

Attachment D

Eric Schneider

From: William Day
Sent: Thursday, September 15, 2022 1:42 PM
To: Eric Schneider
Subject: File Number 30CDM-22217

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Dear Mr. Schneider,

In reference to the above file, I found it very difficult to read what was printed on the document with regards to each unit.

Would it be possible to provide a clearer document that would give me a better understanding of the structures proposed for this property.

An eMail containing pdf files would be fine.

Thank you.

Yours truly,

William R. Day

Eric Schneider

From: bernice williams
Sent: Thursday, September 15, 2022 5:55 PM
To: Eric Schneider
Subject: 30CDM-22217

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Dear Eric

Is the city crazy to approve a 24 storey building on a hill overlooking the expressway. This lot was approved for a 6 storey and who would think that this is even remotely more than an eye sore. The traffic on Old King is busy enough and I think this is absolutely crazy. I repeat Crazy to destroy the neighbourhood and bring this amount of destructive energy to this part of the neighbourhood. We do not have buses to accommodate and the whole look and feel of this neighbourhood will be destroyed not to say what the look will be. I will lose my view which has cost me a lot of money and I was assured that the max the building beside me would be 6 stories. Never the less the city must have been paid off for this to even be considered and someone needs to stop this. One building would be awful above the 6 storey but what would 3 do. Money money money the city has gone crazy. I hope you live here so that you can see that this is terrible addition to a already busy and noisy place.

Who is the builder? Is it the councillor wow what a surprise

Bernice Williams

Eric Schneider

From: J Moore
Sent: Friday, September 16, 2022 4:57 PM
To: Eric Schneider
Subject: Notice of Application for Draft Approval - Plan of Condominium, 3241-3247 King St. E., and Cameo Drive, Kitchener

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Hello Mr. Schneider:

I have lived in this neighborhood for ten years.

I have read the information you provided, and honestly it is very vague. All I know is that King Street East, in the section under question, is one lane in each direction, and is a **VERY busy** street at the present time. Consider even the small amount of 100 more cars, which is minimal for the proposal under consideration, and it becomes an accident waiting to happen.

My experiences with walking in the neighborhood are rather unsafe. Cars often honk at me for not crossing the street quick enough. The posted speed limit is 60 km, cars often pass by at 80 km or more. Have you ever tried to turn left into my building? It is next to impossible. I joke with my friends who all say it must be noisy living between King Street and the expressway, and I say it gets quiet at 4 A.M. Sunday.

I doubt that I would ever been able to afford to move into the proposed plan if it should proceed, nor any of my neighbors in this building. The information provided does not indicate the number of bedrooms, what about families who cannot afford to purchase a freehold home? Where are they to live? From the large number of units, I seriously doubt that there would be any three bedroom units in the entire proposal.

So Mr. Schneider, you can indicate that I do not support the proposal to the powers to be.

Regards,

Janet Moore

Kitchener, ON

Sent from [Mail](#) for Windows

Eric Schneider

From: Shannon Currie
Sent: Sunday, September 18, 2022 1:24 AM
To: Eric Schneider
Subject: 3241-3247 King St East and 108 Cameo Drive

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<https://aka.ms/LearnAboutSenderIdentification>]

We don't need anymore condominiums in Kitchener aka Condo City, particularly in the Fairway Rd. Area which already has more traffic than it can handle at key times of the day. Don't bother emailing me back because you do whatever you want without listening to the public anyhow.

