

**From:** [REDACTED]  
**Sent:** Friday, August 12, 2022 1:42 PM  
**To:** Brian Bateman  
**Cc:** Debbie Chapman  
**Subject:** 45-53 Courtland Ave East

[REDACTED]  
Hi there, Brian:

I am a resident of Schneider Creek neighbourhood living on Bruder Avenue. I am writing to provide my support of the proposed development at 43-53 Courtland Ave.

While it would be nice if the design was a bit more interesting, I agree with the conclusions summarized in Section 11 of the PJR including that intensification of this site is consistent with provincial, regional, and local policies.

Specifically, there are two overall positives that stand out to me.

1. **The introduction of increased density into this neighbourhood.** This is an ideal location and the height and design is suited to the neighbourhood and it appears that effort was made to minimize impacts on the residents of Martin. The overall design of the massing and siting of the building with frontage on Courtland and the design on the parking access is well thought out. It is also appealing that multiple unit types will be provided.

2. **The prioritization of active transportation with cycling amenities.** This should be commended and it is a no brainer that the request to not meet the parking minimums is granted with the access to transit being in an MTSA and ease of active transportation. One piece of feedback is that I believe I saw a rendering that illustrated insecure, outdoor bike storage. If that is the intent, in my opinion, that is not ideal due to the risk of theft and exposure to the elements.

Is it possible to be notified of any upcoming meetings related to this project?

Thank you and have a great weekend,  
[REDACTED]

**From:** Sally Gunz [REDACTED]  
**Sent:** Thursday, August 11, 2022 2:23 PM  
**To:** Brian Bateman  
**Subject:** 45-53 Courtland

I am wondering if you would let me know the type of unit that is proposed here? I can see there are roughly 10 per floor but size/type?  
Thanks.

Sally Gunz

**From:** Dan Brown [REDACTED]  
**Sent:** Wednesday, August 17, 2022 10:22 AM  
**To:** Brian Bateman  
**Subject:** redevelopment at 45-53 Courtland Ave East

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Hi there,

We've received the postcard describing the redevelopment proposal for 45-53 Courtland Ave E., as we live nearby (in the Arrow Lofts building).

In general, I'm quite supportive of increased density in this part of Kitchener, and of this project.

I do have one request (and I have no idea how to make this operational, but that's why I'm a professor not a planner): it would be really, really good that when the developer is narrowing or closing Courtland for this project, as seems to universally happen with developments downtown these days, that not every nearby parallel street is also cut off at the same time. Right now, there is construction on Ontario and Gaukel, for example, and (fairly recently) there was actually simultaneous construction on Benton, Ontario and Gaukel, and at a different time, on Ontario, Gaukel and Queen. It's nice to be able to get from one side of downtown Kitchener to the other, and in particular it's nice to have some idea, week over week, of a consistent routing with which to do so. Since Courtland is quite busy, I can't imagine that closing it off is going to be at all pleasant.

Thanks very much.

--  
dan brown ("he")

[REDACTED]

Professor of Computer Science, University of Waterloo

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2022 10:14 AM  
**To:** Brian Bateman  
**Subject:** Fwd: 45-53 Courtland Ave E.

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Hello Brian,

I wanted to share some thoughts with you about the proposed development at 45-53 Courtland Ave E. Overall, I find the design to be very attractive, I like that the building is close to the road and that all the parking is underground or at the rear of the building. The amount of proposed indoor and outdoor bike parking is also much appreciated.

Sheet 1.4 - Incorrect address on the Zoning By-Law (in effect & analysis). The current Zoning analysis may indicate one (1) 3 bedroom unit. The Proposed Zoning Analysis appears to be calling for no (0) 3 bedroom units. I strongly recommend that the developer provide a high number of 3 bedroom suites, perhaps as much as 10-15%.

Sheet 2.1 - Underground parking structure maneuvering appears optimistic, turning simulations should be provided.

Sheet 2.2- 2.7 - Floor plan legends show 3 bedroom suites, however, it is not clear where or which units are 3 bedrooms. There are not enough large, multi bedroom suites available in the City, this neighbourhood needs more.

