the proposed builds. Did Mr. Litt jump the gun here or is the rezoning already a done deal and now we are just going through the motion?

1668 King St E, Kitchener

Previously known for being an Oktoberfest favourite, the Schwaben Club's original home at 1668 King Street East will see new life through residential living. The proposed 'campus style' community development intensifies and supports the King Street corridor as an important thoroughfare, and becomes both a reference frame and gateway to Kitchener. Access to the downtown core offers residents an opportunity to enjoy everything Kitchener has to offer in terms of shopping, restaurants and entertainment.

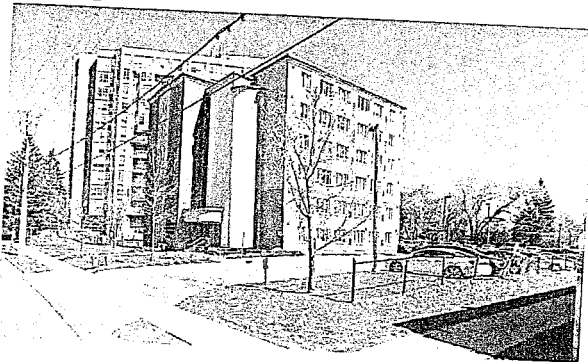
1001 King Street E, Kitchener

A celebration of history, this project will pay homage to the former headquarters of the Onward Manufacturing Company by incorporating original design details into this new residential development. A wide variety of amenities including a pool, dog exercise area and live-work units will provide residents with an exciting live-play opportunity, while also having direct access to the LRT outside their front door.

I think we need to take a step back and look at the bigger picture of what is being proposed along King Street East from Stirling Ave to the expressway. The justification for all the new proposed builds is to support the LRT and provide needed housing for future growth. After study and review the City has set out a framework to blend these new developments into established neighbourhoods. These neighbourhoods are made up of mostly single family dwellings, townhouses and low rise apartments with the exception of Rockway Garden Village, 1420 King St. E and Eastwood Community 1414 King St. E, which up to now are the tallest buildings.

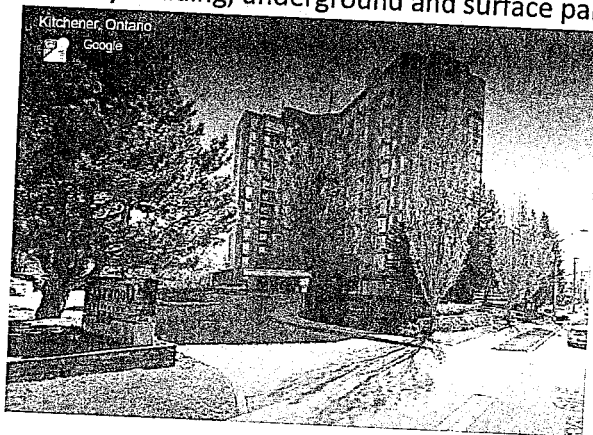
Rockway Garden Village (55+ Apartments)

50 unit six-story apartment building. 38 one-bedroom units, 12 two-bedroom units onsite parking



Eastwood Community 1414 King St. E (55+ Condo)

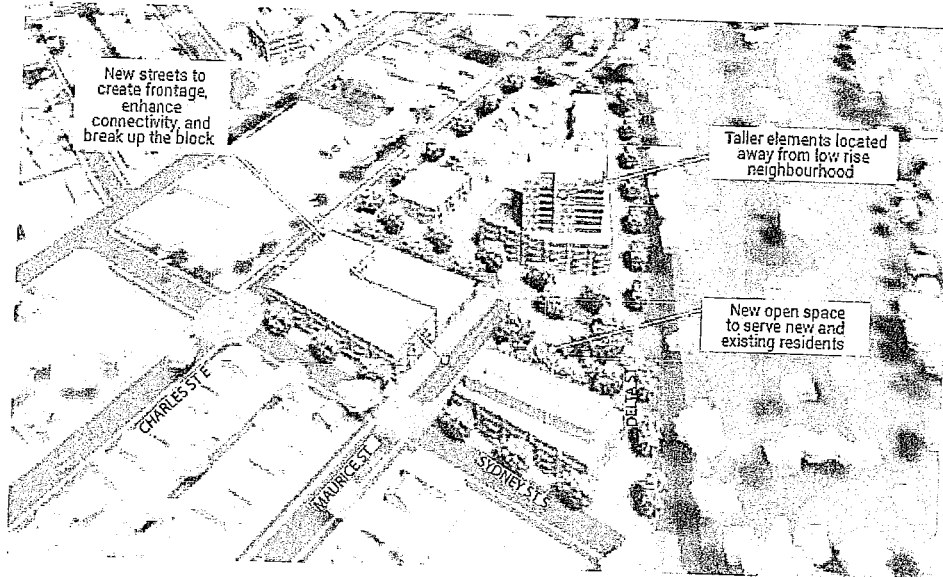
11 story building, underground and surface parking



- What makes these large buildings blend into the surrounding neighbourhood are:
- a) the narrow street profile
 - b) all the green space and surface parking that has been left around the buildings.

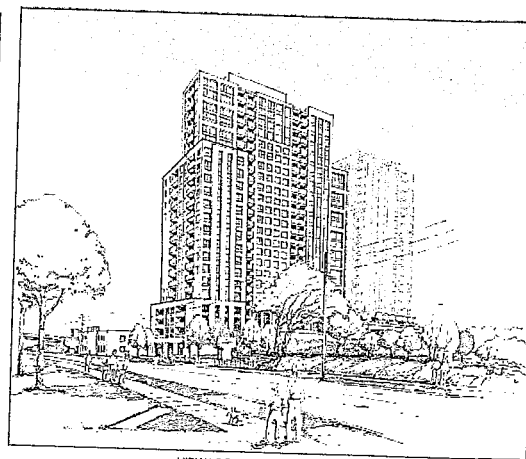
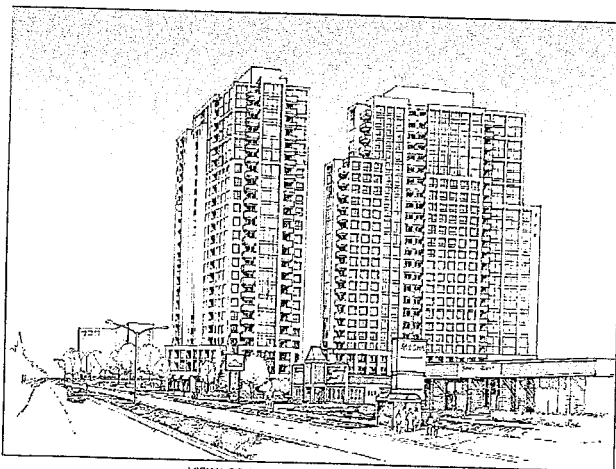
During the city's review we were shown what the city had imagined for the neighbourhood³
Green spaces and placement of taller buildings away from low rise homes.

9 Facilitate redevelopment of the mid-sized site bounded by Charles St, Delta St and Sydney St.



But instead this is the option we are looking at.

To truly understand the massing of the 1668 King St E build 1414 and 1420 King St E is shown in the bottom left hand corner of the first drawing from the Zoning Amendent Request. How does this fit into a transitioning of the surrounding neighbourhood of family homes?

