

Eric Schneider

From: Colleen Stewart
Sent: Sunday, November 20, 2022 10:45 AM
To: Eric Schneider; Paul Singh;
Subject: Meeting Re: 1257 and 1256 Ottawa Street S. Proposed Development

You don't often get email from

[learn why this is important](#)

Dear Mr. Schneider, Mr. Singh, and Mr. Patterson:

I am writing to you all to express my utter disappointment in the Neighbourhood Meeting that was conducted for residents surrounding the proposed development.

This meeting was so poorly executed, and I am wholeheartedly against this proposed new development in my neighbourhood.

I implore you to take a few moments and read my letter in its entirety as I am entitled to express my feedback.

Firstly, the method you chose to present the meeting is 100% exclusionary and discriminatory. The vast majority of residents that were invited to participate are seniors, most do not have internet or the capacity to attend a zoom meeting. Most have been out of the workforce for 15 years plus, and have never even heard of a zoom meeting. This, I feel, was intentional. There are currently NO Covid restrictions, and no reason whatsoever to have not had an in-person meeting. I'm sure all of you are attending in person meetings now, and you could have organized one for these residents. To that point, if someone had special needs or accommodations at a regular meeting, you would have been obliged to offer them provisions to be able to attend and participate in the meeting. In fact, children are given computers in school in order to be able to participate in online classes so that no one is left out. Yet you sent out a card detailing a meeting to citizens that do not have the required devices, technology, nor the knowledge on how to participate actively and fully. We are still dealing with residents using landlines.

Unless they had internet capability, and then a computer, and THEN someone to show them how to use Zoom, they could not ask questions, express their opinions, or participate fully. This was so ageist and left the majority of residents upset, and feeling like they were not being respected or heard. Not only could telephone participants not ask questions or add comments, they were helpless and couldn't do anything but listen to your script.

Secondly, the presenters spoke very quickly and using terminology completely foreign to the residents here. I was typing in questions on behalf of my partner, Brian Chivers, as he was asking them, and the message kept coming up that the question has been answered, the question has been answered....well I ask you, what good is an answer if nobody understands it? Again, I feel as though you were simply disregarding and pandering to your coworkers rather than engaging in meaningful dialogue. Quoting bylaws, or dismissing people's genuine concerns with a "most of you already have trees in your backyard, so..." comment is not only dismissive rhetoric, but rude. You reminded Brian to "be respectful"....but I would say that sitting safely behind a computer screen using pre-determined answers and big fancy words was the utmost of being disrespectful. Unless none of you have ever had grandparents or aging parent, you know full well that you 100% did not do your job, nor did you acknowledge genuine questions with genuine answers. No compassion. No understanding.

On the subject of being "disrespectful", I was still raising my hand when it was said, "If there are no more questions, we'll finish it here". I raised it three times as I wanted to participate as well, but as Brian had been deemed to be "disrespectful", his name was no longer called. I am still in the workforce, and so I understand that the definition of "disrespectful" has definitely evolved, but do you think that people in their late 70's understand your new definition? Being upset, and being passionate, and the way the older generation expresses themselves cannot be held to newly developing workplace etiquette as they have never experienced this. I felt that, knowing Brian as I do, that he was extremely restrained and had legitimate questions. But, that isn't even on the record for your coworkers to hear. They will have to go by a transcript of what was said. So, of the four people that were actually able to give their

comments, you did not respect and stopped acknowledging one of them because why, he doesn't like your proposal? Or are you so politically correct that you only acknowledge people who understand the NEW RULES?

Also speaking of disrespect, our elected City Councillor couldn't even grace us with his presence. Our so-called representation didn't even show up. Yet you proceeded with the meeting even though OUR representative wasn't there. Shame on you, Paul Singh...you were happy to get our votes but where were you when your duty to us was called upon?

Thirdly, you are proposing building this on the perimeter of the most expensive homes in this very well established neighbourhood. The question was asked, would you do this in other expensive neighbourhoods, or are our home values not as "valuable"? Is our privacy, tranquility, neighbourhood sense of community less valuable? Not to the residents who have lived here for 20, 25, 30 plus years. Most unfortunately, I totally expect that your "arborist" will allow you to rip down the mature trees that would make even the thought of this more palatable with some excuse that meets your agenda because building around them will be somewhat more challenging. You say you will "landscape" the property, but I'm sure you won't plant quick growing trees (or replace the ones removed with mature trees at a greater expense) that will produce lots of leaves because then your clean up and maintenance costs will be higher. Any landscaping will be for the potential residents and maybe to hide the garbage receptacle that you want to place right at the back of OUR properties. How considerate. Your residents won't have to smell their refuse, but instead of smelling my lilacs and long cultivated roses, I will get to smell their refuse. Your entire proposal reeks of a money grab with no regard or concern for us, the people who have MADE this neighbourhood.

My fourth and final point, you did not address the effect that the additional lighting, headlights, balconies facing directly into our yard with no significant fencing or tree line, noise of twenty additional residents or multiple residents will do to the feeling of our neighbourhood. We don't close the blinds at night - we have never had a need. But now, at any given time, we may have several people looking straight at us and into our home. Our HOME. A six foot fence? Will that fence shield us from the balconies? That makes no sense whatsoever. Ask any of your engineers and planners if they can explain that to us.

You are speaking of adding a minimum of 20 but potentially a hundred new residents. We are happy to include new people in the neighbourhood - we have welcomed so many new neighbours over the years. But in an area that consists of single family dwellings, this just isn't the location to build this dwelling.

