

Craig Dumart

From: Frank Ruszer <
Sent: Friday, March 25, 2022 9:35 PM
To: Craig Dumart
Subject: [EXTERNAL] Fw: Failure Notice

Hello Craig,

I'm writing to you regarding the proposed development at 4220 King St. and 25 Sportworld Crossing Rd.

I'm against this development, for a number of reasons. This will lead to the area looking like a ghetto, full of highrises, as you already have an application for 4396 King St East. This will also set a precedent for other large developments in the area. Visitors to the Waterloo Region who exit from the 401 will be greeted by highrises, akin to those at Mississauga and Toronto. The difference is that the street will not be as wide as the streets in Mississauga or Toronto, the area frankly will look ugly; there is no other world for it.

The City of Kitchener need to do their own traffic study that will consider this area with all the highrises you're planning. May I remind you that just recently, the Ion was shut down due to icy roads, as the trains cannot navigate ice and snow, slippery conditions. During the winter, you will have a traffic mess in the area, with cars turning off from the 401. Apparently, the Ion also does not run well during humid weather, so you may have the same problem during the summer hot and humid days. Have the City of Kitchener seriously considered this planning?

If you wish to build highrises, please consider low rise design of 6 storey, terraced design that would be visually more appealing and set further back in from the street.

Furthermore:

1. These developments need to be reviewed together, not separately, as their impacts will be additive.
2. They will change the character of this area of Kitchener. It is not meant to be a city centre-type environment and in fact it was agreed when the Deer Ridge area was developed that the area would not be impacted in terms of the character of the area. A 18 storey building is not compatible with the rest of the area.
3. For the approval of 4396 King St. building, this zoning change will lead to a precedent of further high rise development, which is NOT consistent with the area. It is NOT a city centre.
4. It will lead to even more traffic congestion. The intersections around Sportworld Crossing, Sportworld Drive and King Street are already over congested. King street itself takes too much traffic. Until an exit ramp between Highway 8 and the 401 westwards is built, there is NO MORE capacity for traffic along King Street between the off-ramp of Hwy 8 and the exit to the 401 in the London direction.
5. Has a recent traffic study been done by the City? You cannot rely on a study that is commissioned by the builder. This would be like hiring the fox to design the fence around the chicken coop.
6. Our neighbourhood, Grand Hill Village relies on well water, every house has their own well and septic system. I think the Edgehill neighbourhood is also on well water. Has a water study been done by the City? City of Kitchener needs to make sure that these developments will not change our water supply.

I would like to also point out that consultation has not been consistent by the City i.e. some local neighbourhoods, some people on Deer Ridge were included and notified of this development. Others, like our neighbourhood (Grand Hill Drive) was excluded for no obvious reason.

Thank you,

Frank Ruszer

Craig Dumart

From: M R ·
Sent: Friday, March 23, 2024 3:34 PM
To: Craig Dumart
Subject: [EXTERNAL] Fwd: 4220 King Street East and 25 Sportsworld Crossing Rd.

Hello Craig,

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I'm against this development, for a number of reasons. This will lead to the area looking like a ghetto, full of highrises, as you already have an application for 4396 King St East. This will also set a precedent for other large developments in the area. Visitors to the Waterloo Region who exit from the 401 will be greeted by highrises, akin to those at Mississauga and Toronto. The difference is that the street will not be as wide as the streets in Mississauga or Toronto, the area frankly will look ugly; there is no other world for it.

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If you wish to build highrises, please consider low rise design of 6 storey, terraced design that would be visually more appealing and set further back in from the street.

Furthermore:

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3. For the approval of 4396 King St. building, this zoning change will lead to a precedent of further high rise development, which is NOT consistent with the area. It is NOT a city centre.
4. It will lead to even more traffic congestion. The intersections around Sportsworld Crossing, Sportsworld Drive and King Street are already over congested. King street itself takes too much traffic. Until an exit ramp between Highway 8 and the 401 westwards is built, there is NO MORE capacity for traffic along King Street between the off-ramp of Hwy 8 and the exit to the 401 in the London direction.
5. Has a recent traffic study been done by the City? You cannot rely on a study that is commissioned by the builder. This would be like hiring the fox to design the fence around the chicken coop.
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I would like to also point out that consultation has not been consistent by the City i.e. some local neighbourhoods, some people on Deer Ridge were included and notified of this development. Others, like our neighbourhood (Grand Hill Drive) was excluded for no obvious reason.

Craig Dumart

From: Mike and Jen Hughes
Sent: Monday, February 28, 2022 8:13 PM
To: Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] Concern for development in our neighbourhood

Hello,

I'm writing regarding the application for development in our neighbourhood at 4220 King St. East to 25 Sportsworld Crossing Rd. My family lives , and we already wait a very long time to get out of our neighbourhood. There are only two ways in and out of our neighborhood onto King Street, and they are always very, very busy because King St. is the only way for transportation to go onto the 401 west. I worry about emergency vehicles being able to get into our already difficult-to-get-to neighbourhood. If 3 more buildings with 525 residential units were to be built, the problem would be even more unsafe.

Please, do not develop those buildings.

Thanks for your time,
Jennifer and Michael Hughes

Craig Dumart

From: gordon.n
Sent: Wednesday, June 1, 2022 3:21 PM
To: Craig Dumart
Subject: [EXTERNAL] Re: RE: Re: 4220 King Street East and 25 Sportsworld Crossing Road Neighbourhood Meeting

Hello Craig

Thanks for your interest in my concerns.

Yes if you have the time I would appreciate discussing with you the problems I see with the current approach

My telephone is

Thank you

Gordon Nicholls

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

From: Craig.Dumart@kitchener.ca

To:

Sent: Monday, May 30, 2022 10:06 PM

Subject: RE: Re: 4220 King Street East and 25 Sportsworld Crossing Road Neighbourhood Meeting

Good evening,

Thank you for your comments and we will see you at the Neighbourhood meeting next week. If you would like to discuss in advance of the meeting please let me know and I will set up a call for us to discuss your concerns.