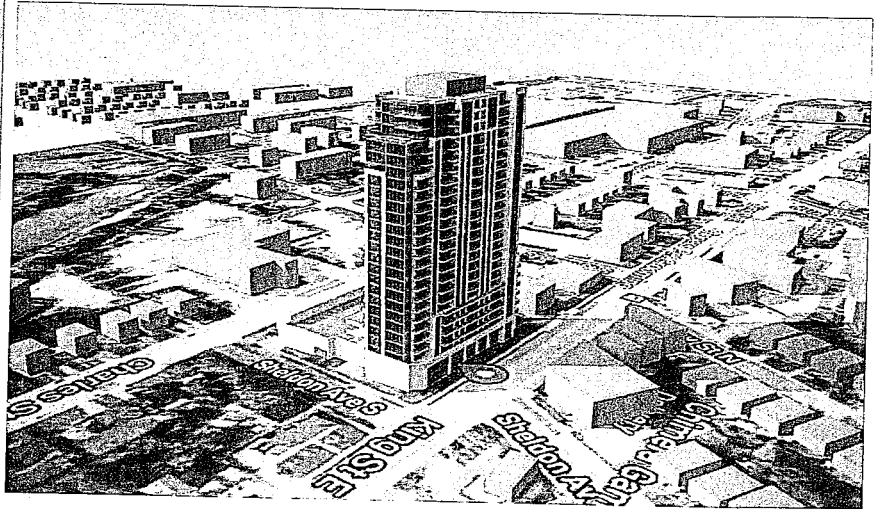


³ https://www.kitchener.ca/en/resourcesGeneral/Documents/CSD_PLAN_PARTS-Rockway-Preferred-Scenario.pdf

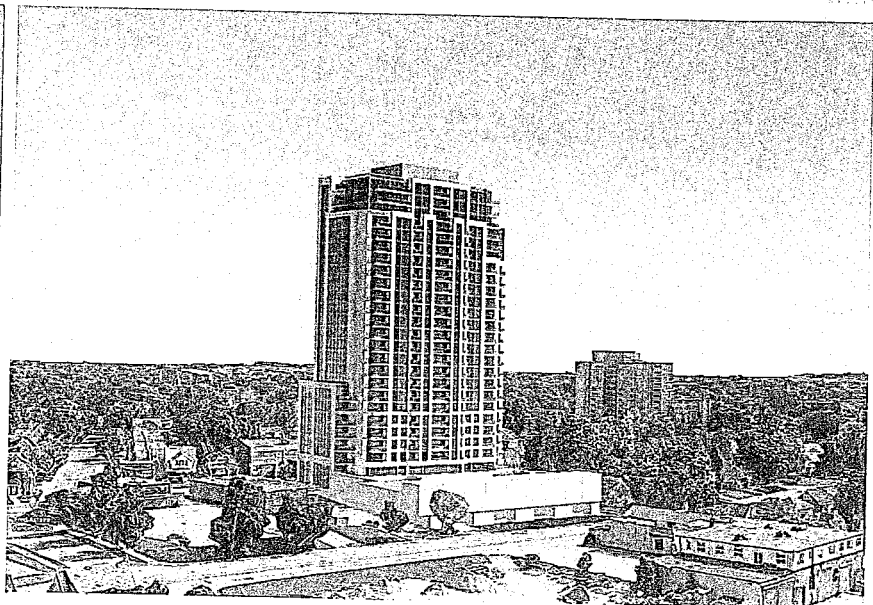
Proposed build 1251 1253 King E & 16 Sheldon Ave S - 24 Stories

VIVE
MULTIFAMILY

Current Design
Concept:
View from King
and Sheldon
facing Southwest



Current Design
Concept:
View from
Charles and
Sydney, facing
Northeast



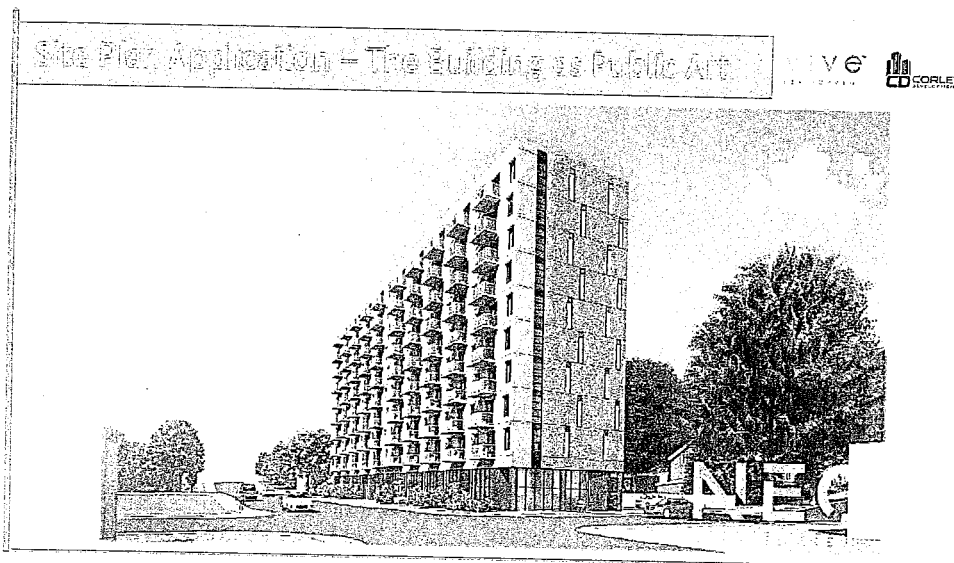
VIVE
MULTIFAMILY

Proposed build 1001-1051 King E & 530 -564 Charles St E – 32 stories

This building is so uncomfortable tall they didn't even disclose a picture of the full building in the open house zoom meeting. But what they did disclose is that the shadow of the building will be a full city block from King St to Crescent (almost half way to Weber St).



Approved build 926-936 King Street E – 10 stories



The Missing Middle: Not everyone wants to live in a high rise building.

The King East Neighbourhoods are made up of mostly older detached family homes with front yards and porches and as Mr. Litt's states, there is a growing need for housing so why out of his

4 proposed developments, containing a total of 1,541 units, has he only allocated for nine 3 bedroom units?

| Address | Stories | Total Units | 1-bdrm | 2-bdrm | 3-bdrm | Outdoor Amenities |
|--|---------|------------------------|------------|------------|----------|------------------------|
| 926-936 King Street E | 10 | 98 | 62 | 36 | 0 | Roof Top |
| 1001-1051 King E & 530 -564 Charles St E | 32 | 486 | 243 | 243 | 0 | Roof of parking garage |
| 1251 1253 King E & 16 Sheldon Ave S | 24 | 332 9 Townhouses | 221 | 111 | 9 | Roof of parking garage |
| 1668 King Street E | 23 | 616 | 381* | 235* | 0 | Roof of parking garage |
| Total | | 1,541 | 907 | 625 | 9 | |

*estimated – no floor plan for floors 19th – 21st

In all of the proposed builds, there are only 9 units with 3 bedrooms.

907 units of the above 1,541 proposed are one bedroom, which does not suggest “family”. This demographic they are marketing to have a different lifestyle and might be more suited to a more uptown environment.

VIVE’s open house flyer confirms that they are not developing for “families”

“The apartments we build are aesthetically pleasing, comfortable and attainable – perfect for young professionals and/or downsizers looking for a stylish urban environment. Our vision is to create beautiful new housing that allows more people to choose Kitchener as their home.”

All of VIVE’s proposed developments have in common are:

- a) Too large/high for the property and need site specific rezoning
- b) All the outdoor amenities have been place several stories above street level.

The unintended consequence is a disconnection of community, how will these new residences be able to engaging or interacting with the surrounding community when they are 3 or 5 stories above street level? Although there are a lot of green spaces, golf course and Rockway gardens, there is a serious lack of playgrounds.

The PARTS Rockway Plan was approved by the following Council resolution on December 11, 2017.⁴

Ensure Large Redevelopment Projects Are Supported With New On-Site Public Spaces:

Rockway currently lacks centrally located parks and public spaces. The station area includes a number of large vacant or underutilized parcels that will likely redevelop over time in response to the LRT. Ensuring that these sites include adequate parks and public spaces is integral to meeting the increasingly diverse needs of residents and workers.