I will be forwarding this letter to the Mayor of Kitchener, every City Councillor, and as a courtesy to my neighbours that DO NOT even have internet, I will be printing it and distributing it to them as well. I encourage ALL residents to write to you or call you.

Regards,

Colleen Stewart and Brian Chivers

Kitchener, ON

Eric Schneider

From: Carlos Bazzarella
Sent: Tuesday, November 15, 2022 3:18 PM
To: Eric Schneider
Cc: Paul Singh
Subject: Neighbourhood Meeting Comments for Zoning By-Law Amendment - ZBA22/009/O/ES
Attachments: NeighbourhoodMeeting.pdf

You don't often get email from

[Learn why this is important](#)

Hi Eric,

Please include these comments in the public record.

Carlos.

November 14/2022,

Response to Neighbourhood Meeting for the proposed Zoning By-law Amendment number ZBA22/009/O/ES for the properties located at 1257 & 1265 Ottawa St. S. Kitchener.

This meeting was held online/phone-call Nov 8 @ 7pm and lasted just over an hour. The sign in front of the properties at issue were updated with the meeting information less than 7 days before the meeting. We were told that our representative, Paul Sign, would be present in the meeting but he did not attend.

The vast majority of people on our street, Nine Pines Rd., are old and do not have internet so their only way to contribute to the meeting was to do a phone-call. The problem is that only people online could ask questions via chat so that silenced a bunch of unhappy neighbours that called in. Furthermore when it came time for live dialog, where the phone-call people could interact if they were still on the line, this feedback was not recorded, so basically this guaranteed phone-people had no voice in this process.

The very few people that were able to get online, 4 from what I could tell, asked many questions but instead of reading the questions verbatim, the questions were real-time paragraphed by the host to be completely different than the intended questions and the chat setup did not provide a way to correct the questions so they could be answered properly. It was as if, a list of questions and answers were previously fielded and the host would just pick from that list the closest match and use them.

All of the previously submitted concerns and issues with the current proposal were categorically dismissed with excuses that we wish to contest. Instead of providing us with detailed assessments with a clearly labelled expert in the field, we were just provided a few seconds of dismissal. I will go into details of some of those later but the pattern I saw was that nothing actionable or anything real was offered to alleviate our concerns.

Concerns

(1) Placement of multi-dwelling building on a block with the most expensive houses in the neighbourhood

Nine Pines rd contains 26 high-end houses on large lots. Most are 2 floors high with 2 car garages and long driveways. There is no sidewalks. Our very own Paul Sign has provided multiple properties on this street with awards for the best properties in the neighbour. Putting a multi-dwelling building on this block would be equivalent to putting one on Deer Ridge, Hidden Valley or Mannheim.

Your response was basically that the area/location doesn't matter, that you would just as well field this proposal if it was in Deer Ridge, Hidden Valley or Mannheim. We highly doubt that anybody would put a multi-dwelling building in any of those neighbourhoods because it is not compatible with adjacent uses of land.

(2) Property value destruction

The concern with how this proposal would affect our property values was dismissed with basically saying that property values fluctuate so they don't really care about it. The dismissal basically said, we don't know we don't care. Problem is that if you ask any Real Estate agent how to increase the value of your property, in under a second you will hear upgrade your kitchen. Likewise it doesn't take a genius to figure out that if your quiet, isolated and nature-like backyard is now adjacent to an over-crowded parking lot that your property value will go down because it becomes a lot less appealing than before.

What we want is acknowledgement of the obvious.

(3) Traffic volume/car safety

The Fischer-Hallman and Ottawa corner is one of the most dangerous intersections in the city. The addition of 23 cars into the mix was dismissed as irrelevant given the high volume of cars already there (10,000). This excuse makes no sense. Our issue is not with increasing the volume from 10,000 to 10,023, the issue is with the safety risk caused by these new 23 cars coming in and out of that 10,000 car volume. Since the proposal calls for a 1 lane into/out of property. What would happen if a car is coming in while there is a car already there trying to get out? How is that situation compounded with 23 cars? This 1 lane to accommodate 23 cars in and out at rush hour is inadequate.

What we want is to see a real study done instead of just dismissal. Maybe a traffic light on Valleyview Rd would make it safer to get in and out of property and avoid accidents.

(4) Backyard privacy

Brian mentioned how this proposed building will affect his privacy and backyard enjoyment just to be dismissed with a comment about how they could build a new house with the current zoning with a second floor balcony and it would be the same privacy invasion as the proposed building. This is not correct because with current zoning, 2 floors house and 6 feet fence provides more privacy than 3 floor, 10X more eyes and 6 feet fence.

What we want is an equivalently higher fence that can provide the same level of privacy.

(5) Garbage smell

It was mentioned that the garbage of the 20 units would stink and affect adjacent backyards specially considering their proposed location in the back of their combined lot. This concern was dismissed by describing their stink-free in-ground garbage silos.

What we want is that the in-ground garbage silos be placed as close to the street and the building front entrance as possible so that residents and people passing by can experience this amazing technological wonder of the world.

(6) Others: tree removal/pollution/noise/lights

Brian mentioned that the lights and noise of 23 cars will affect his property and keep him up all hours of the night. Nothing was offered as a solution to this problem. Also removing all trees will increase the noise in our backyards because the leafs in the trees block/reflect sound. Replacing all vegetation with a parking lot will most certainly increase the risk of flooding our backyards in case their proposed draining system gets clogged.

What we want is a report with real numbers about how removing these old and large 26 trees and replacing it with 23 cars affects CO2 emissions and air quality in our backyards. We want these CO2 emissions as far away from our backyards as possible and be placed in front of their building just like we currently have with every house in this block.

