

From: [REDACTED]
Sent: Friday, February 25, 2022 4:09 PM
To: Brian Bateman
Subject: [EXTERNAL] My poor neighborhood...
Attachments: [IMG_20220225_153838847.jpg](#)

Hi Mr Bateman

You guys are really busy down there at the city sending this poor little neighborhood all these application for developments. At least this one has the decency to have 89 vehicle spots with 78 units. So maybe you'll have some visitors parking or additional parking. Because if you've ever toured Fergus Ave in the summer you'll know that not another car can squeeze on that street, and that's what you want to do to Pinecrest drive with the big development applied for at the end of my street... Can we reconsider traffic on Weber Street with all these new buildings going in? Or do we just make assumptions that it'll all be good cuz nothing's built yet. I tried to make a left onto Franklin 4:00 yesterday and it took forever... And Franklin's not as busy as Weber Street..Heather Hillier

From: [REDACTED]
Sent: Saturday, February 26, 2022 12:00 PM
To: Brian Bateman
Subject: [EXTERNAL] 142 & 146 Fergus Ave Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I live nearby the proposed development, on Franklin St. N., and often use the area around Woodland Cemetery and Idlewood Park for recreation.

I generally support the proposed development at 142 & 146 Fergus Ave. I think the developer has made fitting into the existing neighbourhood a priority, and I like that the property won't be taken up by a large parking lot as many multi-residential developments are.

I have 2 concerns, however.

1. There is no mention of including affordable units in the plan. Given that this is in a walkable neighbourhood with easy access to grocery stores and transit, affordable housing should be a priority.
2. The impact on the retirement facility next door. There appears to be a lot of shade that will fall on the retirement facility, and I would hate for that shade to negatively impact residents' access to sunlight, which is known to impact well-being, as well as negatively impact the garden that residents' enjoy.

Thanks,

Dawn Smith

From: [REDACTED]
Sent: Saturday, February 26, 2022 8:43 PM
To: Brian Bateman; Dave Schnider
Subject: [EXTERNAL] Kitchener Planning Applications for Development - Ward 2 Kitchener
Attachments: 2022-02-26 Kitchener planning response Sorin D.pdf
Follow Up Flag: Follow up
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Dear Mr. Bateman and Mr. Schneider,

I have read the data on the Kitchener Planning Applications website and this is my feedback and unambiguous opinion with respect to these planning projects. It would be hard for me to hide the disappointment that such projects are even considered and it makes me believe that when various people involved are making evaluations regarding what an unacceptable level of population density, with all the consequential parameters, is considered, the references used as an evaluation scale are based on data from countries like India, Japan, Singapore or Hong Kong. I would have hoped that our "way of life" and living standard should be referred to more North American baselines and should not stray from them.

My common opinion and feedback on these projects listed below are clear: **strongly opposed to anything that would further increase the population density, already above a civilized level. (see attached also).**

<u>Application number</u>	<u>Address</u>
OPA22/002/F/BB	142 FERGUS AVE
ZBA22/002/F/BB	142 FERGUS AVE
OPA21/007/W/BB	1157 WEBER ST E
ZBA21/010/W/BB	1157 WEBER ST E
ZBA21/013/K/CD	1668 KING ST E
OPA21/008/K/CD	1668 KING ST E

Thank you for asking for opinions and reading mine.

Regards,
Sorin Dobrinescu [REDACTED]

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Highlighted-Applications/?data_id=dataSource_12-Planning_Applications_Active_5584%3A86&views=view-2_FeatureInfo_art

Kitchener Planning Response

2022-02-26

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Highlighted-Applications/?data_id=dataSource_12-Planning_Applications_Active_5584%3A86&views=view-2_FeatureInfo_art

