

## Craig Dumart

---

**From:** Marko Savic  
**Sent:** Wednesday, August 31, 2022 8:56 AM  
**To:** Craig Dumart  
**Cc:** Sarah Marsh  
**Subject:** 206-210 Duke St E

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

Hi Craig,

I received the notice about 206-210 Duke St E., I'm the home owner of :

I won't be able to attend the neighbourhood meeting but my understanding is that this is a fully affordable housing development. I wanted to write in my full support of it, as we need to increase affordable housing in the city and create a downtown that's for everyone. My only feedback is that it would be nice if they could work 3-bedroom units in for families of all types, but otherwise it's a great addition to the neighbourhood.

Thank you,

Marko

## Craig Dumart

---

**From:** Keyar Hood  
**Sent:** Monday, September 12, 2022 4:41 PM  
**To:** Craig Dumart  
**Subject:** Regarding the Proposed Development (206-210 Duke St. E. & 46-50 Madison Ave. N.)

You don't often get email from

[earn why this is important](#)

Hello,

Just emailing to note that I support the proposed development at 206-210 Duke St. E. & 46-50 Madison Ave. N. and would like to see more infill projects like this going forward.

I also support the proposed amendments listed [here](#).

Regards,

Keyar Hood

## Craig Dumart

---

**From:** Evan Sugden >  
**Sent:** Saturday, August 27, 2022 1:30 PM  
**To:** Craig Dumart  
**Subject:** 206-210 Duke St E & 46-50 Madison Ave N

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

Hi Craig,

I live at                      ust north of the subject lands.

I support the proposed development on the above referenced lands, the height, the site-specific zoning, and the introduction of new residential dwelling units and affordable housing units.

Given the proximity to the Kitchener Market Station LRT stop, the site is within 800 metres of a higher order transit stop and meets the definition of Major Transit Station Area under the Growth Plan. Therefore, the site is also part of a Provincially-defined Strategic Growth Area - areas intended for growth and intensification. As such, I do think, with proper building transitions (45-degree angular plane), built form, and urban design, that this building could be taller than 8 storeys, to offer even more residential units.


Kind regards,

Evan Sugden

## Craig Dumart

---

**From:** Wayne Mak  
**Sent:** Monday, September 12, 2022 1:51 AM  
**To:** Craig Dumart  
**Subject:** Comments on 206-210 Duke St E/46-50 Madison Ave N for Neighbourhood meeting

 You don't often get email from mw.mak14@gmail.com. [Learn why this is important](#)

Hello Craig,

I'm writing about the proposed development at 206-210 Duke St E & 46-50 Madison Ave N. I live nearby behind the Kitchener Market at \_\_\_\_\_ won't be able to make the Neighbourhood meeting, so I wanted to submit something in writing.

I just want to voice my support for the current proposal. I think this proposal is good for increasing the density in the area, and brings much needed infill density to the area. I love how this new development will also bring more people to this area to enjoy, and gives people the choice to live in the area around the Kitchener Market. It's nice to see further development on this part of Kitchener. I think the reduced parking requirement is fine, with transit options and extra parking availability in the vicinity.

Have a great day!  
Wayne Mak

## Craig Dumart

---

**From:** Sarah Bowman  
**Sent:** Friday, September 23, 2022 5:50 PM  
**To:** Craig Dumart  
**Subject:** Neighbourhood Meeting, 206 Duke St. E.

 You don't often get email from [why this is important](#)

Hello Craig,

Thank you for addressing my concerns at the Neighbourhood Meeting last night. I listened in by telephone.

Sarah Bowman

## Craig Dumart

---

**From:** Sarah Bowman  
**Sent:** Friday, September 2, 2022 4:41 PM  
**To:** Craig Dumart  
**Subject:** 206 Duke St. East, Kitchener

You don't often get email from

[learn why this is important](#)

Hello Craig,

I am responding to the proposed plan for 206 Duke St. E. as a tenant of an adjoining property at . I applaud the effort to build affordable housing in this part of the city but I have a number of questions and concerns with this plan as follows:

**Small Backyard:** Smokers must by regulations be 9 metres from an entrance to the building. If the backyard is only 4.5 metres, smokers will have to come right to the property line. That is next to where I am sitting in our backyard. I should not have to live in the cloud of tobacco smoke from neighbouring properties.

**Duke Street Exit:** Tenants of 206 Duke using the Duke Street entrance/exit will have a long way to Weber St. or King St. because:

- Duke St. is one-way from Madison to Cedar; when exiting they have to turn right to Cedar St. N.
- Cedar St. N. is currently (Sept. 2022) being reconstructed into a one-way street from Weber to King and on to Church St; meaning a person exiting Duke St. E. must turn left on Cedar St. N. to King St. and drive around the block to get to Weber St. E. That's a lot of gas to get to the street behind the building where they live.