Sheet 3.1-3.4 - The building is attractive, however the large expanses of red brick is very mundane. The solid brick elements should be broken up with banding, corbels, and pilasters. Anything that will provide some interest to the masonry on those elevations. The applicant is referencing the townhomes further down the street on Courtland. Even those modest townhomes have very detailed masonry. Some attempt should be made to provide a more interesting elevation, at least along Courtland Ave.

Thank you for reading my comments. I would like to see that smaller developments being proposed in my neighbourhood. Density is essential for the health of Kitchener, especially the downtown.

Regards,  
Nick Stanley  
53 Bruder Ave  
[REDACTED]

**From:** Allan Hendrickson-Gracie [REDACTED]  
**Sent:** Wednesday, August 17, 2022 1:47 PM  
**To:** Brian Bateman  
**Subject:** Development proposal 45-53 Courtland Avenue East

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Hi,

We live in the neighbourhood and would like to express our support for this development. Courtland is a busy street on the edge of a residential neighbourhood, in which many homes are already multi-family dwellings, and we see this as a positive addition to the area without impacting quiet residential streets.

Allan and Katherine Hendrickson-Gracie

Sent from my iPad

**From:** Andrew Lawrence [REDACTED]  
**Sent:** Wednesday, August 17, 2022 4:21 PM  
**To:** Brian Bateman  
**Subject:** 45 Courtland

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Hello Brian

I saw the notice for the development on the corner and I'd like some assurances that noise will be minimized, especially at night. We have a small baby and another one on the way soon and the nursery opens up right onto where the construction will be.

Thanks,  
Andrew Lawrence

**From:** Owen Berkin [REDACTED]  
**Sent:** Monday, August 22, 2022 10:22 AM  
**To:** Brian Bateman  
**Subject:** Development in the 25.53 Courtland Ave E Area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good Morning Mr. Bateman,

I received the notice of development for my area and, as suggested, wanted to forward some comments. Specifically, I wanted to say that while the idea of more construction is never appealing, I am 100% all for having more residential buildings in the area with one caveat: they are affordable.

As a dual income household with no kids, my spouse and I bring home just shy of 100k a year (gross) and yet even the apartment we have now costs almost half our income in cost of living alone (rent & utilities) and that's on the cheap end. I am all for more housing in the Downtown Core, but the community does not need more ungodly expensive condo's that only a choice few can afford. Ultimately all that will do is bring in more investors who buy the condo out to rent anyway and price gouge.

We already have a plague of homeless in Victoria Park and at the encampment on Victoria St. that makes it not only an eyesore to go through those areas but also a serious safety issue. Expensive condos will only aid in making that issue worse.

So in closing, when planning this development of more residential housing please consider making buildings that are managed to be affordable. Not more expensive condos that no one making less than 6 figures can even consider.

Warmest Regards,  
D. Owen Berkin.  
Sent from [Mail](#) for Windows



Virus-free [www.avast.com](http://www.avast.com)

**From:** Michael Brisson [REDACTED]  
**Sent:** Wednesday, August 24, 2022 11:43 AM  
**To:** Brian Bateman  
**Subject:** 45-53 Courtland E

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Hi Brian,

Perhaps you could link me to the reports for this one - the planning applications site is giving me grief ?

Also, has a study of possible configurations for the future of the adjacent Silverwoods Dairy site and Peter St. & Martin St. properties taken place ?

Thanks

Michael

Sent from my iPhone



**From:** Michael Brisson [REDACTED]  
**Sent:** Wednesday, August 24, 2022 2:57 PM  
**To:** Brian Bateman  
**Subject:** Re: 45-53 Courtland E

Thanks Brian,

Sections and Elevations with site and context sections through adjacent lands and buildings are really needed for this submission . They should actually be required for all submissions to the city as they are minimal information for any competent professional submission by architects for an existing urban context.

Given the radical changes here with the removal of the esker sand and elevation of the land and the apparent attempt to preserve the stunning adjacent oak tree, would not a request for inclusion of site / context sections be warranted by the special circumstances here ?

As a courtesy to neighbours or any citizen attempting to evaluate the variance requested it would seem essential, would it not

Thanks for your consideration of these issues.