Sent from my iPhone

Eric Schneider

From: [REDACTED]
Sent: Tuesday, September 20, 2022 10:16 AM
To: Eric Schneider
Subject: Condo King East and Cameo feedback

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Eric
I live at Kitchener. You have plans for King and Cameo. Are you also aware that 3 condo buildings are also being built next to me.
All of these properties access King St E. plus there is another condo a few doors down.
How can we get out onto King then when we already have difficulty getting out now. Have you checked access to King travel patterns?
What kind of lower income apartments have you approved?
I have grave concerns being a senior with limitations. To go to the bus to Ion, I have to cross King illegally and walk a block to access a bus.
Someone should consider coming to king with a walker and cross to the bus stop.
Carol Van Dyk

Kitchener

Sent from my iPad

Eric Schneider

From:
Sent: Friday, September 23, 2022 6:28 PM
To: Eric Schneider

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Hi Eric ,

My name is Teresa Ochman ,I am the owner of the condo in
the buildings on the

3241-3247 King St.E and 108 Cameo Dr. My question is ,if will be the access to that building from Cameo Dr. or
just from the Kings St ?

The 3 buildings will have all together 1046 unit , so the traffic will be much worse then now .

Thank you ,
Teresa Ochman

Eric Schneider

From: GREG SAMSON
Sent: Saturday, October 1, 2022 8:42 PM
To: Eric Schneider
Subject: File Number 30CDM-22217

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Mr. Schneider,

Thank you for your Sept. 9/22 letter & enclosed Draft Plan of 3241-3247 King. St. E & 108 Cameo Dr., Kitchener.

I have a few serious objections to the proposed plan and the requested "minor variances " to the Zoning By-law.

First, I highly object to a 23-storey building erected right in front of our Condo building which will be more than twice the height of our building. That building will tower over us leaving us in a day-long shadow with no sun entering our Unit. We will be closely overlooked and we will lose all our privacy and will have to keep our curtains drawn all day and all night throughout the year to keep out prying eyes from the proposed building. This will be especially bad if balconies are also proposed for the planned building. It will all make me more claustrophobic than I already am! That's not good for my mental health. Shadows all day and night and no sun all day all year will be depressing.

I could agree with putting up an eight-storey building on the site, especially for "Unit 2" of the plan.

Second, I object to the number of units for such a small surface area...946 units in three buildings on one site. With 2 to 3 people in each Unit that's more people in that small area than there is in most Villages in Ontario.

It is NOT a MINOR VARIANCE the developer requested to go from 100 units/ha to 488 units/ha. That's a VERY MAJOR VARIANCE and is too excessive!

There are many other locations in Kitchener on which a developer can put up more of their affordable housing units. They shouldn't have to pack them all into such a small space.

Third, with 946 units there will be traffic bedlam trying to exit onto King Street East. It's already difficult now trying to exit our driveway to make a left turn East onto King Street East; the increase in traffic from the proposed Complex will make it nearly impossible to exit safely. We've already had a few collisions with people trying same (I was not one of them). The Developer's presumption that most people will use a bicycle is not reality. Most people will probably have at least one vehicle, even if they are low-income households. In Winter, practically no one will use a bicycle, and they will revert to vehicles. Even if most vehicles use Cameo Drive, there will still be many who will be entering and exiting via King Street East, presuming there will be entrance and egress from King Street East (this driveway would be necessary for Emergency vehicles).

Fourth, there will certainly not be enough Visitors' Parking for these three buildings, so the overflow will most likely use OUR Visitors' Parking spaces. Our Condo Corporation has already spent thousands of dollars this year on By-law enforcement just on keeping unauthorized vehicles out of our Visitors' Parking from people who live in the few houses that are in our area. With the large number of units proposed for next door we will probably be more than tripling our expenses in this regard.

Fifth, due to the high density of the proposed buildings increasing the density of residents in the area, the Market value of our building's units will be reduced by at least 25 to 40%.

Even before the Mortgage rates started increasing recently, it was difficult to sell a unit in our building, due to prospective purchasers knowing that three residential towers would be going up adjacent to our building, and those units that DID sell went for much lower than what they should have.

Sixth, there are a large number of trees on the proposed lots which birds use from year to year for nesting purposes. Presumably most will be removed, eliminating the birds' nesting places, and eliminating the greenery visible from our building's units. This will be a great loss to the birds and to the residents of our building.