Sincerely,

Carlos Bazzarella

Eric Schneider

From:
Sent: Monday, November 14, 2022 7:39 PM
To: Eric Schneider
Subject: Concerns regarding 1257 & 1265 Ottawa St. S. Kitchener.

You don't often get email from

[/hy this is important](#)

Hi Eric/Tom,

Thanks for info session about this project. However, after having reviewed the supporting documents as well as listening to the developer's presentation, I personally don't think it is a very good fit given the topographics of this neighborhood.

Zoning change

I'm sure when the city did a review for new zoning change proposals, many factors must have been considered. I just don't see how it is appropriate to change a RES2 to a RES5 zoning since it is a huge stepup. My understanding is the developer decided to pursue a Res5 because their proposed building would fit best in a res5 community. Thus, I'm not sure how we should step up so much just because of one building.

Parking

As you know, the developer is proposing 1 parking spot per unit. Unfortunately, the reality of the matter is most household have 2 cars. You can already see all the overflow on Williamsburg Rd and nine pines every night from the other housing complex. How does the city intend to address this situation? Especially in the winter?

Park and rec space

There is not enough parks and green spaces for the current residence to use currently. With an extra 20 households, is the city going to provide additional park and rec areas to support this building? Is there any sort of integration into the current park system that is in place?

Traffic/transit

So due to the lack of transit options and not in the MTSA at Ottawa and Fischer Hallmann, is the city planning to increase bus routes, LTR extensions in the near future to satisfy the reduced parking at this site? With the reduced parking, is it assumed that there will be extra uber/delivery traffic as well. With a single entry road in such close proximity to Fischer Hallmann, how is this going to be addressed? I know from first hand during the rush hour that it is almost impossible to exit onto Ottawa st especially the past summer due to construction. Will there be a median built to avoid traffic coming out of this site to head westbound for better traffic flow?

Noise/privacy

I'm sure many of my neighbours have already brought up this concern. Even the fact that the building is actualkt 3 1/2 stories having the basement 1/2 above ground, the balconies will definitely be very invasive for the surrounding neighbours without all the large trees as a buffer. A 6 ft fence will definitely not provide enough privacy in any way.

Garbage collection

Given that 20 units will definitely require private collection, is there a plan for garbage to be collected a few times a week or what is the promise that the developer intend to deal with this issue. There is a decent amount of wildlife in this area, so this could turn into a very big issue.

Trees

Is there a way to save more of these old trees that have grown for over 30-40 years? What are they willing to do to compensate for this? Are they planting new trees in the neighborhood?

City comments

I believe that I saw there has been no city comments on this project. When can we expect to see whether you or the city intend to recommend this project or not?

I think in my opinion, a drastic zone change as such is a bit hard for me to accept. I can see a res 2 to res 3, but this is a huge leap! Again, I understand that the developer is asking for this because this suits their building needs, but I don't think this is the right path for this neighborhood. Thanks for your time and I hope you will have an opportunity to address my concerns.

Thanks,
Rock

Sent from my Galaxy

Eric Schneider

From: Michael Brisson ·
Sent: Friday, November 11, 2022 8:28 PM
To: Eric Schneider
Subject: 1257 Ottawa St. S. - Neighbourhood Meeting

[You don't often get email from ; . Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Hi Eric,

I missed the meeting.

Is it available for viewing ? Please send a link if available.

Thanks

Michael

Sent from my iPad

Eric Schneider

From: Adam Herfst
Sent: Tuesday, November 8, 2022 12:04 PM
To: Eric Schneider
Subject: 1257 & 1265 Ottawa Street South

[You don't often get email from
<https://aka.ms/LearnAboutSenderIdentification>]

Learn why this is important at

Hi Eric,

I would like to comment that this shift to higher density residential buildings on Ottawa street is a fantastic idea. We should not have expensive and larger-footprint single dwellings on Ottawa street, it is too busy of a street.

Now, what would be great is if these higher-density buildings on being built on Ottawa street would be to increase walkability and bike-ability in this area as current infrastructure is horribly inadequate for safe and convenient usage. Pedestrians and bicyclists should be much more separated from busy streets where people are driving 70 km/h, such as that stretch of Ottawa street.

Thanks,

Adam Herfst

Student - ARIDO

School of Engineering & Information Technology | CONESTOGA COLLEGE OF TECHNOLOGY & ADVANCED LEARNING

Conestoga Official Disclaimer: This email and any attachments are for the sole use of the intended recipients and may be privileged or confidential. Any distribution, printing or other use by anyone else is prohibited. If you are not an intended recipient, please contact the sender immediately, and permanently delete this email and attachments.

Eric Schneider

From: D. Grant
Sent: Thursday, June 30, 2022 7:13 PM
To: Eric Schneider; Paul Singh; scott@pplan.com
Subject: [EXTERNAL] 1257 & 1265 Ottawa St S

Dear Sirs,

I am just responding to your plan for development on Ottawa St S.

I am strongly against this plan. After having lived on Valleyview Rd for almost 20 years, I have seen such an increase in traffic in this area, which has made accessing Ottawa St (especially when making a left hand turn from Valleyview onto Ottawa) increasingly difficult and dangerous. And the intersection of Ottawa and Fischer-Hallman has also become increasingly busy and dangerous for cars and pedestrians.

Adding more traffic, which would be as a result of the proposed development, isn't wise and would only increase congestion and the propensity for accidents.

Unfortunately I don't feel my concerns will be taken into consideration.