Michael

Sent from my iPhone

> On Aug 24, 2022, at 12:02 PM, Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)> wrote:

>

> Hi Michael,

> Here's a link:

[https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp2.kitchener.ca%2FAppDocs%2FOpenData%2FAMANDADatasets%2FSupporting\\_Documents\\_List\\_660005.pdf&data=05%7C01%7CBrian.Bateman%40kitchener.ca%7C8becf3e70d2441100be408da860266cf%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C637969642258087720%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAilCJQljojV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=wWaHLqwHzJ4lkq9oYxU%2FUUKOor8oB%2FVIYGvwBmXnYHU%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp2.kitchener.ca%2FAppDocs%2FOpenData%2FAMANDADatasets%2FSupporting_Documents_List_660005.pdf&data=05%7C01%7CBrian.Bateman%40kitchener.ca%7C8becf3e70d2441100be408da860266cf%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C637969642258087720%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAilCJQljojV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=wWaHLqwHzJ4lkq9oYxU%2FUUKOor8oB%2FVIYGvwBmXnYHU%3D&reserved=0). I am unaware of any

such study but will enquire.

> Brian

>

> -----Original Message-----

> From: Michael Brisson [REDACTED]

> Sent: Wednesday, August 24, 2022 11:43 AM

> To: Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>

> Subject: 45-53 Courtland E

>

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

>

> Hi Brian,

**From:** Adam Carlin [REDACTED]  
**Sent:** Thursday, August 25, 2022 2:36 PM  
**To:** Brian Bateman  
**Cc:** Debbie Chapman; jvonwesterholt@mhbcplan.com  
**Subject:** Application for development for 45-53 Courtland Ave E.

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Hi Brian,

I am writing in response to the application for development postcard I received for 45-53 Courtland Ave E. In general, I am very supportive of this development. I like the overall design and size for this location. I think it's the perfect transitional size between downtown and the Schneider Creek neighbourhood where I live. I also particularly like the townhouse element along Courtland, which is a nice design nod to the rowhouses at Benton and Courtland. As a last thought, if the developer is willing to make a donation for affordable housing, I think that would be an appreciated gesture for the requested amendments.

Sincerely,  
Adam Carlin  
58 Bruder

**From:** Tim Schaner [REDACTED]  
**Sent:** Monday, August 29, 2022 11:44 AM  
**To:** Brian Bateman  
**Cc:** Kim Schaner; tim Schaner  
**Subject:** 45-53 Courtland Avenue East - Application for Development

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Greetings Brian:

My wife Kim and I are residents at the Arrow Lofts at 112 Benton Street and we recently received notice of the subject Application for Development at 45-53 Courtland Avenue East. I have reviewed the planning information and supporting documentation and have no questions on this application. This proposed development is ideal for this location and we support it moving forward.

Regards,

Tim

**From:** Cory Albrecht  
**Sent:** Thursday, September 1, 2022 1:56 PM  
**To:** Brian Bateman; Debbie Chapman; jvonwesterholt@mhbcplan.com  
**Subject:** Proposed development at 45-53 Courtland Ave. E.

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Hello,

I would like to register my approval for this development, but I think we can (and should) go further than just the render that was on the mailing. Given that this is a prime location just on the edge of Downtown, I think a 5x2 or 6x2 timber-over-concrete build with commercial space in a 2 floor podium and apartments up top would be perfect, especially if many of them can be two-bedroom units and not just one bedrooms.



## APPLICATION FOR DEVELOPMENT IN YOUR NEIGHBOURHOOD

To learn more about the project, share your thoughts and understand your appeal rights, visit:  
[www.kitchener.ca/PlanningApplications](http://www.kitchener.ca/PlanningApplications)

### WE WANT TO HEAR FROM YOU

Please provide comments by:  
**September 9, 2022**



Concept Drawing



45-53 Courtland Avenue East



Multiple Residential Buildings



6 Storeys, 64 Units



Floor Space Ratio of 2.4



Building Height of 21 metres



52 Vehicle & 53 Bicycle Parking Spaces



Reduced Front & Side Yard Setbacks

**Submit comments to:**  
City of Kitchener  
Brian Bateman, Senior Planner  
519.741.2200 x 7869  
[brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca)  
200 King St. W., Kitchener ON, N2G 4G7

**Additional contacts:**  
Your City Councillor  
Debbie Chapman, Ward 9  
519.741.2798  
[debbie.chapman@kitchener.ca](mailto:debbie.chapman@kitchener.ca)