Craig

From: gordon.n

Sent: Friday, May 27, 2022 2:07 PM

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

Subject: [EXTERNAL] Re: 4220 King Street East and 25 Sportsworld Crossing Road Neighbourhood Meeting

Dear Mr Dumart

I would like to participate in the meeting on June 7th.

As you may know I participated in the meeting held by Mr Pinell and as a result of what I learned at that meeting I have revised the letter I sent at that time

Please find attached my updated letter which sets forth a set of steps that will allow for proper planning and citizen involvement before decisions are made to allow construction of buildings that exceed the current ByLaw standards.

I thank you for considering my suggestions

Yours truly

Gordon Nicholls

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

From: Craig.Dumart@kitchener.ca

To: Craig.Dumart@kitchener.ca

Cc: John.Gazzola@kitchener.ca

Sent: Tuesday, May 17, 2022 9:24 PM

Subject: 4220 King Street East and 25 Sportsworld Crossing Road Neighbourhood Meeting

Good evening,

Please see below information for the June 7th Neighbourhood Meeting to discuss the proposed developments at 4220 King Street East and 25 Sportsworld Crossing Road.

Please click the link below to join the webinar:

<https://kitchener-ca.zoom.us/j/85892624759>

27 May, 2022

Mr Craig Dumart--Planner City of Kitchener
Mr Andrew Pinell--Planner City of Kitchener
Mayor Vrabanovic, City of Kitchener
City of Kitchener Council Members

Dear Mistrs Dumart, Pinell and Vrabanovic and members of Kitchener City Council

I write to you about the proposals for high rise buildings at 4220 and 4396 King Street in South Kitchener

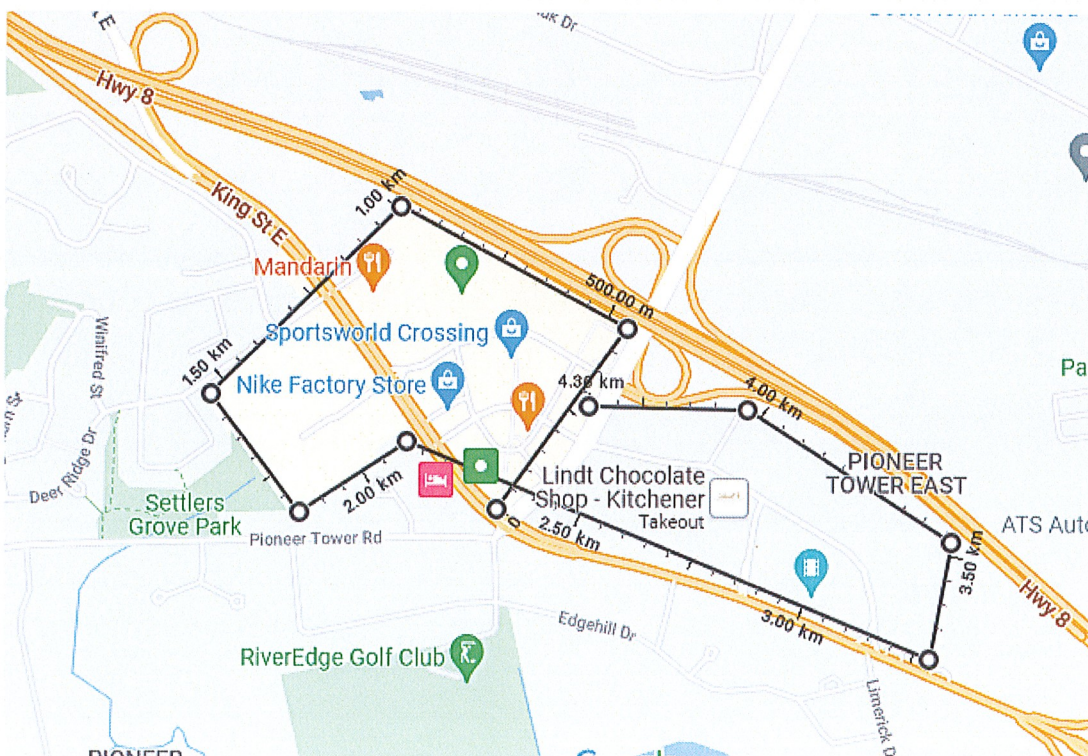
In my previous letter dated 20 March, 2022, I stated that the request by developers to build these large New York style city centre tall buildings without doing a major planning study for the entire area shows either a lack of forethought by the Kitchener planning department or instructions from City Council to avoid the correct planning process.

In reply to this Mr Pinnell stated at the Zoom meeting that a new planning study would be done starting in 2023. I am pleased to hear that you will indeed do a new Official Plan for this commercial car-centric area,

BUT I do not at all understand how you are prepared to receive requests for major rezoning before you do the new Official Plan. As I stated during the Zoom meeting "You are putting the cart before the horse". I will go further and state that if you want citizens to have confidence in and give support to the plans for a changing and growing city then please do it in a sensible way.

I will therefore suggest you re-consider the process you have started and take the time to plan carefully by following the steps that follow:

1. Prepare a master plan for the entire commercial area shown in the map below. Ideally this plan should contain the fundamental planning ideas proposed by Jane Jacobs
2. This plan must be completed and past into law by the City Council before any new buildings will be approved.



3. The new master plan should consider the following important concepts that are consistent with Jacobs' planning ideas:

- I. How to integrate buildings that combine housing with retail and business into the current commercial mix;
- II. How to introduce European style mid rise buildings of four up to eight stories high that will allow for intensification and also allow for appropriate transition from the low rise housing that is nearby;
- III. How to introduce bike and pedestrian trails so that people can move safely around this very car centred area that has the dimensions shown on the map;
- IV. Show where adequate green/park space will be created to serve the new residents who will occupy the new residential buildings and how this park space will be acquired;
- V. Do studies to determine if there will be any impact on :
 - (a) the aquifers that supply water to the adjacent communities of Grand Hill Village and Pinegrove that depend on private wells and
 - (b) also on the potential increase in traffic on the current road system.