Support the Diversification of Rockway's Housing Supply:

Most of Rockway's housing is currently located in established neighbourhoods, with a modest extent of peripheral low-rise multi-unit buildings. As the station area continues to urbanize, it will become increasingly important for the housing supply to meet the diverse needs of a broader demographic. **New development should enhance the supply of multi-unit residential while protecting existing stable neighbourhoods, and should consider tenure, affordability, and opportunities to raise a family and age in place.**

Establish A Focus Area Near the Borden Stop:

The area around the Borden stop is anticipated to see major mixed-use and residential intensification. Its relative separation from established neighbourhoods allows for greater heights and densities to be focused here, while still allowing for a sensitive transition to stable low-rise areas. As such, the Borden stop focus area captures potential medium and high-density properties where the greatest extent of change and intensification is expected.

Conserve the Character of Established Neighbourhoods:

STRATEGIES

- (a) Conserve existing established neighbourhoods by focusing major change and redevelopment towards the LRT stations and on lands other than low-rise residential.
- (b) Permit sensitive infill development within neighbourhoods, in keeping with existing built form, scale and massing characteristics.
- (c) Ensure redevelopment of larger employment areas provides a sensitive transition in massing and scale down to lower density residential neighbourhoods.
- (d) Encourage the transition of less compatible uses within and at the edges of stable residential neighbourhoods towards more compatible building types and uses.
- (e) Support the gradual intensification of residential uses along key transit or major vehicular corridors over time through the introduction of appropriate townhouse, stacked townhouse, and 3-4 storey walk-up development.
- (f) Provide for adaptability in the housing stock to meet long term demographic needs, such as encouraging secondary suites to support multi-generational living and first time home buyers.

⁴ https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_PARTS_Rockway_Plan.pdf

Transform the King Street Corridor as a Gateway to the Central Area:

An opportunity exists over time to transform the image and character of the King Street corridor through new development that actively lines the street, improves the spatial definition of the corridor and contributes to a stronger sense of arrival into Kitchener's urban core. In contrast to more retail-oriented parts of King Street, development here should incorporate slightly larger setbacks to facilitate more substantial greening of the street.

STRATEGIES

- (a) Reurbanize the southwest side of King Street with high density mixed use development and the northeast side of King Street with medium density mixed use.
- (b) Ensure that active frontages are provided in proximity to the Borden stop and provide standards in the zoning by-law and urban design guidelines for minimum ground floor heights (minimum 4.0m) along the King Street mixed use corridor to allow for the introduction of local services and amenities over time.
- (c) New development along King Street should provide a minimum setback (approximately 2.0-3.0m) to support tree planting/landscaping, wider sidewalk and amenity/patio space
- (d) New buildings along King Street should establish a base building height range (approximately 3-6 storeys) to ensure new development frames the street, and then incorporate stepbacks to a reduced perceived scale and maintain the pedestrian experience.
- (e) New development should transition in height and scale towards adjacent neighbourhoods. In such circumstances, shadow studies should influence built form transition in the rear yard with appropriate setbacks and stepbacks.

Facilitate Redevelopment of the Sydney St., Charles St. & Delta St. Block

While this area is located further from the immediate area surrounding the LRT stops, it is still only approximately 400m from the Borden stop with good transit access. Given its size and proximity to transit, it is an appropriate candidate for transit-supportive mixed use redevelopment. **However, redevelopment on the site is constrained and must sensitively respond to its tight relationship with established neighbourhoods and existing residential uses.**

STRATEGIES

- (a) Support redevelopment over time with a mix of uses and building typologies.
- (b) Focus density away from low rise areas along Charles and Sydney Streets by having medium density along Sydney Street and high density further along Charles Street.
- (c) Improve connectivity and walkability through the establishment of new routes within the block that connect to Maurice Street and that link Charles and Delta Streets.
- (d) Redevelopment should provide new park space to serve new and existing residents.

Our responsibility is to provide a sense of community, not a room with a view and that view may come at a premium. At one of the open houses the architect went at great lengths describing how perfect the view from the 7 floor looking out over the golf course. This prompted me to write to VIVE asking if they would be charging a premium for higher floors or for view. The following is the reply from Lesley Oakley, Office Coordinator.

RE: 1668 King and other properties

Yahoo/Inbox



VIVE <info@vivedevelopment.ca>
To: Ann Welch

Wed, Oct. 13 at 3:13 p.m.

Good day Ann,

Thank you for your e-mail. As we are in the early stages of planning for that particular development and others, I could offer some insight into the rental market in KW, and also one of our current projects that is under lease up at this time. In most multi-family developments, rental or condo, a premium is often applied to units that offer perks such as larger floor space, balconies/patios, dens, specific views and often times height. A unit on a top floor is often in higher demand from our experience. Although it is too early to determine if this will apply to the project at 1668 King and other projects in development, I can confirm that this model would likely be incorporated into the leasing of those buildings.

If you have any further questions, please let us know.

Regards,

From the open house slide deck for the King/Sheldon builds:

- **The proposed tower in the sky community development intensifies and supports the King Street corridor as an important thoroughfare that reinforces the street and will provide beautiful vistas to vast surrounding landscape, while the town homes along Charles add a diversity of housing typology.**
- **By carefully placing the principal building parallel to King Street, most residents will enjoy views of the surround landscape such as Stanley Park Conservation Area and the Rockway Golf Course.**

We also need to go outside of all of Mr. Litt's developments to really see the impact to the neighbourhood of the additional future builds happening.

432 Charles Street East, 851 King Street East, 5 Stirling Avenue South:⁵ Unknown
Approximately 3.25-acre

We concur with the general direction of the MIX-4 zone given the location of the property at an LRT station; however, we have concerns with some of its detailed regulations. In general, the

⁵ Planning Staff Responds to Written and Verbal Submissions received 'Before', 'At' and 'After' the Statutory Public Meeting held on December 9, 2019 to consider Official Plan Amendment OPA19/004/COK/TMW and Zoning By-law Amendment ZBA19/010/COK/TMW (Neighbourhood Planning Review Project) page: 448

regulations of the MIX zones are very prescriptive and should be deleted. Development should respond to its neighbourhood context and the architectural design for individual properties can be assessed by the City through the Site Plan approval process.

50 Borden Ave S:⁶

Preliminary plans for the property contemplate a multi-tower redevelopment, featuring upwards of 350 residential units and ground floor commercial space with frontage onto both Borden and Charles Street. Parking facilities would be provided underground, with limited surface parking also being provided. These preliminary development concepts have contemplated a development with Floor Space Ratios of up to 6.0.

1440 King St E:⁷ – unknown

The landowner acquired these lands with the intent of redeveloping the parcel for a “Multiple Dwelling” for residential uses. Upon review of the proposed designation and proposed zoning the landowners are encouraged to see that the proposed Floor Space Ratio (FSR) maximums are being maintained at 4.0 and that a building height maximum of 26m (or 8 storeys) is being retained. This will greatly assist with their redevelopment plans moving forward.

The lands that run between King E and Charles E separates neighbours on either side. All that will be accomplished with these “**campus style tower in the sky**” for this corridor is cause a disconnection of the community that lives in the surrounding low rise dwellings.

Zoning Amendment Request:

A site specific Zoning By-law Amendment is being requested to permit the proposed development within a High Density Mixed Use Corridor Three Zone (MU-3). The following special provisions are being requested as part of the site specific Zoning By-law Amendment to permit the proposed development. The details and justification for the proposed site specific zoning request is detailed in the Planning Justification Report.

1. Seeking permission to amend Section 55.2.2.2 a) of Zoning By-law 85-1 to permit a rear yard setback from the Weber Street frontage at 12.0m whereas 14.0m is required.