By: Sorin Dobrinescu

#	Application Number	Application address	Application data	Our comments and position
1	OPA22/002/F/BB	142 FERGUS AVE	To re-designate the property from Low Rise Residential in the City of Kitchener Official Plan to Medium Rise Residential with Special Policy Area to permit a maximum FSR of 2.3 c/r ZBA22/002/F/BB	Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted. It is hard for me to believe that this has been even considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?
2	ZBA22/002/F/BB	142 FERGUS AVE	To rezone the subject lands for implementation of OPA22/002/F/BB.	Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted. It is hard for me to believe that this has been even considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?
12	OPA21/007/W/BB	1157 WEBER ST E	Application Type: Official Plan Amendment Application Summary: To facilitate the proposed density and height of the mixed-use development consisting of an 18 storey and 15 storey tower atop a 5 storey podium with a total of 378 residential dwelling units and ground floor commercial units (c/r ZBA21/010/W/BB) Applicant: GSP GROUP INC. Property Owner: M K G HOLDING	Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted. It is hard for me to believe that this has been even

#	Application Number	Application address	Application data	Our comments and position
			<p>CORPORATION, M K G HOLDING CORPORATION</p> <p>Neighbourhood Information Meeting Date: Nov 09, 2021</p> <p>Status Update: This application is currently in circulation. If you have any questions, or would like to provide comments on this application, please reach out to File Planner (City Planning Contact listed below).</p> <p>City Planning Contact: Brian Bateman, MCIP, RPP</p> <p>Contact Email: Brian.Bateman@kitchener.ca</p> <p>Contact Phone Number: 519-741-2426</p> <p>Contact TTY: 1-866-969-9994</p> <p>Council Meeting Information: Click Here</p> <p>Ward: 2 - Find your city councillor</p>	<p>considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?</p>
13	ZBA21/010/W/BB	1157 WEBER ST E	<p>Application Type: Zoning By-Law Amendment</p> <p>Application Summary: To facilitate OPA21/007/W/BB for the mixed-use development consisting of an 18 storey and 15 storey tower atop a 5 storey podium with a total of 378 residential dwelling units and ground floor commercial units</p> <p>Applicant: GSP GROUP INC.</p> <p>Property Owner: M K G HOLDING CORPORATION, M K G HOLDING CORPORATION</p> <p>Neighbourhood Information Meeting Date: Nov 09, 2021</p> <p>Status Update: This application is currently in circulation. If you have any questions, or would like to provide comments on this application, please reach out to the File Planner (City Planning Contact listed below).</p> <p>City Planning Contact: Brian Bateman, MCIP, RPP</p> <p>Contact Email: Brian.Bateman@kitchener.ca</p> <p>Contact Phone Number: 519-741-2426</p> <p>Contact TTY: 1-866-969-9994</p> <p>Council Meeting Information: Click Here</p> <p>Ward: 2 - Find your city councillor</p>	<p>Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted.</p> <p>It is hard for me to believe that this has been even considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?</p>
17	ZBA21/013/K/CD	1668 KING ST E	<p>Application Type: Zoning By-Law Amendment</p> <p>Application Summary: The property owner of 1668 King Street East is proposing an Official Plan Amendment and Zoning By-law Amendment to allow a mixed use development for two , 23 storey buildings , consisting of 616 residential units, 204 square metres of commercial space with an increased Floor Space Ratio of 7.2 rather than 4.0, reduced rear yard setback of 12.0</p>	<p>Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted.</p> <p>It is hard for me to believe that this has</p>