Also, our residents will lose our countryside views, as well as the many fireworks displays we see each time they are shown.

Seventh, while not a huge possibility, there is always a chance that the new building could collapse and fall toward and onto our building, despite all the building codes that the developer must follow. The buildings should be placed so that they are not within the distance it would take to fall on any adjacent buildings should they tip from ground level.

Please forward to me a copy of the staff report and advise me when and where the future public meeting will take place.

Thank you,

Greg Samson

Eric Schneider

From: Gary Woodrow
Sent: Monday, October 3, 2022 3:12 PM
To: Eric Schneider
Subject: File Number 30CDM-22217 3241-3247 King Street East and 108 Cameo Drive

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Thank you for the opportunity to comment on this plan. I am very much in favour of the plan. I do have one concern. Adding the potential 946 units will add to the already busy traffic on King Street East. I live on Hofstetter Avenue and often it is difficult to turn onto King.

If possible, I would suggest an extension of Cameo Drive turning North to meet King Street East at a new traffic light. This would allow an easy exit for the new condos and for the residents on Hofstetter Avenue. Additionally, it would cut down on the frequent speeding on King.

Thanks!

Gary Woodrow

Sent from my iPhone

Eric Schneider

From: Linda Lovegrove
Sent: Monday, October 3, 2022 4:50 PM
To: Eric Schneider
Subject: file 30CDM-22217

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I am writing as an owner and resident at directly overlooking the two properties under consideration for development into three apartment towers. I understand the same developers are already approved to put a large tower at the old Schwaben club location just up the street, and I fully expect they will also get approval to build 946 units next door. The drive to add housing units without consideration for whether there is demand for the size and price of these units in a given location will clearly continue, and the city will accept any and all development despite limited efforts to collect input from neighbours. While I do support upward growth within city limits (to maintain the lovely and productive countryside that surrounds us), I would welcome some semblance of civic planning. Instead, it appears you are just wantonly putting up 25+ story buildings in every available patch of land, accepting any and all proposals from greedy developers.

This particular development will remove all available green space on the two properties, save for some bush along Cameo. It currently contains a lot of mature trees that are easily 12 stories high, and is a vibrant wild space. It will literally tower over neighbouring condos, making our lives uncomfortable, dirty, and noisy for the 5 years over which construction is planned. What is the city planning to do in the neighbourhood to help compensate us for the loss of view and freedom of movement, let alone the decrease in property value? At least three floors of our condo will now look directly into a parking garage. The entire building on the other side is looking directly into one of the new towers. There appears to be absolutely no consideration of the surrounding properties in this development. No consideration of what the impact of additional traffic will be. No consideration of the kind of options this size of space could afford to create a community of different kinds of housing. Just three towers of small rental units, a very small percentage of which will actually be affordable for most. The rest can be priced with no limits on annual increases, according to someone's idea of market. Rental housing without rent controls does next to nothing to serve the population that needs it...having lived 30 years in a rent controlled apartment in Toronto, I can attest to the kind of permanence and security that provides. If this city is going to continue building rentals, it must advocate to remove exemptions to the landlord tenant act for new builds, if it is the interests of residents that it cares about.

At a minimum, I think the city should approve just two multi unit buildings on these properties, with sufficient parking contained underground each. Just as the neighbouring properties were allowed.

Linda Lovegrove

Eric Schneider

From: Bob & Marg Gauthier <
Sent: Tuesday, October 4, 2022 11:32 AM
To: Eric Schneider
Subject: 3241-3247 King St E and 108 Cameo Drive

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File No: 30CDM-22217

Thank you for taking my call the other day regarding this development. As a resident of Cameo Terrace @3267 King St E, we are very concerned about the development as it is so out of scale with the adjoining properties. As you know, Cameo Terrace is a 6 storey condominium while the Regency is an 11 storey building. At 24, 23 and 19 storeys, the proposed development is completely out of scale with its surroundings.