4. This master plan should be developed in consultation with both potential developers and also representatives of the adjacent communities of Deer Ridge, Grand Hill Village and Pinegrove.

Thank you for your attention to these suggestions. I hope you will consider them seriously and take the actions suggested.

Yours truly

Gordon Nicholls

CC- Councillor Gazzola

Mayor Vrabanovick and all Kitchener Councillors

Craig Dumart

From: MJ
Sent: Sunday, February 27, 2022 2:00 PM
To: Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] Notice of development application concerns

> Dear Mr. Dumart,

>

> I am writing to you as a resident of the in which GSP group has made an application for development at 4220 King St E at 25 Sportsworld crossing Dr, Kitchener.

>

> We wish to express a deep level of concern for how the 18 storeys, 3 building with 525 residential units proposed development would impact this already very busy and mixed used area.

>

> Dropping a high rise residential development onto the area of an already overburdened area with traffic, busy with Amazon, Loblaw distribution, Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic, not to mention the Hwy 8 on/off ramps, and the exit for the 401 toward London is a recipe for DISASTER.

>

> That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location and the increase on carbon footprint.

> Politely stated, what would the city be thinking?

>

> There is no school, no daycare, limited grocery, no Beer store neither LCBO, no parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods (our area) thereby disrupting and overburdening the green space and recreational infrastructure in those areas, also increasing crime that will negatively impacting our quality of life.

>

> We are AGAINST this application, NOT in favour. Please record our sentiments/concerns accordingly.

>

> With respect

> Marie-Josée Guerin

> Slobodan Martinovic

>

>

> cc. Councillor John Gazzola

Craig Dumart

From:
Sent: Sunday, February 27, 2022 1:22 PM
To: Craig Dumart
Subject: [EXTERNAL] Development application at king st. E & Sportsworld crossing rd.

Good afternoon Mr. Dumart,

As a resident of the area in which there has been an application for development at 4220 King St E and 25 Sportsworld Crossing Dr, Kitchener, I am writing to you with major concerns.

Having a high rise residential development will lead to many issues for local residents, as well as commuters. This will create even more traffic in an already congested area in Kitchener. I am also very concerned about the issues that foot and bicycle traffic could cause heading in either direction on King St., an area that has no actual sidewalk or bike path. This is very dangerous around the highway (both highway 8 & 401) on/ off ramps and under the bridge towards Preston.

My next concern is the lack of green space. There is absolutely no green space, parks, etc provided for this development. This will cause a significant impact on my community, which is not designed for 500+ residents. Our neighbourhoods were designed for what has been built here. If there is going to be a development, it should be up to the development to provide adequate green space for their residents. If there is no green space provided this will also lead to a significant increase in foot traffic across King St and Deer Ridge Dr., an already busy intersection.

My last concern in regards to this development is the lack of amenities located nearby. There is no grocery store, pharmacy, LCBO, Beer store, etc. that would be needed for this kind of development. Please note: by grocery store and pharmacy I list that as ones with extended hours, the pharmacy in the area and Costco and Dutchies do not provide you with the same hours as a regular grocery store or larger pharmacy would. These are essential for a development of this size and type (lack of transportation for many).

We are not in favour of this development!

Thank you,
Jamie Kelly

Craig Dumart

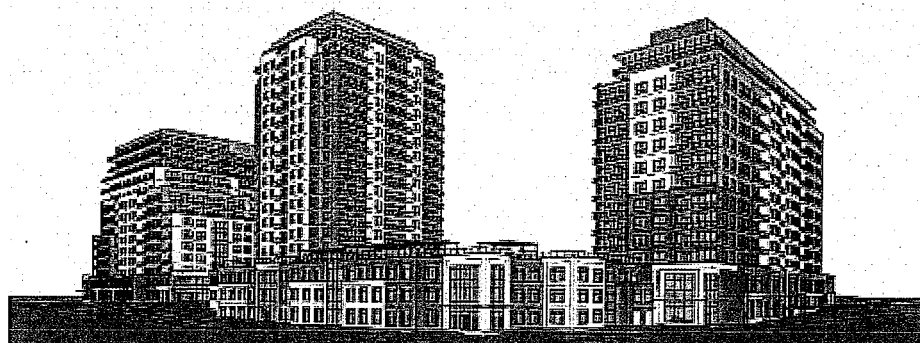
From:
Sent: Sunday, February 27, 2022 1:11 PM
To: Craig Dumart
Subject: [EXTERNAL] Application Feedback

What is a highlighted Application?

4220 KING ST E

ZBA22/005/K/CD

[Back](#)



[Click to open Status Bar](#)

[Click to view Supporting Documents](#)

Address: 4220 KING ST E

Application Number: ZBA22/005/K/CD

Application Type: Zoning By-Law Amendment

Application Summary: For implementation of OPA22/003/K/CD.

Applicant: GSP GROUP INC

Property Owner: 4220 KING STREET (KITCHENER) LIMITED, THE TRICAR GROUP

Status Update: The application has been circulated for public comment.

City Planning Contact: Craig Dumart, MCIP, RPP

Contact Email: Craig.Dumart@kitchener.ca

Contact Phone Number: 519-741-2426

Contact TTY: 1-866-969-9994

Council Meeting Information: [Click Here](#)

Ward: 3 - Find your city councillor

Appeal Process: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City prior to the approval of a development, a Tribunal may dismiss an appeal made in relation to the applications. If you have any questions or require further clarification regarding

As a resident in the _____ I felt to compelled to comment on this application.
I can't adequately stress who adamantly opposed to this proposal.

I don't think that his development is appropriate in this area for a number of reasons.

- King Street and Maple Grove are already inadequate for the traffic load that they are carrying with the current residential and commercial activity.
It is not unusual to sit through traffic light cycles currently trying to turn into our neighbourhood or from King Steet onto Maple Grove. This will only exacerbate these problems.
- This area is entirely residential and low rise commercial development; this 25 and the 30 story proposal for the corner of King and Maple Grove are entirely out of character with the neighbourhood.
- There is no allowance for recreational space or parkland in this proposal. There is park space in the Deer Ridge development but this could put significant pressures on both the park spaces but the access roads in the neighbourhood.