No comment as I do not have enough information on how the setback would affect traffic visibility or pedestrian flow.

⁶ Planning Staff Responds to Written and Verbal Submissions received ‘Before’, ‘At’ and ‘After’ the Statutory Public Meeting held on December 9, 2019 to consider Official Plan Amendment OPA19/004/COK/TMW and Zoning By-law Amendment ZBA19/010/COK/TMW (Neighbourhood Planning Review Project) page: 516

⁷ Planning Staff Responds to Written and Verbal Submissions received ‘Before’, ‘At’ and ‘After’ the Statutory Public Meeting held on December 9, 2019 to consider Official Plan Amendment OPA19/004/COK/TMW and Zoning By-law Amendment ZBA19/010/COK/TMW (Neighbourhood Planning Review Project) page: 274

2. Seeking permission to amend Section 55.2.1 of Zoning By-law 85-1 to permit a maximum Floor Space Ratio of 7.2 for the proposed building, whereas a maximum of 4.0 is permitted.

The planning staff has spent hundreds of hours working with the community and developers to try to enforce the cities vision and needs for the King Street E Neighbourhood only to be met with requests for “site specific zoning requests”

The staff has replied over and over again that this maximum 4.0 was not a number pulled out of the air but based on 3D modelling. This is so proposals like 1668 King St E don't over build and change the character of the community.

I also believe that 1668 King St E is a “test” to how much a developer can push the limits. If the zoning change is approved for this property then all the other proposed builds by Mr. Litt and others in this corridor will have precedence for their own site specific zoning request. We cannot forget what Mr. Litt did with his build at King and Borden St. What would have been a perfect location for a low rise apartment or town houses now will hold a 104 foot high wall of concrete for the little block of homes behind it. And when planning staff told him it wasn't the place for that size of building, he doubled down.

Mr. Litt's goal isn't to provide housing, his goal is to maximize profit and housing is his commodity. The more units he can place on a single parcel of land, the more revenue will be generated.

The following are some of the staff responses with regards to densities and height:

General Comments – Proposed Densities and Height Restrictions

Staff Response:⁸

Through the NPR process additional 3D modelling was done to re-examine the relationship of FSR and building height to determine the most appropriate combination/correlation of Floor Space Ratio (FSR) with maximum building height within the MIX base zones. As a result of the 3D modelling, changes to the FSRs and building heights in the MIX zones were recommended to be made to better correlate the relationship of FSR with building height. The maximum FSR in each of the MIX base zones is proposed to be increased as follows:

MIX-1 – 1.0 to **2.0**

MIX-2 – 2.0 to **3.0**

MIX-3 – 2.0 to **4.0**

New MIX-4 – 5.0

⁸ Page 315

During the preparation of the PARTS Plans, Planning staff determined that each of the MTSA boundaries could achieve, and in some cases exceed, the minimum density target of 160 residents and jobs per hectare, based on the maximum FSRs in the base zones in Zoning-By-law 85-1. With the proposed increases in the FSRs in the new MIX base zones, there is no issue with being able to meet and exceed this target.

Based on the 3D modelling work that was done it was also determined that it would not be appropriate to allow an “as of right” FSR greater than 5.0 in the MIX-4 base zone, particularly with no maximum height requirement. An “as of right” FSR greater than 5.0 could have negative impacts on adjacent properties. Also, it is not needed to achieve the required density target in an MTSA. Properties wanting more than a maximum 5.0 FSR will need to demonstrate, through site-specific planning applications, that this amount of massing and height is appropriate in the location proposed and that it will be compatible with adjacent development.

General – FSR and Building Heights

Staff Response:⁹

In responses to the comments received at the various Open Houses with respect to the transition of medium and high-rise developments and their compatibility with adjacent low-rise residential areas, Planning staff completed extensive 3D modelling.

The propose of this modelling was to determine the most appropriate combination/correlation of Floor Space Ratio (FSR) with maximum building height and to determine the most appropriate distance or setback of a medium and high-rise development from an adjacent low-rise neighbourhood.

As a result of the modelling, changes to the FSRs and building heights in the MIX zones were recommended to be made to better correlate the relationship of FSR with maximum building height. The correlation resulted in a better relationship between the two regulations wherein a development would not exceed the FSR based on permitted building height and vice versa. The FSRs and Maximum Building Heights in the MIX base zones are proposed to be amended as follows:

MIX-1 - Floor Space Ratio (FSR) to increase from 1.0 to **2.0**

MIX-1 - Building Height to remain at **4 storeys or 14 metres**

MIX-2 - Floor Space Ratio (FSR) to increase from 2.0 to **3.0**

MIX-2 - Building Height to decrease to **6 storeys, 20 metres** from 8 storeys, 25 metres

MIX-3 - Floor Space Ratio (FSR) to increase from 2.0 to **4.0**

MIX-3 - Building Height to decrease to **8 storeys, 26 metres** from 10 storeys, 32 metres

New MIX-4 - Floor Space Ratio (FSR) 5.0

New MIX-4 - No Building Height regulation

⁹ Planning Staff Responds to Written and Verbal Submissions received ‘Before’, ‘At’ and ‘After’ the Statutory Public Meeting held on December 9, 2019 to consider Official Plan Amendment OPA19/004/COK/TMW and Zoning By-law Amendment ZBA19/010/COK/TMW (Neighbourhood Planning Review Project) page: 413

967-1051 King Street East (VIVE Developments 32 story tower)

Staff Response:¹⁰

During the preparation of the PARTS Rockway Plan, Planning staff determined that the existing maximum FSR of 4.0 in the MU Zones would be sufficient to achieve an appropriate level of intensification in the MTSAs to support public transit.

As mentioned in previous responses, 3D modelling was done to re-examine the relationship of FSR and building height to determine the most appropriate combination/correlation of Floor Space Ratio (FSR) with maximum building height within the MIX base zones. As a result of the modelling, changes to the FSRs and building heights in the MIX zones were recommended to be made to better correlate the relationship of FSR with building height. With respect to the MIX-4 Zone, it was recommended that the maximum FSR be 5.0. This FSR permission will more than achieve the minimum density target of 160 residents/jobs per hectare that is required by Provincial policy in our MTSAs.

An as of right-of-way site-specific FSR of 8.0 is not appropriate for the subject properties. The property owner is advised to submit site-specific planning applications to facilitate a proposal in excess of a 5.0 FSR.

All proposals must meet the City's recently approved Tall Building Guidelines to ensure appropriate compatible relationships between properties with developments greater than 8 storeys in height.

926-936 King Street East (VIVE Developments)

Staff Response:¹¹

Contrary to the submission, a 10 storey building height will not provide the flexibility of the property at 926-936 King Street East to achieve a FSR of 4.0. The concept plan, that was considered at the pre-submission in September of 2019, did not demonstrate that a 4.0 FSR could be achieved on the site by permitting a maximum building height of 10 storeys. In actual fact, the concept plan that was submitted suggests that in order to try and achieve a maximum FSR of 4.0 an incompatible building height and inappropriate transition from the adjacent low-rise residential neighbourhood, which is also cultural heritage landscape, would result.

1440 King Street East

Staff Response:¹²

The propose of this modelling was to determine the most appropriate combination/correlation of Floor Space Ratio (FSR) with maximum building height and to determine the most appropriate distance or setback of a medium and high-rise development from an adjacent low-rise neighbourhood. As a result of the modelling, changes to the FSRs and building heights in

¹⁰ Page 395

¹¹ Page 387

¹² Page: 275

the MIX zones were recommended to be made to better correlate the relationship of FSR with building height. The correlation resulted in a better relationship between the two regulations wherein a development would not exceed the FSR based on permitted building height and vice versa.