The current infrastructure in this area would seem to be less than adequate to support the density that this development proposes. Cameo Drive is at best, a minor back road dead-ends at Hwy 8 and was recently repaved (at taxpayer expense) for no particular reason except to support this development. We have to assume the city knew this going forward. If this is to be used as construction access for the new development, it will be destroyed by heavy vehicle traffic and will then have to be rebuilt (again at taxpayers expense). Cameo Drive connects to Hofstetter (stop sign) and then to King Street E. There is no stop light at this intersection.

The layout of this development with a central parking garage looks to create an urban wasteland, completely at odds with the goals of many of these developments. The provision of a green space to the west of the property looks more like an excuse than any real effort to make this a liveable space. There is an article in the Record on Monday Oct 3 about this very subject. The current proposal seems intent on changing the whole character of this area of the city from one of relative peace to one of overwhelming activity.

King St E is already operating at capacity at various times of the day. While this is a Regional Road, the planning process needs to take this into account. King St E has no stop lights and no crosswalks between Fairway and River. It is a 3 lane road with a left turn lane in the middle. A widening of this road seems unlikely in order to accommodate increased traffic from this development plus at least 2 more pieces of land that are ripe for development. There is an assumption by the developer that public transit and bicycles will take care of any excess traffic problems but again King has limited bus service (and definitely no plan for LRT) and no bike lanes at this time.

At Cameo Terrace, we are concerned with the construction implications of this project as we do have an underground garage abutting the property line. While we have been assured that this will not be a problem, we still want this to be in the record.

As the length of time that this project will be in construction is projected at 5 years, we also want to ensure that mitigation of noise, dust, construction materials, equipment storage and other related issues will be part of this undertaking.

As discussed on the telephone, can you please send me a better copy of the drawing (s) that was included with your letter. A .pdf by email would be good.

We look forward to your response.

Bob and Marg Gauthier

Eric Schneider

From: Karen lee
Sent: Tuesday, October 4, 2022 10:31 PM
To: Eric Schneider
Subject: file number 30CDM-22217

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Good evening Eric,

My apologies for the late submission. I thought it was not due until the end of the month.

My name is Karen Lee and I live at :

and 108 cameo drive are as follows

1) the distance between _____ and 3241-3247 king street east.

They are literally building a couple of feet from the property line. This means they can easily step onto our property, it's disturbing that when you look out the window you will be able to see directly into the other building window!

2) the distance from the king street east

It's difficult to get onto King street with the current traffic and with the building so close to the road its going to be difficult to see oncoming traffic since there is a bend in the road.

3) Traffic

There should be traffic lights or pedestrian crossing to the bus stop at 3227 king street both ways as with increased traffic it's going to be very difficult to cross the street as it takes over 10 mins to cross.

Someone will get hit and I've seen many people struggling to cross due to traffic. you dont see how bad traffic can get.

4)low income housing

this is going to ruin the quietness of the area as its known that low income housing residents are not respectful and like to cause trouble

5) Parking spots

Since there are fewer parking spots per unit the residents will be using parking at 3227 king street.

6) 3 units in a small area

this was a nice area to live in and with the proposed 3 units it's going to take away the view of the trees, there are lots of nice trees, cause a lot of noise pollution, causing more traffic, making it difficult to exit 3227 king street, causing more danger to crossing the street

There are many seniors that live here at the Regency and many of them have the same concerns as I do and I said I will represent them as they do not have access to emails.

Thank you for your time

Karen

Eric Schneider

From: Cathryn Fischer
Sent: Wednesday, October 5, 2022 9:26 AM
To: Eric Schneider
Subject: Re: Notice for Application for Draft Approval - Plan of Condominium (Vacant Land) File Number: 30CDM-22217

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Dear Mr. Schneider

I know I am a day late with this, but I want to add my concerns to your file, if that's still possible.