#	Application Number	Application address	Application data	Our comments and position
			<p>metres rather than 14.0 metres, and reduced on-site parking to permit parking at a rate of 0.7 spaces per unit for Multiple Dwelling Units greater than 51.0 square metres in size, rather than 1.0 spaces per unit.</p> <p>Applicant: MHBC PLANNING</p> <p>Property Owner: 2806399 ONTARIO INC</p> <p>Neighbourhood Information Meeting Date: Oct 21, 2021</p> <p>Status Update: the applicant is currently revising the development application in response to public and staff comments.</p> <p>City Planning Contact: Craig Dumart, MCIP, RPP</p> <p>Contact Email: Craig.Dumart@kitchener.ca</p> <p>Contact Phone Number: 519-741-2426</p> <p>Contact TTY: 1-866-969-9994</p> <p>Council Meeting Information: Click Here</p> <p>Ward: 10 - Find your city councillor</p>	<p>been even considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?</p>
16	OPA21/008/K/CD	1668 KING ST E	<p>Application Type: Official Plan Amendment</p> <p>Application Summary: The property owner of 1668 King Street East is proposing an Official Plan Amendment and Zoning By-law Amendment to allow a mixed use development for two , 23 storey buildings , consisting of 616 residential units, 204 square metres of commercial space with an increased Floor Space Ratio of 7.2 rather than 4.0, reduced rear yard setback of 12.0 metres rather than 14.0 metres, and reduced on-site parking to permit parking at a rate of 0.7 spaces per unit for Multiple Dwelling Units greater than 51.0 square metres in size, rather than 1.0 spaces per unit.</p> <p>Applicant: MHBC PLANNING</p> <p>Property Owner: 2806399 ONTARIO INC</p> <p>Neighbourhood Information Meeting Date: Oct 21, 2021</p> <p>Status Update: The applicant is currently revising the development in response to public and staff comments.</p> <p>City Planning Contact: Craig Dumart, MCIP, RPP</p> <p>Contact Email: Craig.Dumart@kitchener.ca</p> <p>Contact Phone Number: 519-741-2426</p> <p>Contact TTY: 1-866-969-9994</p> <p>Council Meeting Information: Click Here</p> <p>Property Size (ha.): 0.7</p> <p>Ward: 10 - Find your city councillor</p>	<p>Strongly opposed – the population density and traffic in the area is already at levels that shouldn't have been accepted.</p> <p>It is hard for me to believe that this has been even considered and would be interested to know which reference has been used to evaluate what density values are acceptable or not?</p>

Appeal Process: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City prior to the approval of a development, a Tribunal may dismiss an appeal made in relation to the applications. If you have any questions or require further clarification regarding appeals, please see <https://olt.gov.on.ca/> or connect with the listed City Planning Contact. If you wish to be notified of the decision of the City of Kitchener with respect to these applications, you must make a written request to City Clerk, Legislative Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7.

From: [REDACTED]
Sent: Monday, February 28, 2022 8:35 PM
To: Brian Bateman
Subject: [EXTERNAL] application for development 142-146 fergus ave

Hello Brian,

I am completely against any more development on Fergus ave. I purchased my home in 2011. I understand the need for housing and am in favor of advancing these projects. However, last year there was a giant housing development built on Fergus ave (most likely exactly beside where this new application is asking to be) and just up the street at the corner of Fergus and Weber is a gigantic condominium complex being built. The vehicle and pedestrian traffic that passes my house (150' away from the proposed build) daily has increased substantially. It no longer is a quiet street but a constant stream of vehicles and people walking. We all have much less privacy.

I can only imagine the traffic and pedestrian traffic on Fergus ave once the condominium complex is completed.

I cannot fathom another 78 unit complex mere seconds from my home. Just think of the possible hundreds more flocking to the amenities so close to home.

The park and outdoor pool just down the street from us is now packed with people and was basically impossible to navigate that last summer. I don't look forward to the increased attendance, let alone another 78 units containing families.

Fergus ave should be finished with adding housing.

I disagree with the thought of another development.

Thank you for your time.

Scott Hallman
[REDACTED]

From: Rob Shirkey [REDACTED]
Sent: Tuesday, March 1, 2022 2:22 PM
To: Brian Bateman; Dave Schnider
Subject: [EXTERNAL] Comments re: Application for Development at 142-146 Fergus Avenue

Follow Up Flag: Follow up
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Hi Brian,

I live on Fergus Ave and just got the notice in the mail.

First comment: I really appreciate the postcard notification and simplified graphics. I'm fairly new to Kitchener and haven't seen a form of notice like this before - I think it's great!

I understand the need for intensification and generally welcome such developments but I worry this particular proposal is a bit excessive relative to existing buildings. There are a couple of older buildings nearby on Fergus that are three or four storeys tall (I'd have to count to be exact but it's in that range) and a newer development closer to Weber that was finished in the last year or so that's four storeys tall. I worry that a seven storey building would be really out of character with the area and create an unfortunate precedent. I wonder if the developer's objectives and the City's objectives could be met with something in the four to six storey range?