Thank you for listening,

Donna Grant

[Sent from Rogers Yahoo Mail on Android](#)

Eric Schneider

From: Rhonda Reist
Sent: Thursday, June 30, 2022 5:16 PM
To: Eric Schneider
Cc: Rhonda Reist - Work
Subject: [EXTERNAL] 1257 and 1265 Ottawa Street

I am just responding to your plan for development on Ottawa St S.

I am strongly against this plan. After having lived on Valleyview Rd for almost 20 years, I have seen such an increase in traffic in this area, which has made accessing Ottawa St (especially when making a left hand turn from ^{SEP}Valleyview onto Ottawa) increasingly difficult and dangerous. And the intersection of Ottawa and Fischer-Hallman has also become increasingly busy and dangerous for cars and pedestrians.

Adding more traffic, which would be as a result of the proposed development, isn't wise and would only increase congestion and the propensity for accidents.

Thank you for your serious consideration of these concerns.

Rhonda

Sent from my iPhone

Eric Schneider

From: DENNIS STECKLY
Sent: Thursday, June 30, 2022 4:18 PM
To: Eric Schneider
Subject: [EXTERNAL] Concerns regarding application for development, Ottawa St S

Hello,

My name is Anita Moreau-Steckly and I am a resident of Nine Pines Rd in Kitchener. My husband and I recently returned from our vacation and became aware of a planned development project at 1257 & 1265 Ottawa Street S where two residential homes are intended to be demolished and converted into a multi-level apartment complex and adjacent parking lot. I wish to express some concerns that I and my neighbours share about this planned development project.

My neighbours and I are concerned that this rezoning and development project will negatively impact life on our adjoining street as well as the value of our own properties. Many of the homes on our street are upwards of 50 years old; at the time of their construction, they were located on the edge of town and none of the occupants would have imagined a scenario where they might find themselves adjacent to an apartment complex of this nature. Though times may change, many of the residents of this neighborhood are still primarily families in single dwelling homes. Some of our neighbours whose yards border on this proposed project will lose the majority of their backyard privacy as well as the shade provided by the many mature trees that would need to be cut down. We worry that changing the zoning in our area would open up the possibility of similar developments being proposed in other nearby lots in the event of other houses being listed on the market. Many of these projects are proposed by people who neither live in our area, nor intend to live here. Why then would they be concerned how their income properties negatively impact the existing neighbourhood, so long as it continues to be profitable for them? We already have plenty of issues with out-of-town property owners on our streets and their renters not maintaining their houses and lawns.

Ours is not a large street and we already have issues with occupants of the townhouses on Williamsburg parking in front of our houses at all times of the day. We are concerned that the residents of the proposed apartment complex with multiple vehicles will choose to park any extra vehicles that they or their guests might own in front of our homes due to the lack of available parking on Ottawa Street. In addition to more cars, we worry that the 23+ new residents will also bring more garbage and noise pollution with them. Essentially, the number of neighbours that adjoin our street will increase 10-fold even though the physical space will remain the same. None of us signed up for that when we bought our homes many decades ago.

We respectfully ask that the city will take our concerns into consideration while looking into this matter.

Sincerely,
-The Steckly family

Eric Schneider

From: Nathalee F.
Sent: Thursday, June 30, 2022 11:19 AM
To: Eric Schneider
Subject: [EXTERNAL] Questions Re: Notice of Development in my Neighborhood

Good morning Eric,

I am writing in response to a communication I received in the mail about a pending development at 1257 & 1265 Ottawa Street South in Kitchener.

Please see my questions and comments below:

1. How long is this project expected to take for completion?
2. What are the anticipated impacts/ risks to residents?
3. What steps does the applicant intend to take to mitigate any risks/ impacts to residents?
4. Where will trucks and workers' vehicles be parked? This is of particular interest to me as we have limited parking in this area and a number of residents currently park on the street eg. on Williamsburg Road. Displacing us would not be fair and so it would be best if alternate arrangements be made for staff and trucks in order to ensure that residents are not inconvenienced.
5. In terms of long term parking for residents of this new development, how practical is it to have 20 units and only 23 parking spaces? Is this something that has been thought of? Is the intention that the residents (particularly those with multiple vehicles) and their visitors are to park on the road as well? This will no doubt create a strain on the already tricky situation of parking in this area. To make matters worse, given that between December 1 - March 31 of each year, the roadway cannot be used for overnight parking, where will residents of this development with more than one vehicle be expected to park?

Looking forward to answers at the earliest possible time.

Thanks,
Nathalee Ferguson

Eric Schneider

From: Stacy Bambrick
Sent: Thursday, June 30, 2022 12:09 AM
To: Eric Schneider
Subject: [EXTERNAL] Application for Developement 1257-1265 Ottawa St S
Attachments: Land Survey 1255 Ottawa St S.pdf; Questions - City of Kitchener Rezoning.pdf

Hello Mr. Schneider,

Thank you for the opportunity for the residents in the area of 1257-1265 that would be affected by the redevelopment of those properties to submit our questions and concerns.

I am the proud owner I've reviewed the documentation provided on the City's website and formulated my questions or concerns in a document for your review. Please find attached, along with the only copy of the land survey (noted in the questions document).

I kindly ask you to confirm receipt of this email as being on time (barely) for the submission date of June 30th.

I look forward to hearing back from you regarding next steps or answering any concerns/questions in the document.

I'm available by reply to this email or directly at . Have a wonderful long weekend and happy Canada Day!