We are terribly concerned that the vibration of the construction of the proposed buildings in the neighbouring lot will be too much for the foundation of our Cameo Terrace property. We are concerned that the drilling required, especially if something other than strictly caisson foundation walls are implemented, will cause serious damage to our building's stability. The proposed under-pinning for the new building placed below our existing building, thereby disturbing our base, is very concerning.

The property also has a seasonal natural water feature which will create a bigger burden on the drainage system on King Street.

On page 47 of the Proposal dated March 4, 2022, it is stated, "Emergency access has been considered through the site design which provides for direct access from the King Street East and Cameo Drive right of ways and through the site from King to Cameo Street as well as adequate turning radius and layby for emergency vehicles." We already have non Cameo traffic short-cutting through our property to get from King St. E. to Cameo Drive, and are concerned that our's will become an even more popular route as more traffic makes our driveway more appealing to drivers.

I hope you can take the time to include these concerns in your considerations.

Cathryn Fischer

Kitchener, Ontario

FROM:



Patricia Gibbons

Sept 27/22

Attention Eric Schneider:

Regarding the letter sent Sept 9/22, "Notice for Application Draft Approval" File number 30CDM-22217, Location 3241-3247 King Street East and 108 Camos Drive, I am sending in my comments.

#1. I never want to hear the Mayor, councillors or planning committee ever again whining that we have to cut back on water-use.

#2 I don't want to hear about the garbage dump only lasting a few more years.

#3 I don't want to hear that to ease traffic congestion, a round about will be put at the intersection of King Street East and Fairway Road. And I won't comment about salt use whining.

These problems should never have been put on the citizens of Kitchener, making them the villains.

I know common sense and wisdom don't seem to exist much anymore, but if you are going to factory farm people, what do you expect.

Your concentrating more people in a smaller area you will have problems ~~and~~ #1, 2 & 3 and more evolve.

Also crime will increase more than it is today. Has everyone forgot the experiment taught in high school



Page 2

Attention Eric Schneider

about too many rats in a small area. To say we need more housing for a "growing population" or is it to grow the population isn't much help. We saw an exodus of people from Toronto during the pandemic because they hated being cooped up in a high rise. If restrictions aren't brought back in, for how much a landlord/owner can increase rental charges, no one will be able to afford to have this type of housing. There has to be rent control. If these condominiums are built the cost of materials now will skyrocket them so no one can afford them. Also if planning is thinking that new immigrants would be satisfied with a condo because perhaps that's what they had in the country they left, it won't happen. It is normal to see what others have (houses) and to want the same. The higher the buildings the less air flows, the hotter in the summer, and what about the next pandemic.

There is one good thing? I guess? about all these high rises going up, they do make easy targets for any missiles coming in. Oh and you might want to make sure there's adequate health care before diving in.

As for me, I thank God I am in the sunset of my years and won't have to see or live in such a crowded city!

Sincerely

Patricia Gibbons

Eric Schneider

To: Carleigh Bilyea
Subject: RE: File Number: 30CDM-22217

From: Carleigh Bilyea
Sent: Thursday, October 6, 2022 7:41 PM
To: Eric Schneider <Eric.Schneider@kitchener.ca>
Subject: File Number: 30CDM-22217

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Hello Eric

My name is Carleigh Bilyea. My boyfriend and I live at

We received the letter in regards to 3241-3247 King Street east and 108 Cameo drive.

We are opposing this development as it is going to be very close to is well as close to the street where it is already very difficult getting out onto King Street.

There is not enough space in between the buildings which is a concern for noise.

Thanks for your consideration,

Carleigh Bilyea

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Eric Schneider

From: MARLA MOORE <marla.moore@cityofkitchener.ca>
Sent: Thursday, October 13, 2022 12:34 PM
To: Eric Schneider
Subject: 3241-3247 King Street E

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Hello Eric,

I was hoping you could help me locate some documents for 3241-3247 King Street E development of the three towers on that site. I usually can obtain documents from the app2.kitchener.ca/AppDocs/ website with all of the development documents, however I cannot find any on this one.