50 Borden Avenue South

Staff Response:¹³

Recommendation #5: That proposed policy 15.D.4.20 be amended so as to permit FSR increases of up to 6.0 for sites that are located within the Downtown and Major Transit Station Areas and subject to the same criteria set out in this policy.

- Through the NPR work there was extensive 3D modelling done to re-examine the relationship of FSR and building height to determine the most appropriate combination/correlation of Floor Space Ratio (FSR) with maximum building height within the MIX base zones. As a result of the modelling, changes to the FSRs and building heights in the MIX zones were recommended to be made to better correlate the relationship of FSR with building height. **With respect to the MIX-4 Zone, it was recommended that the maximum FSR be 5.0. Planning Staff did test an FSR of 6.0 and found that this amount of floor space was not appropriate for the majority of properties in the MTSA areas.**

- It was determined that an FSR permission of 5.0 will more than achieve the minimum density target of 160 residents/jobs per hectare that is required by Provincial policy in our MTSAs.

Recommendation #7: That the City consider lower parking minimums for MIX4 zoned sites. A lower standard of 0.6 spaces per residential unit, plus 0.05 visitor parking spaces is recommended. We understand that this lower ratio would be aligned with the Citywide Comprehensive Parking Utilization Study completed by Paradigm Transportation Solutions.

- Thank you for the comment and suggestion. Except for the downtown, the draft parking rates proposed in the Major Transit Station Areas (MTSA) are generally lower than lands in the rest of the city on account of their proximity to transit and future anticipated growth. Upon staff consideration of comments and trends since the time these rates were first proposed, the MTSA parking rates for residential and non-residential uses will be further reduced. The proposed rates will be finalized in the coming months. With respect to residential development, staff anticipate a reduced residential parking rate of 0.7 parking spaces per unit (0.6 parking space per unit and 0.1 visitor parking spaces per unit) and may consider further reductions.

3. Seeking permission to amend Section 55.2.1 of Zoning By-law 85-1 to permit a dwelling unit at grade (along the King Street frontage) in a mixed use building.

No comment as I have very little information on this section of the by-law

¹³ Page 524

4. Seeking permission to amend Section 6.1.2 a) to permit parking at a rate of 0.7 per unit for Multiple Dwelling Units greater than 51.0 sq.m. in size.

I look around these neighbourhoods and I still see vehicles in driveways. Maybe some went from 2 vehicles to 1 but a transit system is only used if it goes where you want to go and unfortunately for myself, it is just quicker, easier and more comfortable to drive.

Foreseeable problems in the future: Instead of counting the number of units in a building, it might be better to count the potential adult drivers. Based on only VIVE's proposed builds within the corridor there will be between 1,541 and 3,082 adults living in these buildings with access to only 906 onsite parking spots and that includes visitor parking.

- 1668 King St E would have between 616 and 1,232 adults living in the buildings with access to only 371 onsite parking spots.
- 1253 King St E would have between 341 and 682 adults living in the buildings with access to only 199 onsite parking spots.
- 1001 King St E would have between 486 and 972 adults living in the building with access to only 286 onsite parking spots.
- 926 King St E would have between 98 and 196 adults living in the building with access to less than 50 onsite parking spots.

5. Seeking permission to amend Section 6.1.2 b) vi) C) to permit Visitor Parking at a rate of 7% of required parking.

I believe that you are going to see a lot of conflict with visitors parking on side streets or private parking lots if this rate is approved.

In a perfect world we all might want to live in a **"campus style tower in the sky"** and ride transit or bike or walk but the truth is we don't and it will be a very long time before the infrastructure is in place to consider doing so.

"New development should enhance the supply of multi-unit residential while protecting existing stable neighbourhoods, and should consider tenure, affordability, and opportunities to raise a family and age in place."

Thank you for your time and consideration

Ann Welch

Kitchener, On

Craig Dumart

From: Gina Georgiou
Sent: Saturday, October 9, 2021 5:19 PM
To: Craig Dumart
Subject: [EXTERNAL] 1668 King St E, Kitchener New Development
Attachments: processed-6daabb30-7d0a-4901-85fb-41715e315e82_GglcewKh.jpeg; processed-f0cd2966-480f-42ec-ac41-dea37ae3d0ee_tLTxbulO.jpeg

Hi Craig.

There have been some notices sent out to residents regarding this development. Not sure who was chosen to receive these notices, because when we spoke to some residents, they had no clue.

People have been told that there is no stopping this development, but if we cannot stop it, we would like it to be cohesive into our lovely and calm neighborhood.

Based on the link you had provided me with, the traffic and noise will significantly increase in the area; 9 buildings being built in our vicinity: 1 at King and Scott, 2 at King and Cameron, 1 at King and Borden, 3 at Charles and Stirling, and these 2 would be 9 not to mention what will occur at Floral and Sydney.

My house is in-between the Schwaben Club and Red Lobster and I face towards it. I work full-time from home and I don't want to be looking outside my office window to no skyline or light.

We looked at the plans we found online for 2019, and there was no mention of any developments for this area. I am also disappointed in the signage that they put at the Schwaben club (see attached). This is not big enough to grab peoples attention. It should have been bigger and closer to the road so the community knows (such as the example attached).

The city needs to balance residential and places for people to work, so they can pay their rent/mortgages. Right now, all we see are residential developments.

As I said in prior emails, Vive is promoting this as "affordable housing". I worked on the math. I believe they said 1 bedrooms will be \$1480/month. 1 person x part-time job (34hours a week, if they're lucky) x minimum wage \$14 x 4 weeks a month = \$1,904. This is not even including taxes deducted. This leaves a person a MAX. of \$400 to pay their bills, buy groceries, and utilities (which I doubt will be included). This also discriminates against people who are on a disability or pension, or on any other government funded programs.

They also stated all the places people can work at in their presentation to us (red lobster - 40 people, City Cafe 10 people etc) this is not an example of where a possible 1,000 people can work.

There was an interesting article in The Record today. Since a lot of families can no longer afford a mortgage, I would like to see 3 unit apartments in this building. This will also accommodate families with 2 children and also those who cannot afford a unit by themselves.



Kitchener-Waterloo housing market has the third lowest inventory in Canada | TheRecord.com

WATERLOO REGION — The Kitchener-Waterloo housing market is on a podium “you don’t want to be on,” says one Canadian economist. Kitchener-Waterloo currently has about two weeks of inventory ...

www.therecord.com

These towers are not compatible with our neighbourhood and we do not want this to set the precedent that it is ok to build these monstrosities in this area.

Also, parking is only .7 of a space per unit. I don't believe this will end well. A majority of people coming to this area are commuters who will probably require a parking spot. How are they ensuring that this does not get abused? We do not want to be monitoring our streets for offenders. And the fact that there will be multiple people living in a unit, so they can afford rent, they will be likely to have multiple vehicles.

Can these buildings be reconfigured so the long one facing King St be switched to be closer to Eastwood and facing that street and the other one be facing Montgomery? That way, we still get a view of our skyline and people aren't looking into others backyards.

Gina Georgiou

Craig Dumart

From: Becky Pagett
Sent: Wednesday, October 6, 2021 6:03 PM
To: Craig Dumart
Subject: [EXTERNAL] 1668 King St E Development

Hello

I received the project development notifications in my mail as I live in the neighbourhood, obviously. Although this stage says to submit comments, before I am able to do that, I have a couple of questions about the development I need to consider.

Do we currently have any 23 storey buildings in town I can view to actually visualize how tall these buildings would be?

Would any current businesses beside the address be developed into and/or taken over to complete this project?

What kind of mixed use will you be proposing for the buildings?

I think those were my most pressing thoughts for now before I can comment further.