I have been a home owner in the for almost twenty years and some very specific considerations made in my decision in this area.

Avoidance of this type of development, in fact limited opportunity for any development in the area, was a major consideration and a primary reason why I purchased here.

It is my, and many of my neighbours, opinion that this will significantly degrade the quality of life in the neighbourhood and the value of our properties.

Scott Warnez



Virus-free. www.avg.com

Craig Dumart

From:
Sent: Thursday, March 3, 2022 11:46 AM
To: Craig Dumart
Subject: [EXTERNAL] 4220 King St E and 25 Sportsworld Crossing Rd

Craig,

How have you been? I received a notice about an application for development at 4220 King St E and 25 Sportsworld Crossing Rd, and saw your name as the contact. I figured it must be the same Craig that I went to school with at UW!

I know several neighbours in the Deer Ridge area are against the development (I'm sure you have already received feedback from them), but I wanted to share a quick note that I, along with other households in the neighbourhood, are for it. I'm not sure if you have received positive feedback yet, but a few pointers below:

Streetscape improvements needed

The streetscape on this side of King St is not great. The Mandarin building is quite old and in need of repair, and the parcel in front of Tri-City Eye Care has been vacant too long. Some may argue that simply putting a commercial plaza is enough, as condo towers will add too much traffic to an already busy King St. However, incorporating buildings like this with commercial on the main floor and condos above, will create much needed height which will enhance the streetscape from King St and the expressway. I feel that the urban design plan is well thought out, with finishes matching the neighbourhood and the main floor commercial complementing the surrounding commercial buildings.

Support for local businesses

With the ongoing pandemic, some of our favourite neighbourhood restaurants have taken a hit (Broken Egg, Fionn MacCool's, Turtle Jacks to name a few). Especially with people working from home, office buildings in the area have been near empty. Many of those office workers would have lunch at these restaurants, so lunch hour business (which they depend on) has gone down significantly. As the work-from-home trend may continue, adding housing in the form of condos would do wonders, not just for the restaurants but for our Deer Ridge Pharmacy and other businesses as well. Again, this makes the location ideal. Businesses down Hespeler Road for example are supported well by most of Cambridge. Homer Watson is supported by Conestoga College, Doon and Pioneer Park. Fairway is supported by Chicopee, Stanley Park, Hidden Valley and Country Hills to name a few. However this part of King Street has most of its support from Deer Ridge, which is not a huge community. Without growing Deer Ridge into a big suburbia like Doon and Activa have become, adding a few well appointed condo towers as proposed would keep the "luxury" feel of the neighbourhood, while still providing support for these local businesses that we don't want to see close down. In line with this, I'm hopeful that Mandarin will stay close by if this project moves forward. Maybe they can take over the former Allianz building behind Candle Crescent...They are well supported by our neighbourhood and we don't want to see them go.

The need for housing

As someone working in real estate, I can tell you that many people downsizing from homes in Deer Ridge have nowhere to go if they want to stay in the neighbourhood. The closest area is King St and River Rd which does not appeal to Deer Ridge buyers, or have the same quality of construction that they are used to. Many are moving to Barrel Yards in Waterloo or elsewhere. This also appeals to young professionals and first time buyers, who are being pushed out of the market and can't seem to afford detached homes or even townhomes at the moment. There are options in other parts of town, but not many options for quality condos near the 401, if any at all. So to me, this is an ideal location. Yes, there will be more traffic, but I don't believe it will be as much of a concern as people think. You may see a few more cars coming and going here and there, however you won't see everyone and their cars from these buildings at the same

time. Transit will also be more prevalent with the extended LRT, and I'm also hopeful that at some point, there will be a westbound ramp from the expressway to the 401 to alleviate traffic on King Street.

I think the main concern that Deer Ridge residents have is what an influx of so many people will have on the community. Increased traffic, a loss of the exclusive/luxury feel of the neighbourhood, and more people using our greenspace to name a few. People are quick to judge, and need to understand that Planners have been doing their research on this project for quite some time. Way before the community was notified. If they have assurance that these concerns will be addressed, I know that more residents will be in support of this project.

I would love to see this move forward.

Thanks Craig,

SETH SIEUNARINE

Craig Dumart

From: Jeffrey Dow
Sent: Tuesday, March 8, 2022 2:15 PM
To: Craig Dumart
Cc: Andrew Pinnell
Subject: [EXTERNAL] 4220 KING ST E

Hi Craig,

Hope all is well. My name is Jeffrey Dow and I am a local CPA and realtor here in KW. I have lived in Deer Ridge for quite some time now, growing up and now as an adult.

Could you please provide some information on appeal rights for this building? I am not sure if you live in the area, but the traffic is already very dense, to the point that I struggle to get home from work in a reasonable time frame due to high density traffic in every direction surrounding the target property for this development.

Adding another 628 units at 4220 KING ST E, in addition to the 616 units being proposed down the road at 4220 KING ST E, which I have contacted Mr. Pinnell about (and CC'd here for continuity), seems like a disservice to those who already reside in the community.

I do hope that when you are reviewing the traffic surveys on both of these properties, that this be done in conjunction with one another and not independently. I am sure neither traffic study completed was inclusive of the additional units being sought out down the road from each other. This will put a massive strain on the current infrastructure and will not be able to handle this amount of development.

Any additional information you can provide would be appreciated.

Thanks,

Jeffrey Dow

Craig Dumart

From: Susan Leat
Sent: Saturday, March 19, 2022 11:57 AM
To: Andrew Pinnell; Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] Developments at 4396 and 4220 King st.

Dear Mr. Pinell and Mr. Dumart,

I have been in contact with each of you individually, but I am now emailing you both regarding these two developments, because I think that these two developments should not be considered separately - their joint impact will be greater than each one separately.