Warmly,
Stacy

Rezoning for 1257 Ottawa St. S, Kitchener, from the owner (perspective) of 1255B Ottawa St. S

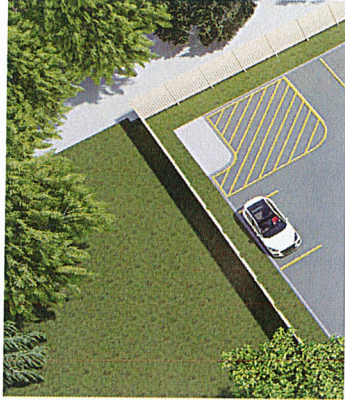
- **Per the rendering (page 5):**
 - There are three trees that are shown that would be planted separating the driveways, close to the sidewalk. My concerns:
 - The type of trees - will they grow to be a significant size?
 - Root systems can affect my driveway
 - Root systems can affect the sewer lines running from my home (it runs down the center of the two semis in parallel)
 - Visibility from my driveway
 - To see pedestrians coming from the left (Fisher Hallman way), conversely if leaving the new driveway, it reduces visibility to the right (towards Westmount)
 - For pedestrians seeing anyone leaving my driveway
 - To see traffic coming from the left (Fisher Hallman) on the roadway, you have to be on the sidewalk/apron of the driveway before you can see oncoming traffic. Conversely for people leaving the new address and seeing traffic approaching from the right (from Westmount)



- There is a tree depicted on the drawing at the end of my driveway as it would enter into my backyard. That tree does not exist, nor will it, as it would impede my access to my backyard.
 - Why would that tree be on the rendering? As an argument for dulling noise or light? Providing privacy?
 - Its an erroneous tree that I would not plant there and offers no benefit to either side



- There are 3 walnut trees close to the property line, currently on my side of the fence at the back of the property. One in particular overhangs onto the 1257 property. Given the proposal is to have a parking lot back there, I'm assuming those trees will be regularly trimmed. This may result in significantly impact of the health of the trees.
 - Would there be a request for those trees to be removed entirely?
 - Currently on the rendering it doesn't show the trees or my shed on my property there. They would overhang the yellow boxed out area on the rendering



You can see from the arial view a bit better that there are tree canopies there by the shed. (far bottom right)



- What will the impact on my property be for the removal of the large trees on the property of 1257.
 - Damages to the driveway? (roots? - there have already been roots identified in my sewer line by the City of Kitchener suspecting it is from that large front tree...which means the roots run under my driveway)
 - Access to my driveway while the front tree is being removed?
 - They provide quite a bit of shade which I anticipate will affect the west sunlight exposure to my grass and house (increase in heating/cooling)
- The rendering depicts a flat grade to the property, this is not truly representative of the actual grade. The house at 1257 sits lower than the houses on either side.
 - There is a good 2.5-3ft difference between the back end of my driveway and the back corner of the house at 1257.
 - Will this be leveled out? If not, will there be a retaining wall installed?
 - What will the impact be if the grading changes to water flow/pooling on my property. Currently I have no water issues in my backyard or property as a whole.
 - Per Figure 4 in the Opinion report, it shows that 1265 is higher than 1257 and potentially actually higher than my property.

Showing that it slopes down from Fisher Hallman towards Westmount.



Figure 4: 1257-1265 Ottawa Street South (Google)

- **What is the height of the fence between the properties?**
 - Will it provide privacy when sitting in my backyard?
 - Will it indeed be a more solid type structure, as shown, to reduce car lights flashing into my property (there is a side window along that new driveway)
 - How far forward does the fence go - will it impede visibility on entry/exit of my driveway
 - Was there a survey done on the property recently for proper allocation of the new fence. The only survey I have per the City of Kitchener is potentially the original (see attached).
 - The prior owner of 1257 indicated the fence was hers, but I'd like to know exactly where the new fence will be located to see the land impact, if any, on my property. I have gardens pretty much the length of the fence from the end of the driveway to the back of the property.
 - What happens if any of the gardens are affected when the new fence is installed?
 - Plants replaced?
 - Trees at the back of the property (earlier mentioned) that are close to the property line and may affect posthole placement?
- **Lighting** - What type of lighting will be installed around the property? There is a window along my driveway for my basement and a large back bedroom window that would mostly be affected by night lighting of the parking lot and cars coming and going?
 - Do they project down so it's not diffuse lighting?
 - Will it be the same type of lighting at the side of the building that would/could shine into the side window?
 - The rendering doesn't show any lighting along the back of the parking lot. The only "backyard" light is off the sidewalk, which I'm not sure wouldn't be adequate lighting for the space and as such is not a true depiction of what lighting will actually be installed
- **Will there be no idling signs posted for the parking spaces directly beside the fence?**
 - As mentioned above, there is a side window as well as a side entry door directly adjacent where the cars would be parked.
 - Currently we can't easily park that far back in the driveway and therefore a Carbon Monoxide concern has not been an issue as that is not where the

current neighboring driveway is situated.