**Applicant:**  
Juliane von Westerholt,  
MHBC Planning  
519.576.3650  
[jvonwesterholt@mhbcplan.com](mailto:jvonwesterholt@mhbcplan.com)

**Current status:**

- 1 Notice of development sent and feedback requested
- 2 Neighbourhood meeting scheduled, if required
- 3 Staff consolidating all feedback in order to finalize a recommendation to be considered by Planning Committee and City Council
- 4 Council decision communicated back to residents who requested a notice of decision

**Next steps:**

**From:** John Hill [REDACTED]  
**Sent:** Tuesday, September 6, 2022 1:51 PM  
**To:** Brian Bateman  
**Cc:** Debbie Chapman; jvonwesterholt@mbhcplan.com  
**Subject:** Development Proposal for 45-53 Courtland Ave. E. in Kitchener  
**Attachments:** [45-53 Courtland Ave E Development.docx](#)

You don't often get email from hillfamily1950@gmail.com. [Learn why this is important](#)

Dear Mr. Bateman,  
Attached below are my comments regarding this development proposal for your consideration. I would appreciate your keeping me informed of any neighbourhood meetings which might be scheduled.  
Thank you,  
John C. Hill  
201-112 Benton St., Kitchener ON, N2G 3H6  
Tel: [REDACTED]  
E-mail: [REDACTED]

## **Development Proposal for 45-53 Courtland Ave. E. in Kitchener**

Dear Mr. Bateman,

Since receiving the notice for the proposed development of the property at 45-53 Courtland Ave. E. in Kitchener, I have given it considerable thought and wish to share some observations and concerns with you.

I understand the city's need for intensification within the core area and I am in favour of using the Courtland Ave. lot for multiple housing units in order to accommodate the growing and diverse population of our community; however, I am also concerned about over-intensification and the ensuing congestion which will surely follow. Courtland Ave. E. from Ottawa St. to Victoria Park is a narrow road with very narrow bicycle lanes for much of the length. Most of the current housing in this area is very old and several of the sidestreets are extremely narrow or merely one-way laneways. Traffic along this stretch of Courtland is already very congested at various times of the day making it extremely difficult and dangerous for vehicles to enter or exit Courtland Ave. at any of the sidestreets where there is no traffic light. This situation will certainly be worsened by the influx of traffic emanating from the immense housing development being planned for the former J.M. Schneider property along Courtland Ave.

My wife and I reside in the Arrow Lofts at 112 Benton St. which has parking for 136 units and 9 visitors parking spots. Adjacent to our building is the recently constructed 16-storey apartment building (The Bow) which provides parking for its new residents. Immediately across from the Arrow and The Bow is a large parcel of vacant land currently for sale for future development. Another large housing development is being planned starting at the corner of Church St. extending along Benton St. almost to St George St.

The proposed development for 45-53 Courtland Ave. E. is 6 storeys high with 64 units, 52 parking spaces for vehicles and 53 bicycle parking spots. There is no indication in the notice you sent out to indicate if the units will be "affordable", studio apartments, one-bedroom apartments or sufficiently large to house families. Currently the tallest apartment buildings along Courtland Ave. from Ottawa St. to Benton St. are 3-4 storeys high which would make a 6-storey structure the exception.

As a result of these observations I would ask the planning department to carefully consider the future traffic gridlock which will ensue from such intensification in this area. I would also request that consideration be given to restricting the height of the proposed structure to no more than 4-storeys and contain a reasonable number of "affordable" units.

Yours truly,

John C. Hill, 201-112 Benton St., Kitchener ON, N2G 3H6

Tel: [REDACTED]

E-mail: [REDACTED]

CC : Debbie Chapman, Councillor Ward 9 ([debbie.chapman@kitchener.ca](mailto:debbie.chapman@kitchener.ca))

CC: Juliane von Westerholt ([jvonwesterholt@mhbcplan.com](mailto:jvonwesterholt@mhbcplan.com))



**From:** Hilary [REDACTED]  
**Sent:** Friday, September 9, 2022 9:17 AM  
**To:** Brian Bateman  
**Subject:** 45-53 Courtland Ave East

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi there! Hope this email finds you well 😊 I've been getting my steps in at lunchtime so we haven't run into each other at Pho lately!!!