As the President of Grand Hill Village Association, I have already registered the fact that we were not informed about these developments and only heard through other local associations's Facebook pages and other informal means. I heard from both of you that Kitchener used a diameter of 240 m, which is greater than the 120m required by the Planning Act. However, I would like to point out that our **ONLY** access from our neighbourhood **IS** within 240m of the 4220 King St development. In future, if the City wishes to be more inclusive than the Planning Act (which is a good thing, as the Planning Act is woefully inadequate in this regard), the City should consider notifying neighbourhoods and businesses whose **ACCESS** is within the 240m, especially when it is an **ONLY** access. Impacts on traffic flow (which there will be for these developments) is a sufficient reason for notifying local residents and businesses.

Now to address our concerns. We have the following concerns and are **against the high-rise development as it is proposed** because

1. These two developments will change the character of this area of Kitchener. It is not good planning for it to become a city centre-type environment and in fact it was agreed when the Deer Ridge area was developed that the area would not be impacted in terms of the character of the area and that the houses on Deer Ridge would not be very densely placed. An 18 storey building is not compatible with the rest of the area which is currently all low rise and it will have a large impact on the character of the area. There is **NO OTHER** high rise in the area.
2. For the development at 4396, this zoning change will lead to a precedent of further high rise development, which is **NOT** consistent with the area. It is **NOT** a city centre.
3. It will lead to even more traffic congestion and will definitely change the traffic flow. The intersections around Sportsworld Crossing, Sportsworld Drive and King Street are already congested. King street itself takes too much traffic. Until an exit ramp between Highway 8 and the 401 westwards is built, there is **NO MORE** capacity for traffic along King Street between the off-ramp of Hwy 8 and the exit to the 401 in the London direction. The City needs to demonstrate that there is a capacity for the increase in traffic which will occur. A new traffic study needs to be done.
4. Has a water supply study been done? Grand Hill Village is on well water and so the City needs to demonstrate that these two new developments (taken together) will not change our water supply.
5. What provision for green space has been made for the residents of the new developments? There is **NONE** in this area at present. This should be included, as it has been demonstrated that green space leads to better health and quality of life and is important for the environment.
6. I note that about 600 parking spaces are included. If the purpose of the developments is that they will be close to a future LRT stop, why is so much parking required? Is not the expectation and plan that the residents should use fewer cars and use the LRT more? If not, then there is no need to position it close to the LRT stop.
7. I see that the public meeting for 4396 is to be on-line public. I have concerns that this will severely limit the interaction, as the interaction can be heavily controlled by the moderator, and not all voices and opinions will be heard.

Lastly, I will say that we are not against all development. We realise the need for development and intensification (as opposed to sprawl). However, mid-rise development (up to 8 storeys) would be more appropriate in this area. It would be more consistent with the area, have less impact on traffic and water, and would result in a generally more liveable environment for all.

Jennifer Leat

Jennifer Leat
President, Grand Hill Village Association

Craig Dumart

From: Susan Leat
Sent: Thursday, March 10, 2022 12:23 PM
To: Craig Dumart
Subject: [EXTERNAL] RE: Development at 4220 King St

Hi Craig,

Thanks for the offer of a personal discussion. I may take you up on that. I will let you know

Dr Leat

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: 10-Mar-22 11:39 AM
To: Susan Leat <susan.lead@uwaterloo.ca>
Cc: John Gazzola <John.Gazzola@kitchener.ca>
Subject: RE: Development at 4220 King St

Hi Dr. Leat,

Any comments received are formal comments that will form part of the public comments appendix's included in the staff report. If you would like to set up a one on one meeting to discuss the proposed development at 4220 King Street East please let me know when you would have availability.

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: Susan Leat <susan.lead@uwaterloo.ca>
Sent: Thursday, March 10, 2022 11:18 AM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Cc: John Gazzola <John.Gazzola@kitchener.ca>
Subject: [EXTERNAL] RE: Development at 4220 King St

Craig,

These two properties are not part of the Grand Hill Village Association, and therefore we, as a Neighbourhood Association, were not informed. Our Association includes the house on the loop of Grand Hill Drive and Kirksway and the Crestway.

You didn't answer my other question about whether my email counts as a "formal response" and therefore I am on the list.

And by the way, I do have a name. You can address me as Dr. Leat, which I used in my reply below.

Dr Leat

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: 10-Mar-22 11:02 AM
To: Susan Leat
Cc: John Gazzola <John.Gazzola@kitchener.ca>
Subject: RE: Development at 4220 King St

Good morning,

The 240m metre circulation does include houses on Grand Hill Drive, particularly 280 and 284 Grand Hill Drive. As previously mentioned in my initial response, the Planning Act requires 120metre circulation. The City of Kitchener goes above and beyond that and circulates 240 metres for all Official Plan Amendment and Zoning By-law Amendment applications (this application's circulation was treated and circulated identical to the 4396 King Street East application). No decisions have been made on either application and both are in the early stages and will be evaluated on their own merits. If you would like to set up a one on one meeting to discuss the proposed development at 4220 King Street East please let me know when you would have availability.

Thanks,

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: Susan Leat <susan.leat@kitchener.ca>
Sent: Thursday, March 10, 2022 10:44 AM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Cc: John Gazzola <John.Gazzola@kitchener.ca>
Subject: [EXTERNAL] RE: Development at 4220 King St

This circle does NOT include any houses on Grand Hill Drive. I think you are confused with Foleys Lane which is not a part of Grand Hill Village.

I also think that the law is not adequate in this regard. And I understand from Andrew Pinnell, who is the main contact for the other development at 4396, King st, that they went beyond the minimum requirements in that case. Perhaps it would have been expedient if you had done so. It is obvious from an quick look at Google maps, that it is not only the houses which are close which will be impacted, but those further down Deer Ridge and in Grand Hill Drive BECAUSE OUR ONLY EXIT ONTO KING ST IS OPPOSITE THIS PROPOSED DEVELOPMENT. Perhaps you could have considered this.

And does an email count as formal input? How was I to know that my response meant that I would automatically be on the list?