- **Questions regarding the type of rental property:**
 - Will these be owned units (units for single purchase) or 100% rental?
 - If rental:
 - Is it Low Income housing?
 - What is the demographic they are building for?
 - Currently the housing situation in those two homes is likely fairly low (room rentals)
 - Will there be a property management organization on-site?
 - Will we be notified of who to reach out to should there be an issue at the property?
- **Traffic study - I don't see it being listed, was one done?**
 - It currently is already a high volume and high speed traffic area with the residents leaving Valleyview Dr.(their only exit), which will be directly adjacent to the new driveway proposal. If we're all trying leave now, it's congested, nevermind adding in 22+ new vehicles.
 - With City/Regional construction (which seems to have been ongoing for years), mainly at Fisher Hallman and Ottawa it backs up the traffic significantly, and further impedes visibility and safety for coming and going from the driveways directly across from Valleyview Dr. and the residents of Valleyview Dr. There is already a significant amount of honking as a result of traffic back ups and lack of courtesy.
 - There is a daycare that is located on the corner of Fisher Hallman and Ottawa, which can be impacted by the increased traffic in the immediate area. Along with access to the Church facing Fisher Hallman that entre from Ottawa St.
 - There are currently 22 parking spots depicted on the rendering (page 5). Currently there is about half of that volume of cars that are currently leaving these three properties. Which doubles the volume, not including visitors or deliveries to the new property.
 - This is also a potential concern for emergency vehicles response time that are traveling Ottawa St towards the mall and/or expressway. Currently it's already a main line for emergency vehicles. Does the current emergency infrastructure include the intensification of this nature in the area.
 - Is there or would there be consideration to have a traffic light installed at Williamsburg Dr./Daisy Mart to break up the volume and potentially provide easier access coming and going from the properties along that strip?
- **Noise Study** - I did not read anything about the increased noise conditions created for the direct residents on either side of the new building and backing on from Nine Pines. The reports attached are concerning the noise impacts for the new residents of the building. This

building will bring with it increased noise for all adjoining neighbors. This will affect the enjoyment of my property (both with noise and privacy)

- The increase in traffic
- The increase of HVAC Units running
- Garbage and Recycling trucks
- Delivery vehicles, in particular those that have back up alarms
- Increase population
- Car alarms & people excessively engaging their power-locking doors resulting in car honks
- **Garbage and Recycling Receptacles**
 - Where will they be located? I don't see them in the rendering. They may appear near the far back left corner of the property, but I believe that was noted as a truck turn around area.
 - What types - metal bins or Moloks?
 - What would the expected pick-up schedule be (frequency). Is there a mandate?
 - Will they be enclosed? Many apartment buildings have overflowing receptacles, in particular around the end/beginning of the month when there is tenant turnover
 - Who is responsible for pest control if there are increased critters attracted to overflowing receptacles?
- **Infrastructures**
 - Will there be any infrastructure improvements to support the additional residents?
 - Water/Sewer
 - Internet - the Bell lines are currently horrible and are forced to use Rogers' infrastructures, which are insufficient at times as it is.
- **Questions regarding direct impact on my property:**
 - What is the perceived impact on Property taxes when there is a rezoning done in the area?
 - What is the direct impact on the property values when an apartment goes up in a residential line of housing?
 - What happens if there are damages done to my property during the excavation and building of the new establishment? As a result of heavy equipment. In particular my driveway given the close proximity of the new driveway being installed
 - What would the plan for snow removal be as the boulevards along there are not very wide and with both driveway entries so close, I don't want snow being plowed into the end of my driveway
- **General Questions**
 - What is the projected timeline for the project completion from start to finish?
 - When is this project projected to commence?
 - Who is the contractor overseeing the project
 - Who is the overall project group/developer
 - What interruptions can I expect to my property as infrastructures are developed on the property
 - Water shut offs
 - Gas shut offs (my gas line is on that side of the house running down my driveway)
 - What are the hours of operations for the construction?
 - Will there be a sewer flush during at the end of the construction for clearing all the debris that comes along with construction

Eric Schneider

From: Greg Macedo >
Sent: Wednesday, June 29, 2022 11:26 PM
To: Eric Schneider; Paul Singh
Subject: [EXTERNAL] Application For Development - 1257 & 1265 Ottawa St., S. Kitchener, Ontario

Good day,

We have been residing on Nine Pines Rd. for the past 25 years and chose this location for its residential appeal.

Having received this notice for development, we feel it will adversely affect our neighbourhood.

This proposal will bring negative changes that will eliminate the mature trees currently enhancing our environment in this area and may increase the risk of storm water issues.

We do not support having an area behind us with 23 parking spots contributing to fumes, noise, and overall less peacefulness, and the thought of garbage disposal for 20 units.

Why is the City of Kitchener considering disturbing this pleasing residential area while there has been a vacant lot on the corner of Ottawa St., S. and Williamsburg Rd. for decades?

It would seem more appropriate to focus on this corner lot for development, than leaving it as it is presently.

We would appreciate notice of any scheduled neighbourhood meetings.

Regards,
Greg and Karen Macedo

June 12/2022,

Petition **against** proposed Zoning By-law Amendment number ZBA22/009/O/ES for the properties located at 1257 & 1265 Ottawa St. S. Kitchener.

As the satellite picture below illustrates, replacing the 2 houses in the white rectangle with a 23 car parking lot and a multiple dwelling 20 unit building will **significantly** affect all the properties around it. It can be seen from the picture below that everyone in this block has a quiet and peaceful backyard that will be negatively impacted by this. Property values will go down and lots of people will consider moving away from the area.

Notice the large number of mature trees that will be destroyed. The 2 properties contain 7 of the oldest and tallest trees in the neighbourhood. There is no way to relocate them. The area will be converted from a green heaven to an asphalt hell and in the process expose quiet backyards to the noise and air pollution of 23 automobiles and the garbage of 20 units. Garbage smells and it is not a coincidence that their plan puts their garbage as far away from their building as possible. This 10X increase in garbage, noise and air pollution will affect adjacent properties. Nobody bought a property in this block ever expecting such destruction to happen. Not only destruction in nature but also destruction in property value.