**Small Units:** You're trying to crowd four people into spaces meant for three people. Some will need mobility devices which require a lot of space, leaving little room for furniture. This is cheating. People wait for housing. They are charged rent-geared-to-income same as the rest of us. But they're not given the space they are paying for (as per regulations). That is not right. Better to build another floor or two on top to get space for the hundred units.

**No Visitor Parking:** This will cause very serious problems from Day 1. The people who need to park on a daily basis are:

- social workers and homemakers; the people who need their help may be able to drive and need a parking spot on site.
- service people for tenants' TV, telephone, etc. and the building's maintenance
- property manager and landlord
- family and friends who visit for half a day

I am aware of this because of living in such a building.

**Tree-Cutting:** I documented the birds (nine species) from April to the present day that live in the trees you propose to cut down. I also documented the squirrels. Three families, two species (Eastern Grey Squirrel, American Red Squirrel), live in those trees. It's my hobby and I post it to websites for scientists. I can give you URLs, stats, and photos if requested. QUESTION: Where is all this wildlife supposed to live?

Sarah Bowman

## Craig Dumart

---

**From:** Katy Lloyd <...>  
**Sent:** Wednesday, August 31, 2022 8:30 PM  
**To:** Craig Dumart  
**Subject:** Fwd: 206-210 Duke St E.

You don't often get email from [...n why this is important](#)

----- Forwarded message -----

**From:** Katy Lloyd <...>  
**Date:** Wed, Aug 31, 2022 at 8:25 PM  
**Subject:** 206-210 Duke St E.  
**To:** <[sarah.marsh@kitchener.ca](mailto:sarah.marsh@kitchener.ca)>, <[craigdumart@kitchener.ca](mailto:craigdumart@kitchener.ca)>

Good day Craig and Sarah,

The original amendment would change the zoning from Neighbourhood Institutional Zone (I-1) to Residential Seven (R-7) with special use and regulations provisions. We just got a notice in the mail about 206-210 Duke St.E. We own the house and we have several concerns with this proposed building. The greyed out house model on the rendering of the invite card. Under these zoning provisions the following must be followed:

Maximum Floor Space Ratio 1.0 **this has a ratio of 3.6**

Minimum Front Yard for lands identified on Appendix 'H' - a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this bylaw: i) For that portion of a dwelling with a building height not exceeding 10.5 metres, the average of the front yards of the abutting lots, minus 1.0 metre. An additional setback of 1.5 metres shall be required for every additional portion of additional 3.0 metres of building height thereafter;

**The building proposed is a 6-8 storey building. At the minimum of 6 I will assume 10' storey height. This gives a 60 foot building which translates to 18.3m. This proposed building is 8m too tall at the low end of the proposal. It will block all the windows in my house making privacy a real concern. Not to mention that all the storeys second floor and above will be able to peer right into the back yard.**

Minimum Side Yard a) 1.5 metres for a Dwelling with a Building Height not exceeding 9.0 metres, or b) 2.5 metres for a Dwelling with a Building Height between 9.0 metres and 10.5 metres, or SECTION 41 Page 11 of 11 City of Kitchener Zoning By-law 85-1 Office Consolidation: April 26, 2021 c) 6.0 metres for a Dwelling with a Building Height exceeding 10.5 metre

**The proposed side yard is far too small to comply with the zoning. Also the balconies on the side of the building are right in the sightlines of the windows on the side of the house. Can nothing be done in the design to avoid this?**

I am worried this is going to really affect my ability to rent out this house and it will definitely affect my resale value. I look forward to your response to see what can be done with this proposed building.



Can you please respond with the zoom link to the meeting on the 22nd? I took a picture of the card, but the zoom link ID got cut off.

--

Katy Lloyd

---

--

Katy Lloyd

---

## Craig Dumart

---

**From:** chad lloyd  
**Sent:** Sunday, September 11, 2022 8:36 PM  
**To:** Craig Dumart  
**Cc:** Sarah Marsh  
**Subject:** 206-210 Duke St E.

You don't often get email from

[n. Learn why this is important](#)

Good evening Craig and Sarah,

I have received the information card for the development on Duke St. E. I own the house next door ;

While I am not opposed to affordable housing, this project presents more questions than answers and appears to be in contrast to many of the zoning by laws.

I have done some initial research on the Internet for this proposal. There appears to be many discrepancies between the drawings posted and the by-laws. The proposal is asking for a variance for the rear yard to be less than 4.5m but on one of the drawings the building appears to be too close to our property line. Is the developer asking for a variance on our side too? How far from our property line is the proposed structure going to be?

Is the developer asking for a variance for FSR going from 1.0 to 3.6? There was also a discrepancy on the proposal going from FSR of 2.0 to 3.6, but the R7 zoning document for the City of Kitchener clearly states that all dwellings in these zones have a FSR of 1.0. Surely if the building is increasing in more than 3 storeys (also outlined in the zoning bylaws) there must be a proportional change in how far a building can be adjacent to another one.

The balconies on this building will be looking directly into the windows of our house. Is it possible to remove the balconies from that side.