Dr Leat

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: 10-Mar-22 10:34 AM
To: Susan Leat

Craig Dumart

From: Susan Leat
Sent: Thursday, March 10, 2022 10:44 AM
To: Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] RE: Development at 4220 King St

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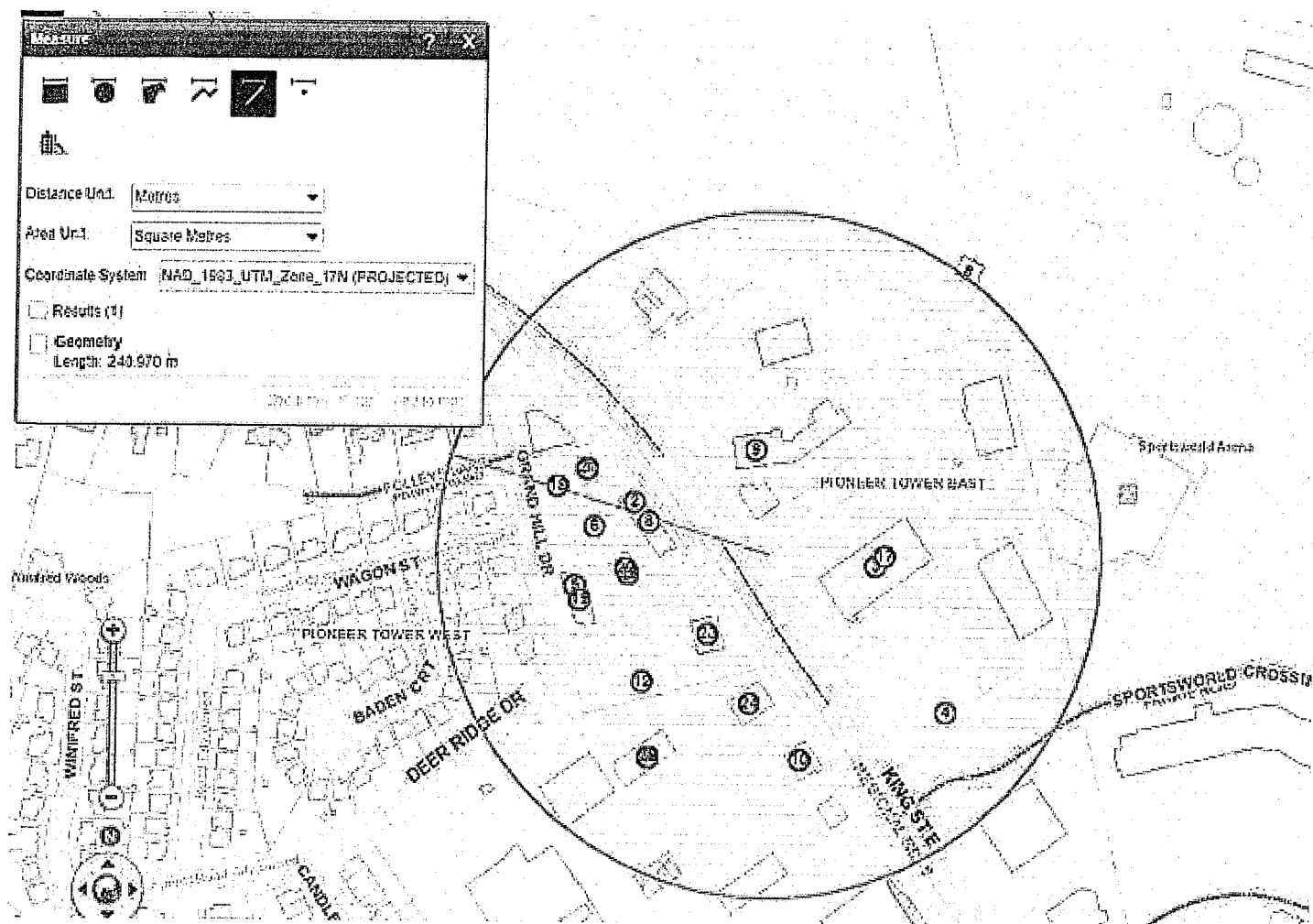
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Dr Leat

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: 10-Mar-22 10:34 AM
To: Susan Leat
Cc: John Gazzola <John.Gazzola@kitchener.ca>
Subject: RE: Development at 4220 King St

Good morning,

Any residents who provide formal written comments are automatically added to the email distribution list to be notified of upcoming public meetings. Residents and property owners within 240 metres of the subject lands were sent a Postcard from the city notifying residents of the proposed development. I can confirm residents on Grand Hill Drive were sent postcards. Below is a screen shot of properties within 240 metres of the 4220 King Street East that would have been circulated.



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: Susan Leat

Sent: Thursday, March 10, 2022 9:35 AM

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

Cc: John Gazzola <John.Gazzola@kitchener.ca>

Subject: [EXTERNAL] RE: Development at 4220 King St

Importance: High

Hi Craig,

Thanks for your explanation but it still doesn't explain why people in Deer Ridge got notifications in their mailboxes and not us in Grand Hill Drive. We are no further from the proposed development than Deer Ridge (in fact closer than most of Deer Ridge).

Also you have not replied regarding my request to put me on the list to be notified about the public meeting.

Dr. Leat

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

Sent: 9-Mar-22 5:57 PM

To: Susan Leat

Cc: John Gazzola <John.Gazzola@kitchener.ca>

Subject: RE: Development at 4220 King St

Good afternoon,

Thank you for taking time to provide comments of the proposed development application at 4220 King Street East. Residents and property owners within 240 Metres of the application were circulated which goes above and beyond the minimum 120 metre circulation required by the Planning Act. In addition a notice of the application was posted in the Record. I can confirm a traffic study has been done , which is available online and being reviewed by our City Transportation staff, Regional transportation staff and MTO Staff. Planning Staff will be scheduling a Neighbourhood Meeting to discuss the proposed development late April 2022. We hope you are able to attend to further discuss the proposed development application. If you wish to discuss the proposed development in advance of the neighbourhood meeting, please let me know when a good time would be to set up a one on one meeting.