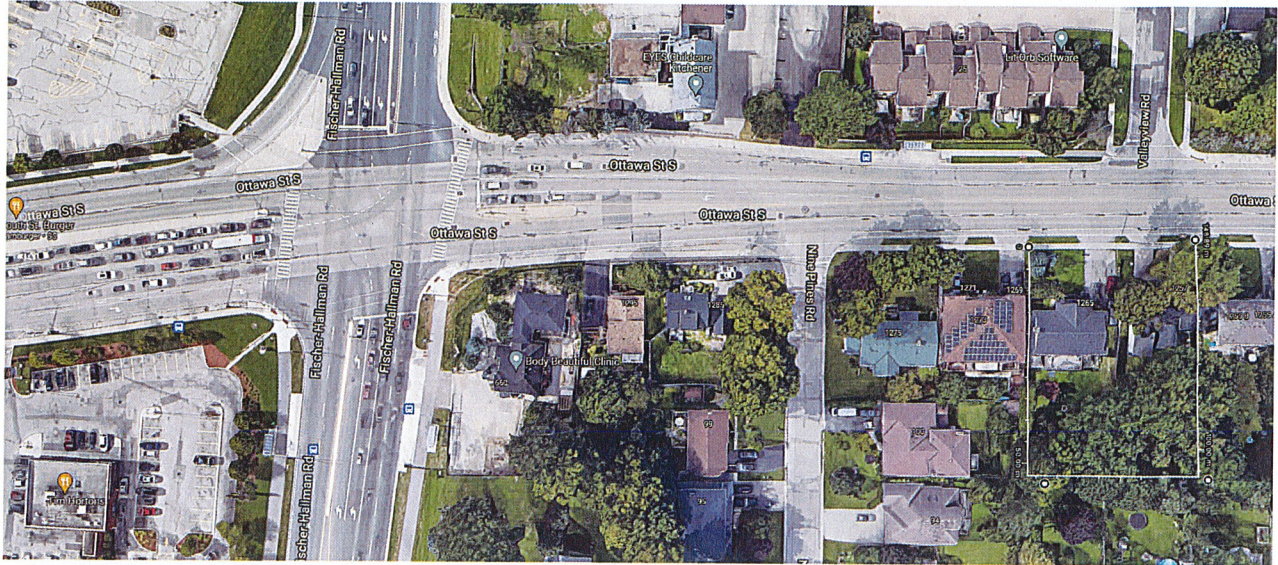


Another issue is that all of our backyards are located in a flood plain. When it rains a lot our backyards get flooded for a few days. Check the engineering drawing for the house at 52 Nine Pines Rd. and you will see it required a double stacked foundation. Replacing the current 2 houses with a parking lot will send more rain water to our backyards instead of being absorbed by the land.

The zoning changes are **too radical** (going from RES-2 to RES-5 and increasing Floor Space Ratio). Nine Pines Rd. contains a set of the largest and most expensive houses (single detached residential dwellings) in the neighbourhood. The block contains 26 lots where 20 are **RES-2 (77%)**, 4 are **RES-4 (15%)** and 2 are **Commercial (8%)**. This block contains no multiple dwelling properties. Since the

vast majority of lots in the block are RES-2, it makes no sense to allow such large jump in zoning to the detriment of surrounding property owners.

There is also a safety issue due to the proximity of this to one of the busiest and most dangerous intersections in KW area. This property is located only 135m from the Fischer-Hallman Rd & Ottawa St. S. intersection where a large flow of cars makes it unsafe for current vehicles to enter & exit their Ottawa St. properties. This danger will be compounded if another 23 cars are added to the mix. Notice on the picture below the number of lanes at the intersection, 2 lanes merge into Ottawa from Fischer-Hallman and there is no traffic light at Nine Pines and Valleyview Rd.



As can be seen from the pictures above, the zoning change proposal is akin to changing Victoria Park zoning to allow a high rise apartment building to be built in the middle of it. There are better places for such projects not far from the proposed site (one of them can be seen in the first Picture above) that would certainly appease our concerns.

In Summary, the proposed Zoning By-Law amendment is **not appropriate** for the following reasons:

1. **Major adverse impact on abutting properties.**
 - 10X noise and air pollution from 23 cars
 - 10X garbage smell from 20 units
 - increase backyard flooding
 - decrease in property values
2. **Safety concern** related to adding 23 cars so close to dangerous intersection.
3. **Too radical zoning change** for the block which is currently comprised of 77% RES-2, 15% RES-4 and 8% Commercial lots. **No multiple dwelling buildings in the block.**

Sincerely,

Carlos Bazzarella

Eric Schneider

From: Carlos Bazzarella
Sent: Thursday, June 16, 2022 6:39 PM
To: Eric Schneider
Cc: Paul Singh
Subject: [EXTERNAL] Comments for Zoning By-Law Amendment - ZBA22/009/O/ES
Attachments: ByLawChange-letter.pdf

Please see attachment.

I have most of the property owners of Nine Pines Rd sign the petition.

Carlos.

Eric Schneider

From: Carlos Bazzarella
Sent: Tuesday, June 21, 2022 8:06 PM
To: Eric Schneider
Cc: Paul Singh
Subject: [EXTERNAL] Re: Comments for Zoning By-Law Amendment - ZBA22/009/O/ES

Hi Eric,

Thank you for the message. Please include these extra comments in the public record.

Regarding the comment about traffic, it will certainly be nicer to exit the new building facing forward instead of reversing, but that doesn't help anybody else. The people to the left, right and the order side of the street will have to deal with another 23 cars.

Also important to mention is that it is impossible to exit Nine Pines Rd. and make a left turn. This is due to traffic and people not letting you in. We have to go back to Williamsburg Rd. and make a left. The problem is that the lineup now is passing Williamsburg so it is getting harder and harder to make that left turn and the lineup is going to get longer with another 23 cars.