It's for a work project. If you can send me the link where I can find these documents or send me these 4 files that would be greatly appreciated.

Looking for

Zoning by-law amendment application
Planning Justification Report
Site Plan
Architectural/Elevation Drawings.

Thanks so much!

Marla Moore

Eric Schneider

From: R&L South
Sent: Thursday, October 27, 2022 12:34 PM
To: Eric Schneider
Cc: Dave Schnider
Subject: Notice of Application for Draft Approval at 3241 -3247 King Street East

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October 27, 2022

Hello Eric.

Thanks for returning my call so promptly about this new apartment/condos housing future development along King Street East on the empty lots between the Cameo and Regency buildings.
It appears 3 units are planning to be built.. with 19, 23 and 24 Storeys high.

My husband and I recently moved to Fairview Towers, 3189 King Street East, after selling our home on Pandora.
We have been quite surprised by the traffic flow on King Street East, especially exiting from the underground parking on to King Street.

These are the items I would like the City and Region to consider:
I understand a traffic study has been done, but I would like to suggest another one.

1. King Street East gets a lot of commuter traffic in the morning and again later in the day starting approx. 4:00 p.m. Although there is a turning lane, it is almost impossible to turn left towards Fairway Road. Many commuters prefer not to be on busy Highway 8 and choose King Street East as their alternate. Also Fairway Road is so busy later in the day and much traffic flows to King Street East from there.
2. There is a train track next to Heffner Motors and when the afternoon train runs traffic it backs up to River Road at times.
3. Elevate Condos: are currently being constructed (across from Revera's Briarfield Gardens retirement home). I believe there are 3 condos going up there. That will increase traffic flow on King Street E again. I don't know if that was considered in past traffic study.
4. Crosby Motors site: We understand that Crosby Motors is moving and that property is hoping to have apartments or condos as well. If that gets approval, more traffic will affect King Street E.
5. Pedestrian Traffic: There are many families and seniors residing in apartments and condos on King Street East. It is almost impossible to safely cross King Street E. due to current traffic, even when it's not rush hour(s).
6. Bus Stop (near Heffner's). I have seen many people using public transit trying to get across the street to access the bus stop with young families. Perhaps more traffic lights or a "safe" crosswalk may be needed.
7. Access to Community Centre: There is a path and gate to access our Community Centre from King Street however, it's too dangerous to cross the Street so people must go to Fairway Road to cross and back-track. It shouldn't be so dangerous to access a City Community Centre.
8. Noise Levels: There are no noise barriers along Highway 8 to control the noise pollution from the expressway. It's also impossible to comfortably enjoy the use of our balconies at Fairview Towers. More traffic on King Street would increase the noise levels affecting residents along King Street. Is there anything that can be done about that?
9. Freeport Hospital: King Street East is a main road to access this hospital from Kitchener. King Street East should be easily accessible to those needing to go to Freeport whether it's as a patient or visitor. There is also NO sidewalk on the left side to easily navigate to Freeport. There is no safe way to cross King Street to the hospital as a pedestrian.
10. It is also NOT safe to ride a bicycle on King Street East. More bike lanes are being added across the cities as biking has increased greatly over the past few years. Perhaps City s/b looking at adding lanes to King Street. Many like to go down to the Grand and enjoy trails.
11. Air traffic: I know we have seen increased flights from Waterloo Region in this area. Have the future flight paths and increased air travel with Flair Air and WestJet been taken into consideration. This new development on King Street East seems to be higher than the other buildings.

Since King Street East is a Regional Road, I hope both the City and the Region will look at these concerns.

Thank you,
Lori and Bob South

Kitchener, On



Virus-free www.avg.com