Thanks,

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: Susan Leat

Sent: Monday, March 7, 2022 3:30 PM

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

Cc: John Gazzola <John.Gazzola@kitchener.ca>

Subject: [EXTERNAL] Development at 4220 King St

Importance: High

Dear Mr Dumart,

I am writing with concerns about the notification regarding this development. One of my neighbours on Grand Hill informed me about this, having heard from someone in Deer Ridge who had received a flyer in their mailbox. So it seems that folk who live in Deer Ridge have been informed about this, but not residents of Grand Hill Drive. This potential development will impact us just as much (perhaps more) as people who live in Deer Ridge, yet we were not informed about it. I would like to know why residents of Grand Hill Village Association were not given notice. Without being made aware, we were potentially prevented from giving our feedback.

I would also like to make sure that you inform us of the upcoming public meeting about this. I understand from John Gazzola that this has not been scheduled yet. Please ensure that we are added to that mailing list, so that we DO receive notification. I am sure that many residents of GHVA will have significant concerns about this.

I would like to register my concerns which are as follows

1. It will change the character of this area of Kitchener. It is not meant to be a city centre-type environment and in fact it was agreed when the Deer Ridge area was developed that the area would not be impacted in terms of the character of the area. A 18 storey building is not compatible with the rest of the area which is currently all low rise and it will impact the character of the area. There is NO OTHER high rise in the area.
2. This zoning change will lead to a precedent of further high rise development, which is NOT consistent with the area. It is NOT a city centre.
3. It will lead to even more traffic congestion. The intersections around Sportsworld Crossing, Sportsworld Drive and King Street are already over congested. King street itself takes too much traffic. Until an exit ramp between Highway 8 and the 401 westwards is built, there is NO MORE capacity for traffic along King Street between the off-ramp of Hwy 8 and the exit to the 401 in the London direction.
4. Has a recent traffic study been done?
5. I will also mention again that consultation has not consistent by the City i.e. some local neighbourhoods included and other excluded for no good reason. This is not professional.

Dr. Jennifer Leat

Jennifer Leat
President, Grand Hill Village Association

Craig Dumart

From: Judy Bayly-Hanna
Sent: Friday, March 25, 2022 10:38 AM
To: Craig Dumart; Andrew Pinnell
Cc: John Gazzola
Subject: [EXTERNAL] High Rise Developments at 4396 and 4220 King St East in Kitchener

Dear Sirs,

As a resident of Grand Hill Drive for almost 30 years I consider myself very fortunate to be enjoying such a beautiful part of Kitchener. Although the area has changed, grown, developed considerably during this time, it remains a lovely combination of city/country living.

The most recent commercial developments along King St East/Highway 8 have resulted in a huge increase in traffic and congestion along Highway 8 as well as Deer Ridge Drive. We already experience traffic congestion and frequent speeding along Deer Ridge leading to Grand Hill.

The introduction of 2 high rise buildings in this area is of great concern to all of us. Both in terms of our clean water supply (as we all use well water and septic systems) and the social and physical implications of a large increase in population in a relatively small area without green space.

I am not against low rise apartment buildings but let's keep them below 8-9 stories.

Will a water study be done?

Will a traffic study be done?

We look forward to discussing these issues further at the March 31st Zoom meeting.

Thank you for considering my thoughts,

Judy Bayly-Hanna

Craig Dumart

From: ross evans
Sent: Wednesday, March 30, 2022 9:39 AM
To: Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] Re: New Application 4220 King St E, Kitchener Ontario

Thank you Craig appreciate your quick response

Look forward to your meeting

Ross Evans

On Mar 30, 2022, at 9:19 AM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Ross,

I have not scheduled a neighbourhood meeting yet for 4220 King Street East. Rather there is meeting scheduled only for the development at 4396 King Street East which has been scheduled by the File Planner Andrew Pinnell Andrew.Pinnell@kitchener.ca . Please direct all comments related to 4396 King Street East to him. Below is a copy of the neighbourhood meeting invitation for 4396 King Street East which includes the Zoom meeting ID to enter.

I have some time today and tomorrow to discuss the development at 4220 King Street East that I am overseeing if you want to connect and discuss that file.

Thanks,

Craig Dumart, BES, MCIP, RPP

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From: ross evans

Sent: Wednesday, March 30, 2022 7:48 AM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; John Gazzola <John.Gazzola@kitchener.ca>

Subject: [EXTERNAL] FW: New Application 4220 King St E, Kitchener Ontario

Good morning gentlemen,

I was looking for the note regarding the timing and invitation for a zoom meeting to discuss this and other new developments on King Street. Can you help me out and direct me to the invite or feel free to call me any time to review my note previously sent.

Regards,

Ross Evans

From: ross evans

Date: Wednesday, March 9, 2022 at 7:07 PM

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

Subject: Re: New Application 4220 King St E, Kitchener Ontario

Craig thanks for reaching out and yes as a concerned neighbour I would appreciate the opportunity to talk to you ahead of time. Let me know what works for you and we can set up a discussion.

And yes I plan to attend the meeting at the end of the month

Talk to you soon

Ross Evans

On Mar 9, 2022, at 6:00 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Good afternoon,

Thank you for taking time to provide comments of the proposed development application at 4220 King Street East. Staff will be scheduling a Neighbourhood Meeting to discuss the proposed development late April 2022. We hope you are able to attend to further discuss the proposed development application. If you wish to discuss the proposed development in advance of the neighbourhood meeting, please let me know when a good time would be to set up a one on one meeting.

Thanks,

Craig Dumart, BES, MCIP, RPP

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From: ross evans <

Sent: Wednesday, March 2, 2022 1:12 PM

To: Craig Dumart <Craig.Dumart@kitchener.ca>; John Gazzola
<John.Gazzola@kitchener.ca>

Subject: [EXTERNAL] New Application 4220 King St E, Kitchener Ontario

Application # ZBA22/005/K/CD

Good afternoon, I'm writing today in regard to the property listed above for zoning bylaw Amendment for listed property. I'm sure everyone in City Hall knows this short strip of King Street is one of the most congested roads in Kitchener due to Highway 8 exit, for the residents here in Deer Ridge AND all the west bound 401 Traffic that uses this section of road to exit from HWY 8 to re-enter 401 West. Plus traffic, cars, buses, and large trucks use this strip of King Street to exit off 401 East to get into the Cambridge Industrial areas or continue further to enter onto Hwy 8 into Kitchener.