Thank you,

--

~Becky Pagett

Craig Dumart

From: darlaine Quenneville
Sent: Tuesday, October 5, 2021 9:00 AM
To: Craig Dumart
Subject: [EXTERNAL] 1668 King St E

Received 2nd "Post Card" re 1668 King St E. two 23 Storey buildings. Many of my neighbours thought these post cards were junk mail and failed to read them so are not educated on the proceedings.

I forgot to mention in my 1st email that our area is on a flight path for the airport in Breslau. I do not think the people in the top floors of such building this height would appreciate the thunder of passenger jets and the whirling of helicopters.

This project does nothing to beautify the area just problems of traffic, over population etc. as previously mentioned.

Secondly a Virtual Zoom Meeting is impossible for many of the aging population who are not "tech savey" and to sit on a phone for one & half hours not feasible.

Please listen to the tax paying citizen's and reject this project.

Darlaine Quenneville

Craig Dumart

From: Grant Mitchell
Sent: Monday, October 4, 2021 4:10 PM
To: Craig Dumart
Subject: [EXTERNAL] 1668 King Street East

Hello Craig,

Thanks for sending the information leaflets and the recent invite to a Zoom call to our home regarding the proposed development at 1668 King Street East, I had a couple of questions.

1. 300 Parking spaces. I estimate there to be approx 10 units per floor and 2 X 23 story buildings therefore 460 units, are you sure there is sufficient parking being provided ? Based on other large storey buildings there seems to be a charge for the residents to use the parking will that be the case for these buildings and what will be done to prevent the overpill affecting the local area ?
2. Your leaflets highlighted a Decreased Rear yard setback, can you explain what this means please.
3. Expected timeline to first occupancy (assuming approval). Can you give an indication of the likely schedule for construction and occupancy please ?

Thanks

Grant Mitchell

Craig Dumart

From: Nancy Martin
Sent: Sunday, September 26, 2021 3:01 PM
To: Craig Dumart
Subject: [EXTERNAL] 1668 King Street East Kitchener

This email is in response to a Notice of Development Application printed in the Record. Please tell me that there is plenty of green space – more than is required would be my wish - being planned for this proposed building site. Developers should not be the ones dictating to the city what they are including as green space and the city should not be caving to the developers' wishes. Concerned citizens such as myself need to be heard that while housing is needed and most of that will likely be 'up', unless we expect that our tree canopy and green space is honoured then I for one is not in favour of this development. Relying on Rockway Gardens across the road is not an option. The only refuge for folks these last months to maintain their sanity has been open, green space. I cannot imagine living in one of these 'containers' without seeing and experiencing something other than concrete and glass. Thank you for the opportunity to share my thoughts.
Nancy Martin

Nancy Martin

Craig Dumart

From: Lisa cadilha
Sent: Sunday, September 26, 2021 12:42 PM
To: Craig Dumart
Subject: [EXTERNAL] 1668 king st kitchen

I received a notice in the mail saying that there was going to be a large high-rise built close to me on King Street. I am not in favour of this for a few reasons first of all I don't like the height of the building I think it's too high. Not only would it take away from the landscape of this older neighbourhood but it would cause a lot of congestion with that many people in the small area the streets around where I live are congested with people coming and going off the highway to add At 23 story building is ridiculous. Kitchener is fortunate enough to have these small little pockets a beautiful landscape an older heritage buildings such as ROCKWAY gardens area. I truly hope that you take into consideration the people that live in this neighbourhood and that this wasn't a waste of time.

Thank you for your time, Lisa
Sent from my iPad

Craig Dumart

From: Mark Irschick
Sent: Thursday, September 23, 2021 4:41 PM
To: Craig Dumart; Sarah Marsh; pchauvin
Subject: [EXTERNAL] Application for development of 1668 King St E. Kitchener ON

Hello everyone.

My name is Mark Irschick. My address is: Our house is on the north/west corner
of Jackson Ave. and Weber St. E. We have lived here for over 25 years. We know the challenges facing residents residing
near or on Weber St. E. We moved here specifically because of the slim chance of development or in this case over-
development. Weber St. E. has seen a marked increase in traffic flow partly due to King St. E. being forced into one lane,
and also due to the newer bus flow. Both GRT buses AND GO Transit double deckers now travel past here regularly.
Along with the high school, Eastwood Collegiate 760 Weber St. E. there are times when Weber is nearly impassible. Add
to that parents picking up and dropping students on Montgomery Rd, Brentwood, and Jackson, traffic has really become
unbearable. Now add 300 cars (current parking spaces) plus business parking, all flowing through King St and Weber St
and you have an accident waiting to happen. Kids from Eastwood are constantly trying to cross anywhere on Weber St,
some without looking. Cars, motorcycles, ambulances, fire trucks, police all fly down here constantly. Check the map and
you will see a curve in the road which hinders sight for traffic coming from Montgomery Rd. Accidents have increased,
near accidents have increased, traffic speed has increased, volume of traffic has increased.

Please do the right thing. Find a different spot to put up the complex. I promise I will never endorse a development of
this magnitude.

Thank you for your time and consideration.

Mark and Marlaine Irschick

Craig Dumart

From: Gary Brazeau
Sent: Thursday, September 23, 2021 3:31 PM
To: Craig Dumart; Sarah Marsh
Subject: [EXTERNAL] Proposed development 1668 King St East

Hello

I am writing to raise my concern and opposition to the proposed development for the subject location. I believe this development will adversely increase the density in this area, creating more traffic congestion and other traffic related issues. As well I feel that this project is too close to the high school creating issues affecting students as well as the proposed residents. Also the height of this structure will disrupt site lines in the area in particular Rockway Gardens, as well as I do not see it as an inviting structure to the entrance to our great city.

I do feel this area needs some type of development as it is looking tired and run down.

Thanks for your consideration on this matter.

Gary Brazeau

Kitchener



Craig Dumart

From:
Sent: Wednesday, September 22, 2021 11:34 AM
To: Craig Dumart
Subject: [EXTERNAL] Zoning Change 1668 King St. E.

Hi Craig,

1. What size of building can be put in this location WITHOUT a zoning change?
2. How many units can be put into this location WITHOUT a zoning change?

This proposed development is way to large for this location. Traffic in the entire area will be a problem.

A development in this location should include mostly reasonably priced accessible units. It also should include a large treed outdoor space with tables and seating for the wellbeing of its future residents.

This pandemic is a lesson for all developers and city planners. Jamming too many people into a small space for profit is unhealthy for everyone.

Stella Elliot

Sent from my Bell LG device over Canada's largest network.

Craig Dumart

From: Sarah Crerar
Sent: Tuesday, September 21, 2021 12:25 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: development at old Schwaben Club

Hi Craig,

Yes, I took a look at all the studies posted, including the shadow study. However, the information is missing on the shadow over our neighbourhood prior to 10:00am. This is hundreds of people waking up in a giant shadow with no daylight/sunlight, including children and adults preparing for their day of work and school.

The lack of enough parking for bicycles and cars is a huge concern. In multiple studies and readings the development is counting on people walking and busing everywhere. This is not realistic. There is already a wind tunnel that comes down King Street from the north/west and people do not walk on King Street because of the wind as well as the aesthetics being poor. There is a lack of trees on King Street East to block wind and create a more inviting atmosphere for people to chose to be a pedestrian.

The studies posted address the concern of less parking by suggesting people will walk or bike, but if this is case, why are there only 124 bicycle spaces in a 616 unit building? If there are not enough parking spaces, at least have enough spaces for the residents' bicycles.

The study conducted on traffic is based on a growth rate of 2.5% in Kitchener for the next 10 years, which is misleading. It is general knowledge that Kitchener is projected to grow at a much higher rate. Just take into consideration the development at Charles and Sydney, which will be 1000's of new residents in our neighborhood. Also, the 2 group home towers on Sheldon, Onerooft near King Street and the other past Brentwood Avenue near the expressway will increase the population. There's the new tower on Borden across from Knollwood Park. Two kilometres away, Elevate luxury condo development will impact traffic. The traffic study is based on traffic studies done years ago and states a projected decrease in traffic. This is unrealistic. Even on Jackson Avenue there has been an increase in automobile traffic in the past 2 years. Presently, residents at 1414 King Street East have difficulty coming out of their parking lot, and turning in or out of Jackson Avenue has always been a challenge.