Hope you had a super great summer with the family and got away from email for a bit!

Just wanted to add some comments to this file if you are still accepting them?

- In support of this project and think the size and scale is great for the neighbourhood considering it's on Courtland and so close to transit, etc.
- Design looks great and support the use of brick that match the existing buildings in the neighbourhood, along with other high-quality finishes through the building and site.
- Been noticing AC units on balconies lately, which I think looks terrible, haha. There's got to be a better solution for this!!!
- Support the mix of larger unit sizes, but would support more 3bdrm units that would be of interest to families or folks living together. The neighbourhood is really flourishing with young kids and a great community vibe, would be great to add to that :D
- I would highly support retail at grade. There's a real lack of amenities, services, food options in the neighbourhood. Would be excellent if this, and every new build added to the inventory of available spaces for entrepreneurs to start serving this area.

Thank you!

Available for any follow up if required!

Hope we run into each other soon 😊 Have a great weekend!  
H.

HILARY ABEL  
14 Mitchell Street  
Kitchener ON N2G 2X3  
[REDACTED]



**From:** [REDACTED]  
**Sent:** Friday, September 9, 2022 7:56 PM  
**To:** Brian Bateman  
**Subject:** Comments on development application for 45 Courtland Avenue East

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello

I am a home owner at 29 Martin Street.

I got the notice for the development application for 45 Courtland Avenue East.

I note that the first attached document for this proposal lists the address as 45-63 Courtland Avenue East, Cambridge Ontario.

I have looked at the documents related to this development online and I wish to comment.

I note that the proposed development is six storeys and this concerns me. I wonder why this development cannot be decreased to a maximum of four stories. Martin Street is an old neighbourhood with single storey houses, that were built in the early part of the 1900s. The height of the building will overlook these single family homes 'backyards and will impact the home owners privacy and enjoyment.

I note, from the design provided, that there will be balconies for those occupying the suites. The ones at the back of the building will further impede the home owners enjoyment and privacy. I think that these should be reduced to an opening with glass doors and a glass wall to look out, but no space to sit outside.

I note that the proposed building will have 64 units comprised of 30 - one bedroom; 15 - Jr two bedroom; 18 - two bedroom; and 1 - three bedroom unit. In the current news there is ongoing concern about the housing crisis in this country and this city. I wonder why there are not more three-bedroom units in this development proposal. Families who require more than one or two bedrooms are ignored in new developments. Is this because they don't make as much money on these units? The number of one bedroom units should be decreased and moved to three bedroom units to accommodate the forgotten members of our community.

Is this a rental or condo building? I could not find in the online development proposal any indication if this is a rental or condo building.

We need more rental units in the core of the city!

Rental units in the core area of the city will provide those families with easy access to some public schools such as Courtland Avenue Senior Public School and Cameron Heights Collegiate. Younger family

members will be bused to schools nearby for Jr Kindergarten to grade six. If Catholic schools are required then these students are bused to their schools. There is easy access to both the ION and Grand River Transit. Harry Class pool on Queen Street provides swimming lessons and public swimming in the summer and they would be close to Victoria Park and other options such as walk or bike to the Kitchener Public Library, the Kitchener Market, etc.

The proposed building has a very small green area for those that live in the building. I know that Victoria Park is nearby, but to build a sense of community in the building I believe it would be important to provide more green space. Large trees (installed at the time of the build) at the back of the building property would provide shade for those using the outdoor space and for the homeowners on Martin Street privacy in their back yards. It would also provide the homeowners with a sense of division from the building, and decrease the noise from the parking, deliveries to the back of the building and garbage pickup. Those noises could be muffled with the use of large trees, shrubs, etc.

Sylvia Hannigan

**From:** Jane Pellar [REDACTED]  
**Sent:** Tuesday, September 20, 2022 5:33 PM  
**To:** Brian Bateman  
**Subject:** 45 - 53 Courtland Development Proposal

Hi Brian!

Hope you are having a lovely summer! It is zooming past it seems!  
I see it is time for public engagement on the Cantiro proposal.