I'll have a closer look at the supporting documents to learn more but my first reaction is that it seems excessive / doesn't fit and would really start to transform the character of the neighbourhood. I suspect something a little more modest height-wise would be welcomed by the neighbourhood.

Best wishes,

Rob

From: [REDACTED]
Sent: Friday, March 4, 2022 2:12 PM
To: Brian Bateman
Subject: [EXTERNAL] 142-146 Fergus Ave - Development a New Building

Importance: High

Good afternoon Brian,

Nice to e-meet you.

Thank you for letting us know that a new building will be around our condo. It's great that people will get new houses when it's a high demand for that.

We just recently moved from Winnipeg and fall in love with Kitchener and our area. The most beautiful part is many green trees at this old area. My concern is about saving nature and trees for us and future generations.

Would you please be able to confirm that the green trees close to 42-110 Fergus ave will stay alive? It's so amazing to see different flora and fauna here that we don't want that it's gone/destroyed with the development of the new building.

Thank you and have a great weekend!

Ramil and Elena Farrakhova,
[REDACTED]
[REDACTED]

Online Business Systems occasionally sends electronic communications, such as announcements, thought leadership, and invitations to events or learning opportunities that we think would be of interest to you. If you do not wish to receive these Commercial Electronic Messages from us, please click [UNSUBSCRIBE](#).

From: Marjorie Phillips Hopkins [REDACTED]
Sent: Sunday, March 6, 2022 5:08 PM
To: Brian Bateman
Cc: Dave Schnider; kbarisdale@gspgroup.ca
Subject: [EXTERNAL] Application for Development - 142-146 Fergus Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Bateman

I am writing in response to the Application for Development flyer for 142-146 Fergus Avenue that I received in my mailbox.

I have lived on Fergus Avenue for the past 19 years, most recently living through the development of 110 Fergus Avenue into what I would describe as a monstrosity. We are also watching the conversion of the corner of Fergus and Weber where the former Howard Johnson Hotel once stood. This is yet another development which I believe is going to cause additional problems for the neighbourhood.

Since the development at 110 Fergus Avenue has gone up, we have seen an increase in traffic, which has not been well-managed.

We have lost significant green space in the neighbourhood and the tiny park installed is wholly inadequate in light of what was removed.

We adamantly opposed all of the variances requested by the developer, and while the city denied the variances, the provincial tribunal overruled it and now we are left with what has become a terrible mark on a neighbourhood that I once loved.

Now I have been invited to respond to this application and I am entirely opposed. 7 storeys is totally out of line with the general shape of this neighbourhood. Pair that with the request for 2.3 floor space ratio and the building becomes all the more inappropriate.

It seems to me that 89 parking spaces are inadequate and we already have inadequate parking provisions at 110 and at 100 Fergus Avenue. The street parking on Fergus Avenue is already problematic; this application seems to be creating an even bigger space premium.

On top of that, what had been a stable neighbourhood population has become a revolving door of "for-sale" signs and changing occupants.

You have asked for my opinion. My opinion is that this application should be denied. I doubt however that my voice as a long-term resident of this street will make a difference.

I have copied my city councillor, Dave Schnider, and the applicant, Kristen Barisdale, on this email because I want it known that at least one household on this street and in this city is fed up with the greed that is consuming space at a frightening pace in Kitchener. I am exhausted by the "progress" that I believe has decreased the civility and community spirit of Kitchener.

Marjorie

From: [REDACTED]
Sent: Saturday, March 12, 2022 10:45 AM
To: Brian Bateman; Dave Schnider; kbarisdale@gsproug.ca; Earl Meyers
Subject: [EXTERNAL] Development at Fergus Ave. kit.
Follow Up Flag: Follow up
Flag Status: Flagged

Re: development 142-146 Fergus Ave Kitchener.
EMV village is some distance from this site. I trust the Planing Dept. to make wise decisions. Concern about the extra traffic on Weber St. Earl Meyers

E & C Meyers

[REDACTED]
[REDACTED]
[REDACTED]
ce.meyers@yahoo.ca