I find it hypocritical that the proposal mentions "minimize negative impacts to air quality and climate change" and "encourages walking and cycling" while at the same time it adds 23 cars and destroys several large trees. It's also non-credible to say that "There is no objective evidence that the proposed development of these lands would cause unacceptable adverse effects" and one of the adverse effects is "g) loss of enjoyment of normal use of property". How can it not affect neighbouring backyard enjoyment going from green heaven to asphalt hell?

There are empty lots not far from the proposed site. One at 63-67 Windale Cres. which is 213m away and a much closer one located at the same block only 93m away at 11 Williamsburg Rd.

Carlos.

On 2022-06-20 15:06, Eric Schneider wrote:

> Hello Carlos,
>
> Thank you for providing comments for this development application. I
> can confirm they have been received and will be included in the public
> record.
>
> In regards to water drainage, the subject lands and surrounding block
> are not located within a Floodplain. Floodplains are typically in
> close proximity to the Grand River or its tributaries. The attached
> map shows the closest floodplain areas to be surrounding Voisin
> Greenway near the Sunrise Centre.
>
> The City has standards for stormwater management that apply to new
> developments such as this. If the application proceeds, the applicant

> would be required to install infiltration galleries, and piping that
 > would drain any stormwater collected from the roof of the building and
 > the pavement parking lot to the City and Regions existing stormwater
 > infrastructure at the street. In other words, any development on this
 > site would result in a better, more controlled level of stormwater
 > management and water drainage than currently exists on site today.
 >
 > Thank you for your concerns regarding traffic. Right now, the
 > application is being reviewed by Transportation Staff from the City,
 > the Region, and the Ministry of Transportation given its proximity to
 > the provincial highway Conestoga Parkway. Their comments will be
 > publicly available prior to any decision being made on this
 > application. It is important to note that the current site contains
 > driveways, with vehicles backing out onto Ottawa Street. In the
 > proposed concept plan, all vehicles would exit the site in a forward
 > motion leaving from the parking lot rather than backing up onto
 > Ottawa.
 >
 > Let me know if you have any other questions or comments.
 >
 >
 >
 > Eric Schneider, MCIP, RPP
 > Senior Planner | Planning Division | City of Kitchener
 > (519) 741-2200 ext 7843 | TTY 1-866-969-9994 |
 > eric.schneider@kitchener.ca
 >
 >
 >
 > -----Original Message-----
 > From: Carlos Bazzarella
 > Sent: Thursday, June 16, 2022 6:39 PM
 > To: Eric Schneider <Eric.Schneider@kitchener.ca>
 > Cc: Paul Singh <Paul.Singh@kitchener.ca>
 > Subject: [EXTERNAL] Comments for Zoning By-Law Amendment -
 > ZBA22/009/O/ES
 >
 > Please see attachment.
 > I have most of the property owners of Nine Pines Rd sign the petition.
 >
 > Carlos.

Eric Schneider

From:
Sent: Monday, June 13, 2022 10:16 AM
To: Eric Schneider
Subject: [EXTERNAL] Application for Development 1257 - 1265 Ottawa St S

I would like to strongly oppose to the new development on Ottawa street South

Ottawa street has way too much traffic as it is, constant road work doubling the size of the road, doubling the size of the sidewalks, more foot traffic. I live I live at and the foot traffic, vandalism and garbage on my property is already out of control, To add 20 more units and 23 more vehicles in the parking lot is just going to make it even harder to have a nice family dwelling on this street.

We are also concerned about the privacy with windows and balconies being in our backyard and people looking down onto our yard, loses all of our privacy.

Yours truly
The Hoelscher's

Sent from my Galaxy

Eric Schneider

From: Colleen Stewart
Sent: Friday, June 3, 2022 5:57 PM
Subject: [EXTERNAL] Application for Development 1257 and 1265 Ottawa St. S, Kitchener

Good morning-

I live at [REDACTED], one of the homes that would potentially be directly behind your proposed development. I have lived in this neighbourhood for a very long time, and spend a great deal of time in the backyard enjoying nature and de-stressing in a quiet, relaxed, secluded atmosphere. I enjoy reading and gardening in our backyard. This proposal is extremely upsetting and disappointing. The homes this development would replace are not derelict, or run down properties. They are existing homes with tenants living in them who understand the neighborhood and the neighbours. We wholeheartedly welcome new members into our community as properties transfer ownership, but the noise level from this many added units, some facing directly into our yard will cause a huge disruption to the enjoyment of our home and yard, not to mention increased traffic in an intersection that is already extremely busy and heavily used. Your development would not only change the dynamics of our neighborhood, but will affect my personal comfort level outside, the enjoyment of my property, and I am baffled as to why you would choose this location for your proposal. I 100% do not support this proposal.

Colleen Stewart

Sent from my iPhone

Eric Schneider

From: [REDACTED]
Sent: Wednesday, June 1, 2022 5:42 PM
To: Eric Schneider
Subject: [EXTERNAL] 1257 & 1265 Ottawa St S

Hi Eric,

We received the proposed development card. How do we say we don't approve of this development? We represent

A few of the concerns are:

1. The reduction of our home equity value
2. The total blockage of our solar panels that we still have another 15 years of contract on.
3. The increased vehicle traffic
4. The increased people and their noise
5. The proximity of the proposed unit to our building
6. Lack of privacy
7. Retaining wall causing a danger (lack of view to busy traffic) to enter and exit our driveway. We already have enough rear end collisions in front of Valleyview plus the number of people that blow past the school bus that stops there in the morning.
8. Where is all the water going to be drained to?

I'm sure when we really have time to think about it, there will be other concerns.

Thanks

Jami Minda