After meeting with Cantiro and the planners and seeing the proposed development earlier this summer I was pleasantly surprised to see that this developer has a warmth and seemingly genuine interest in engagement with the community. They made a favourable impression for sure. The interest they have shown thus far makes me feel that they will hear us out and perhaps consider our ideas for improvement.

First of all I think generally there are some good wins for the community with this design. I liked the use of towns, 1, 2 and 3 bedroom units. In fact I would advocate for more family sized units since we seem to have a glut of 1 bedroom units being built currently. Family sized units also will support our existing schools and will make good use of the infrastructure already here.

I would like more details on the outdoor space allotted for the residents of this proposed build. I wonder if it is rather limited in size for the number of residents.

I like that they have included a tree saving plan. (I do wonder what they will be able to save in the end). As you know there are huge trees on this lot that add a great deal of vital shade, home for song birds etc and give much needed green to our community. I am happy that they will try to save what they can and I do know they will add greenery etc when landscaping time arrives. I am personally interested in seeing large specimen plantings, a mix of trees especially deciduous trees like Blue Spruce or cedars that will not only grow fast but give winter screening for the Martin Street homes and the homes along Benton Street.

In terms of overall design I see the architectural nods to Arrow, the use of brick, glass and flat roof. I do find it quite modern next to its historically significant neighbourhood.

The rectangular design is heavy looking from the back, however, I don't think we are going to see much of that once the fence and planting are done. I guess that would be a question I have. From our vantage point at 16 Martin (in the middle of the build) what exactly will I see? Four of the 6 floors across 3 properties plus a very long roof? How can that roof be made more esthetically pleasing? Interesting architectural features to mask the unsightly mechanicals? A coupala or screen?

I am not fond of the idea of the increase in the FSR, however if it allows for more 2 and 3 bedroom units it is worth thinking about.

I still think that there will need to be some more consideration to the fenced area at the rear of our properties since it is not on the property line. It is above it on the slope. The Martin St side of the metal fence is currently gardens or trees. Once the hill is excavated we will still have a slight hill that will need to be held back. In many ways leaving a bit of a berm would help when it comes to screening the build.

For example fencing and trees would get a slight boost in height if the current fence line was maintained.

I will say that I would have preferred double stacked towns on this lot to minimize its dominance on both the site and the neighbourhood. I find 6 storeys still a bit overwhelming but, all in all I do see that this proposal has some benefits as well.

Thanks for the opportunity to add input.

Jane Pellar  
Ian Macdonald

**From:** Jordan Miller [REDACTED]  
**Sent:** Wednesday, October 26, 2022 9:10 PM  
**To:** Brian Bateman  
**Subject:** Planning application 45 COURTLAND AVE E comments

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Hi Brian,

I hope it's not too late to add comments about this application. I live on Bruder Ave. I am happy with the building application description so far. I am in favour of intensifying the downtown core sector since we should see maturing cities have higher and higher density buildings sprawling from the downtown outwards. The building fronts onto a main roadway, so there are no concerns from me about additional traffic. As well, again, since it's on a main street I think those types of streets are suitable for these higher density buildings.

Overall this is a positive sight to see in regards to higher density buildings being built close to the downtown core and I look forward actually for more high density buildings in the future.

Thanks,  
Jordan Miller

**From:** Michael L. Davenport [REDACTED]  
**Sent:** Monday, November 14, 2022 3:47 PM  
**To:** Brian Bateman  
**Subject:** Response to 45-53 Courtland Avenue East proposal

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Hello,

I've given the documents in the [45-53 Courtland](#) proposal a very light skim. Here are my initial impressions (apologies if I make any errors):

- 😊 Size seems appropriate for the neighbourhood (we need densification!)
- 😊 The emphasis on bike amenities is forward-thinking, and I support it
- 😊 I also support the reduced (and decoupled-from-units) car parking
- 😊 I didn't see anything in the proposal about *affordability*. (My skim was very light; if I missed any affordable unit guarantees, please draw my attention to it)
- 😊 It's a shame the proposal doesn't include any space for Convenience Retail at the ground level (or similarly light commercial). Complete neighbourhoods have more than just *homes*, they also include amenities / reasons for people to *go* there. If I'm reading the proposal correctly the zoning *would* allow that, yes?

Maybe I'll see you at the meeting tonight!

Cheers,  
Michael L. Davenport  
212-307 Queen Street S.