

86 River Road Kitchener ON.
June 15, 2022

Re; Committee of adjustment meeting on June 21, 2022 **Item A2022-069 - 92 River rd east**

The property in this application presently has a bungalow rented by a family and is apparently in good condition.

We are not opposed to apartments on this portion of River Rd however a 5 story building in this location on a small lot seems excessive. We now have 1, 2, 3 and 6 story houses and apartments on this portion of River Road. All have nice landscaping, green space and adequate parking.

The proposed new apartment building will require a major variance of zoning bylaws particularly in regard to the lot size. The bylaw requires a lot width of 30 m and this lot is only 19.6 m. That is short of the requirement by over 40%.

The proposal will require the removal of 2 fifty foot tall walnut trees, 2 30 foot pine trees, a 50 foot willow tree and over 60 small cedar trees. No trees will be replaced on the property as the lot will be almost 100% covered by the building, asphalt and fencing.

The present property produces almost no stormwater runoff. The proposal will result in almost 100% stormwater runoff.

The bylaws require 25 parking spaces for this proposal but the drawings shows only 13 spaces and 2 visitor parking spots. This is again 40% less than required.

This proposal requires major variances to the zoning building bylaws and seems to take intensification to a very extreme level. We would respectfully suggest a somewhat smaller building more suited to the lot size be considered for this property.

Mr & Mrs Ron Heimpel