Lastly, I am wondering if I can get a copy of the presentation from the developer before the meeting so that my wife and I can review it? I would also like a copy of the drawings that were submitted by the developer. I assume that these are part of public record? I look forward to your response.

Chad Lloyd

## Craig Dumart

---

**From:** Benji Wales  
**Sent:** Thursday, September 22, 2022 9:16 PM  
**To:** Craig Dumart  
**Subject:** Re: Follow-up to Duke and Madison community meeting

 You don't often get email from [Benji Wales](#). [Learn why this is important](#)

Hey Craig,

Thanks for the expedient and informative response.

Sincerely,  
-Benji

On Thu, Sep 22, 2022 at 8:51 PM Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)> wrote:

Hi Benji,

Thanks for attending this evening. The applicant was not correct about the outdoor Class B parking requirement. The By-law will require a minimum of 6 class b bicycle parking space and 50 class A indoor secured bicycle spaces. Its important to note that the owner is a non-for profit developer and housing provider with some of their funding being provided by the Region of Waterloo. A mix of unit types is strongly encouraged by the city for all applications we review however regulated number of bedrooms in a unit is not something the City regulates in our Zoning By-laws, which is applicable law.

**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](mailto:craig.dumart@kitchener.ca)



**From:** Benji Wales  
**Sent:** Thursday, September 22, 2022 8:39 PM  
**To:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Subject:** Follow-up to Duke and Madison community meeting

 You don't often get email from [Benji Wales](#). [Learn why this is important](#)

Thank you for presenting and fielding so many questions at the community meeting for the Duke and Madison proposal.

I wanted to make a stronger point, less implied, about the minimum bike parking requirement. As noted in the presentation, the indoor and outdoor parking spaces is about 2 and 50. I think this is misaligned with the number of residences (>100), visitors, and the city's goals to normalize active transportation downtown.

I understand the proposal is in compliance with the current code, but they are also out of compliance with the FSR requirements by 80% for one lot (3.6 vs 2.0) and 260% for the other (3.6 vs 1.0). It seems to me that there is ample leverage to propose many more indoor and outdoor bike spaces - I'm certain the profits from an 80-260% increase in unit density is well more than a few bike racks outdoors.

I also want to echo Sarah Marsh's point about the political nature of this choice. We must remind ourselves that the developer works in their best interest; by affording them a massive non-compliance with FSR, the city is allowing them to profit from a great downtown community to which they haven't contributed. If the city doesn't negotiate requirements that are in line with their mission (active transportation, diverse (family) residents), the developers will create a downtown in their own vision: transient living where people come, cannot get anywhere, cannot grow, then leave.

I really love this city. I love the people that make up the city. You are right that the city officials cannot prescribe who occupies units explicitly, but you can encourage community growth that meets the people's goals implicitly. The proposal I see here is a good start (targeting affordable housing), but there is plenty of political power to better align what the development encourages and what makes Kitchener great.

Sincerely,

-Benji Wales

## Craig Dumart

---

**From:** Jake Riesenkonig  
**Sent:** Sunday, August 28, 2022 10:03 PM  
**To:** Craig Dumart  
**Subject:** Re: 206-210 Duke St E & 46-50 Madison Ave N Development Info

 You don't often get email from [Jake Riesenkonig](#). [Learn why this is important](#)  
Hi Craig,

A phone call would be appreciated.

Please let me know when you're available this week.

Thanks!

Regards,  
Jake

The information in this message, including any attachments, is privileged and may contain confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify me immediately by reply email and permanently delete the original transmission from me, including any attachments, without making a copy. Thank you.

---

**From:** Craig Dumart <Craig.Dumart@kitchener.ca>  
**Sent:** Friday, August 26, 2022 9:38:29 AM  
**To:** Jake Riesenkonig  
**Subject:** Re: 206-210 Duke St E & 46-50 Madison Ave N Development Info  
Hi Jake,


All relevant information is available on the city's website. The link is on the postcard you received notifying you about the proposed development. Would you like to set up a phone call to discuss the development since you are not available on the 22nd.

Craig

Get [Outlook for iOS](#)

---

**From:** Jake Riesenkonig <jriesenk@gmail.com>  
**Sent:** Friday, August 19, 2022 10:52:58 PM  
**To:** Craig Dumart <Craig.Dumart@kitchener.ca>  
**Cc:** Jake Riesenkonig <jriesenk@gmail.com>  
**Subject:** 206-210 Duke St E & 46-50 Madison Ave N Development Info

 You don't often get email from jriesenk@gmail.com. [Learn why this is important](#)  
Hello Craig,

I hope all is well.

I am the owner of \_\_\_\_\_ ght beside this proposed development, and unfortunately I am very concerned about the ramifications of this to my property.

Unfortunately, I am not available on Sept 22nd, so would it be possible to get more information about this proposal? Perhaps site plans?

Please let me know.

Thanks!

Regards,  
Jake

The information in this message, including any attachments, is privileged and may contain confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify me immediately by reply email and permanently delete the original transmission from me, including any attachments, without making a copy. Thank you.