As you know the residents in Deer Ridge area only have **1 area of park land** to speak of (Pioneer Tower), **no schools** in the entire area and **no trails**. The traffic issue that is not going to get better any time soon, without a flyover to 401. This is the second developer asking to rezone a property (first one at Sportsworld and King Street). The first application is 3 towers with an excess of 500+ new families. Tricar Group's application is also for 3 towers and 525 new families.

There are **no parks for these people to visit** so in the car they go or on the future LRT system. The closest park to us is Riverside Park and that's in Cambridge.

FYI, the LRT is going to create even more headaches for people travelling through this zone and its current residents.

I would like to formally ask both these applications should be turned down at least until a 401 overpass has been completed.

Thank you for your time and look forward to staying in the loop for this application.

Craig Dumart

From: tony BOCCHINO <
Sent: Wednesday, June 15, 2022 1:33 PM
To: Craig Dumart
Cc: John Gazzola
Subject: [EXTERNAL] Re: 4220 King St. E. & 25 Sportsworld Crossing Rd.

Full disclosure Craig...

I've spent the last quarter century helping to develop the Deer Ridge Estates Custom Built Community through architectural control and restrictive covenants. Obviously, I've collaborated with the City and Region so I'm fully aware of this community's evolution. I'm not interested in wasting anyones time, my interest is to fully understand the potential future real estate developments of our neighbourhood and community so I can assess any potential impact on my families real estate investment and community values from a safety perspective.

Thanks again for keeping me updated.

Tony.

On Jun 15, 2022, at 10:18 AM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Hi Tony,

There were no technical difficulties on the Cities end it may have just been the resident who was having issues on his end.

The Official Plan contains policy that allow for applications to proceed in advance of the Secondary Plans. In advance of the completion of Station Area Plans, it is recognized that not all lands within a possible influence area of a ten minute walking radius centered around the location of a proposed Rapid Transit Station Stop should be the focus for intensification and development. In the interim the City has completed Phase 1 of the Planning Around Rapid Transit Station Areas (PARTS) Project to identify Major Transit Station Study Areas including the preliminary identification of areas, based on a high level of technical analysis, in which to focus intensification in and which could support transit oriented and transit-supportive development and redevelopment (Section 3.C.2.20. of the City of Kitchener Official Plan)

Until such time as Station Area Plans are completed and the Official Plan is amended accordingly, in the interim, any development application submitted within a Major Transit Station Area will be reviewed generally in accordance with the Station Study Areas contained in the City's Planning Around Rapid Transit Station Areas (PARTS) Project Plan and Background Report; a) in areas that are intended to be the focus for intensification, development applications will support the planned function of Major Transit Station Areas and have regard for the following: i) the Regional Official Plan and the Transit-Oriented Development Policies included in Section 13.C.3; ii) new non-transit-supportive uses such as low density uses and/or autooriented uses will be discouraged; iii) appropriate pedestrian and public transit facilities may be required with all major development or redevelopment proposals; iv) vehicular access points will be controlled to minimize disruption to traffic flow and new development may be

required to share common driveways and provide for maneuverability between sites. Any such applications that do not fully meet a) i) through iv) above, may be permitted, provided the owner/applicant demonstrates, to the satisfaction of the City and the Region, that the proposed development is designed in such a way that subsequent phases or infilling would meet the Transit-Oriented Development Policies. Existing developments within areas intended to be the focus for intensification that do not meet a) i) through iv) above, will be encouraged to redevelop in a manner consistent with these policies. b) in areas that are intended to remain stable, development applications will have regard for the policies included in Sections 4, 11 and 12 and support and maintain the existing character and planned function of the stable area.

Craig Dumart, BES, MCIP, RPP

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From: tony BOCCHINO

Sent: Wednesday, June 15, 2022 10:06 AM

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

Cc: John Gazzola <John.Gazzola@kitchener.ca>

Subject: [EXTERNAL] Re: 4220 King St. E. & 25 Sportsworld Crossing Rd.

Thanks for acknowledging my interest Craig.

I also expressed interest to City planner Andrew Pinnell in the other nearby corner huge development proposal located at 4339 King St. E..

I'm surprised by your comment that "the Secondary Planning for this area is expected to begin in 2023"... while, the public is expected to comment today on two huge development proposals without clearly understanding the City's and/or Region's big picture for this area. Hopefully, you classify this issue as a reasonable public concern.

Councillor John Gazzola had to intervene in our zoom meeting because members of the public weren't able to ask recorded questions online... probably just a technical issue. In any event, I live in the nearby community and appreciate the City letting us know what's happening in our neighbourhood.

Best Regards, Tony

On Jun 14, 2022, at 12:25 PM, Craig Dumart <Craig.Dumart@kitchener.ca> wrote:

Good morning,

You have been added to the email distribution list and will be notified of the public meeting when staff brings forward a recommendation. The Secondary Planning for this

area is expected to begin in 2023, at which point it would look at the landuses and zoning within the MTSA (major transit station area).

Craig.

From:

Sent: Thursday, June 9, 2022 4:50 PM

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

Subject: [EXTERNAL] 4220 King St. E. & 25 Sportsworld Crossing Rd.

Hi Craig,

Thanks for the public zoom meeting the other day regarding the above noted proposed development.

I herein express my interest in receiving any additional public information relating to this proposed development. I appreciate the opportunity to have two of my questions answered during the zoom meeting and would like to be kept updated on this proposed development. The City and the development team did a good job in articulating the features of this huge proposed development. Obviously the public has some concerns and probably needs a bit of time to digest the presentation and information received.

I'm wondering if you could share any Secondary Plan information with me concerning this area and/or direct me to a City/Region website link to learn more details about the future plans for this immediate area, since it was implied in the public zoom meeting that plans are in the works.

Looking forward to hearing from you.

Best Regards,
Tony Bocchino