There is a recommendation for no left turning lane on Weber Street in front of proposed development site. This will cause major congestion during high volume due to position of residents' amenities south east on Weber Street East. The traffic study does not reflect what is truly happening on the roads surrounding the site. Perhaps, consulting with the community about traffic concerns would be considered.

The location is great and reuse of the land is a great proposal; but 23 storeys is too high when considering the wellbeing of Kitchener residents, and the increase to the population is beyond what the neighborhood can absorb when taking into consideration the increases already happening from other developments.

Kitchener is increasing at a rate much higher than the rest of the country, and provisions need to be made with regards to schools, hospital beds (which is already too low to accommodate our present population), doctors, community centres, green spaces, and infrastructure. The wellbeing of Kitchener residents needs to be considered along with questioning, what kind of city do we want to live in? This neighbourhood does not have a community centre for people over 55 years of age or a childcare centre. Or perhaps you do not live in Kitchener.

My address is 36 Jackson Avenue since you were curious about my families direct impact from the proposed development. There has been many changes in this neighborhood without consideration of residents which has resulted in negative impacts.

Please consider consulting with people of the community first. Let Kitchener be a city where we consider the health and well being of residents before monetary profits.

Sarah Soikie

Sent from my iPad

On Sep 20, 2021, at 10:20 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Sarah,

Thank you for your comments. Can you please provide me your full address and name.

Below is a link to all supporting documents for this development application including the shadow study which is within the urban design brief.

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_633210.pdf

From: Sarah Crerar

Sent: Monday, September 20, 2021 10:01 PM

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

Subject: [EXTERNAL] development at old Schwaben Club

To Craig Dumart,

I cannot express to you the sadness I feel about the proposed development on King street east and weber street east. When I witness the giant shadows cast by the tall buildings being constructed in Kitchener, I cannot help but think of the increase in mental health concerns regarding urban dwellers. The decrease in sunlight for the neighborhood effects the health of all its residents, and we all have a right to light.

<https://www.sciencedaily.com/releases/2019/02/190226112426.htm>

<image002.jpg>

Being surrounded by green space in childhood may improve mental health of adults -- ScienceDaily

Children who grow up with greener surroundings have up to 55 percent less risk of developing various mental disorders later in life. This is shown by a new study emphasizing the need for designing ...

www.sciencedaily.com

Two buildings that are 23 storeys high will eclipse Rockway Gardens which will kill a lot of the trees and plants in the historical park that every Kitchener resident has had family or friends' photos taken. It is the favorite place in Kitchener to have wedding, graduation, and family photos taken regardless of the season. Just

stop by Rockway Gardens on any given weekend to witness the diverse residents of our city posing. It has been estimated the death of hundreds of trees in New York's Central Park will occur in the next 5 years due to shadows from new development.

The drawing of the buildings on the postcard I received shows one building 17 windows and balconies wide along with 23 storeys high. The width and height of the building will cast shadows over the residents of Jackson Avenue, Edmund Street, Sheldon Avenue, Weber Street, and King Street. The city of Kitchener needs to reconsider construction of such large buildings for the well-being of our residents.

While observing the immense construction of high-rise buildings in Kitchener, the questions are: "Is the city of Kitchener going to increase green space for all the apartment dwellers who do not have backyards?" "Where are the families and children going to find childcare?" "Where will they go to school?" StAnne's Elementary School is bursting at the seams with 6 portables and Sheppard Elementary School is at capacity. There is not enough childcare for the families that already live here, which was before the closing of Edith Macintosh Childcare this month. Doctors are fleeing Region of Waterloo because of the strain in medical resources. We do not have enough doctors or hospital beds for the residents that we have now.

Ample sunlight and green spaces are attributed to physical and mental health for children and adults. Is the health and well-being of the present residents being considered? How many people are estimated to live in 2 buildings so large?

Our neighborhood cannot support an influx of 1000's of residents.

What kind of city do we want to live in? Are we supporting the city of Kitchener's people mental and physical health? Has there been a drawing and examination of the shadows cast similar to this one attached?

<http://www.friendsofburgesspark.org.uk/wp-content/uploads/2013/09/FOBP-Shadows-from-tall-buildings-24July2019.pdf>

Shadows from tall buildings Burgess Park West/Parkhouse Street

25-33 Parkhouse St (Babcock site) - N/K but if 30m tall 35-39 Parkhouse St Dolphin Living (Hunnex site) – Nine to ten storeys 5. Alternative designs • Buildings set back from the park boundary

www.friendsofburgesspark.org.uk

I am questioning the aspects of how a developer can be granted a permit for construction of a building that will affect 100's of people.

Please forward the estimates of the shadows cast from the buildings at different times of day and the answers regarding increased green space, schools, and medical care for the residents of the new development.

Sincerely concerned about my city,

Sarah Soikie

Craig Dumart

From: Nicola Hastings · >
Sent: Tuesday, September 21, 2021 10:44 AM
To: Craig Dumart
Subject: [EXTERNAL] Development at 1668 King Street East

Dear Mr Dumart,

I am writing to you with regards to the proposed development at 1668 King Street East. The current property is a low, one-storey building (the Schwaben Club). The proposed development is for two 23 storey buildings - this is taller than most apartment buildings downtown!

I live on the southern side of Jackson Avenue. This new development will obliterate the natural light in my 1.5-storey home, along with those of my neighbours. Why the council thinks it's acceptable to build such tall buildings to the south of a residential area filled with 1- and 1.5-storey houses escapes me.

Gentle densification of urban areas is essential to provide affordable housing to a growing population and to combat climate change and the over-reliance on carbon-emitting cars - 'gentle' being the operative word. We need more developments like the condos at 1522 King Street E, or the new mix of townhouses and condo walk-ups on Borden Avenue. Such developments integrate into the surrounding community, blending into the local aesthetic without overshadowing the existing homes. 23-storey high-rise buildings will not.

Indeed, these new buildings will be nearly twice the height of the next-tallest building in the neighbourhood, the 12-storey building at Rockway Gardens. There, however, the developers built a shorter, 6-storey building next to it to reduce the risk of blocking out natural light to the homes in the area. The new development is doing no such thing, plopping two tall tower blocks just south of a residential area filled with low single-family homes and trees.

I am urging you to reconsider this development. We should certainly build more walk-ups and townhouses in this area, but 23-storey buildings would be catastrophic to the character and charm of an old Kitchener neighbourhood.

Yours sincerely,
Nicola Hastings

Craig Dumart

From: darlaine Quenneville
Sent: Monday, September 20, 2021 5:19 PM
To: Craig Dumart
Subject: [EXTERNAL] Application for development 1668 King st e.

Today received notice of application for development in your neighbourhood. I strongly object to this proposal. We do not need thousands of people in condos/high rises in our quiet , unique neighbourhood. The density of people, traffic and crime are my main concerns. This development should be stopped as the developers, city hall and greed will ruin this neighbourhood. We already suffer from the affects of safe injection site, homeless on the streets & Montgomery Park, houses for addiction & mental health issues. From past experience with city hall I know my objection will be ignored but for once listen to the people in the neighbourhood.

Darlaine Quenneville

Craig Dumart

From: Gina Georgiou
Sent: Monday, September 20, 2021 11:10 AM
To: Sarah Marsh; Mayor; Craig Dumart
Subject: [EXTERNAL] Re: 1668 King St E, Kitchener New Development

I just received something in the mail regarding this development.

This WHOLE Rockway community is against these 23 story buildings. There is no place for such monstrosities in this area.

Affordable housing, not buying it. They told us in the meeting it would be around \$1495/month (not sure what it all includes) for a 1 bedroom. This to us, is not affordable at all.

1 person x part-time job (34hours a week, if they're lucky) x minimum wage \$14 x 4 weeks a month = \$1,904. This is not even including taxes deducted. This leaves a person a MAX. of \$400 to pay their bills, buy groceries, utilities if not included.

They also stated all the places people can work at in their presentation to us (red lobster - 40 people, City Cafe 10 people etc) this is not an example of where a possible 1,000 people can work.

They also stated this will not affect traffic in our area, also not buying it. Also, 300 parking spots only for min 1,000 residents, also, i do not foresee this even being manageable.

They also stated that the shadow will only affect the school's yard. How are students supposed to play on a field that has no grass because there is no sun. Also, have they also researched if it affects the beautiful gardens which people come to relax, have a coffee, read books, and all the seniors that come here for their outings?

This is a hard no. Maybe a couple shorter buildings would be better, but an absolute hard no from me and my neighbours on the proposed 23 stories.

We were told by many other neighbours in surrounding areas that Vive Developers are not to be trusted. I assure you, that all members in this community will be scrutinizing every line of what they say.

Thank you
Gina

From: Sarah Marsh <Sarah.Marsh@kitchener.ca>
Sent: Tuesday, June 22, 2021 7:41 PM
To: Gina Georgiou; Mayor <mayor@kitchener.ca>
Subject: RE: 1668 King St E, Kitchener New Development

Thanks for sending this and for letting us know about the proposed plans. As Sarah F. mentioned, none of this has been officially submitted to the city, but if and when we receive them, a formal public meeting will be planned to gather feedback about it. The site owner would be in communication with city planning staff to go back and forth on finalizing the proposal, based on professional feedback as well as the neighbourhood feedback. It would then come before Council to seek approval. This process usually takes about 4-6 months, starting from when the project is first submitted, just to give you a sense of the timelines.

Take good care.
Sincerely,

Sarah

Sarah Marsh
Ward 10 Kitchener City Councillor
Office [519-741-2786](tel:519-741-2786)
Cell [519-807-8006](tel:519-807-8006)
Sarah.marsh@kitchener.ca

24/7 Contact Centre [519-741-2345](tel:519-741-2345)
www.kitchener.ca

From: Gina Georgiou
Sent: June 22, 2021 8:49 AM
To: Mayor <mayor@kitchener.ca>
Cc: Sarah Marsh <Sarah.Marsh@kitchener.ca>
Subject: [EXTERNAL] Re: 1668 King St E, Kitchener New Development

Good Morning.
I finally got the presentation from Vive.
Please review their plans.

Thank you
Gina

From: Gina Georgiou
Sent: Monday, June 21, 2021 5:09 PM
To: Mayor <mayor@kitchener.ca>
Cc: Sarah Marsh <Sarah.Marsh@kitchener.ca>
Subject: Re: 1668 King St E, Kitchener New Development

Good afternoon.
We had the meeting with Vive, and I am awaiting the PowerPoint presentation to forward onto you.
The residents here are not impressed.
They are proposing 2 buildings, 25 floors high, with approx 295 units in the one and 321 units in the other (the Wilson buildings are only 15 floors to put it in size comparison).
The buildings are sooo massive, I am surprised more of the area wasn't included. Their plan is also to buy the rest of the businesses and build more.
They say the shade only affects Eastwood's school yard, how will that affect football or soccer without grass? I'm sure it will also affect the needed sun for the gardens to flourish.
They stated that they are affordable housing 1 bedroom \$1495 and 2 bedrooms \$1800. I asked them if they have a plan to a) ensure people outside the area /commuters, aren't hijacking all the affordable housing that local residents who live and work here can rent.
We need more housing people can buy, not just rent (which are popping up everywhere).
The community is ready to fight this. If they were 10 story buildings it would probably go over better, but 25 stories (approx 900) people total, I don't see it working. They stated that they're only designating .6 of a parking space because they want to attract people to use the LRT, but as a former resident of 1522 King St E, where all units were allowed only 1 vehicle, there were many offenders who parked in visitors spots and I had to call by-laws. On Floral Cres, we already have people who go to Red Lobster parking on our street.

Be in touch soon
Gina Georgiou and Lori Mark

From: Sarah FitzPatrick <Sarah.FitzPatrick@kitchener.ca> on behalf of Mayor <mayor@kitchener.ca>
Sent: Friday, June 11, 2021 3:47:06 PM
To: 'Gina Georgiou'
Cc: Sarah Marsh <Sarah.Marsh@kitchener.ca>
Subject: RE: 1668 King St E, Kitchener New Development

Hi Gina,

Thank you for reaching out and sharing your and your neighbours concerns about this project. I have copied the Ward Councillor, Sarah Marsh, on this email so that she is also aware of the potential development, this meeting and your concerns.

I have also reached out to staff in the Planning Department and it doesn't look like they have applied for a Development Application yet so we don't have information on this project yet either, but we have flagged the development for staff so that they are aware as well.

Thank you,
Sarah

Sarah FitzPatrick (she/her)

Executive Assistant to the Mayor | Office of the Mayor and Council | City of Kitchener
519-741-2200 ext.7859 | TTY 1-866-969-9994 | sarah.fitzpatrick@kitchener.ca



From: Gina Georgiou
Sent: Friday, June 11, 2021 8:30 AM
To: Mayor <mayor@kitchener.ca>
Subject: [EXTERNAL] 1668 King St E, Kitchener New Development

Good Morning Mr. Vrbanovic.

I have a few concerns about what neighbours are stating on our neighbourhood chat.

A few of us, that face this new proposed site (currently the Schwaben Club), received a letter from the new developers.

We spoke to some neighbours on the street behind us, and they have not received such letter. I believe everyone near this site needs to be informed, not a select few.

We have shared this letter on the community's chat, to inform residents, as well as to encourage them to show up to the zoom meeting to address concerns.

However, as you can see below, the comments are not reassuring that our voices will be heard and that the developers will just do what they want.

The Rockway area is a quiet community, where people come to get away from the hustle and bustle and relax at the gardens, or take a nice quiet stroll.


With the new developments where the former Howard Johnson was, they are adding a huge development there that will increase the traffic at our local grocery stores.

We are concerned, that no matter what we say, these developers will just do what they want (see comments below).

How do we ensure our voices are heard, and they don't develop a monstrosity of a building since we are right at the express way?

We all want Rockway to remain a staple of calm and serenity.

Please note that the meeting has not taken place yet, so we have no idea of their proposal, I just wanted to ask so I can ease the concerns to those who are skeptical with these new developers who seem to be bullies.



You're Invited

Join us on June 16, 2021 for a virtual public information session to learn more about our exciting proposed development in the Eastwood neighbourhood.

Virtual via Zoom Meetings
Time: 4-6 pm

Please RSVP by June 14, 2021 via e-mail or telephone to reserve your 30-minute time slot.

Email: info@vivedevelopment.ca
Phone: 519-208-9675

1668 King Street East, Kitchener

A Planned Apartment Development in your community

We love everything about the Eastwood neighbourhood in Kitchener. And we are looking forward to working together with you to bring a new, thoughtfully designed, vibrant apartment project to your neighbourhood!

The apartments we build are aesthetically pleasing, comfortable and attainable – perfect for young professionals and/or downsizers looking for a stylish urban environment. Our vision is to create beautiful new housing that allows more people to choose Kitchener as their home.

Our newest project planned for 1668 King Street East in Kitchener will bring this vision to life.

We want to ensure this project has community support. Your feedback will help shape our design and planning process.

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