

**From:** Ron Hallman [REDACTED]  
**Sent:** Monday, October 18, 2021 12:42 AM  
**To:** Andrew Pinnell  
**Cc:** BVrbanovic@regionofwaterloo.ca  
**Subject:** [EXTERNAL] 4396 King St E & 25 Sportsworld Dr.

Greetings Mr Pinnell,

I should preface my strongest concern, regarding this proposed development, with a very brief introduction of my life experience. I am a retired (30 yrs) police officer from Waterloo Regional Police. I spent many of those years investigating (and assisting) serious and fatal collisions while assigned to our Traffic Branch.

Mark my words, if this development is allowed to proceed as planned, without major rerouting of the commercial motor vehicle (Amazon & transport trucks) from the Maple Grove/Fountain area, it will have fatal results. I beg of you; go to that Tim Horton's parking lot and sit and watch that intersection for no more than half an hour on any given day, and then imagine injecting 300 bicycles and several hundred pedestrians to the mix. You should certainly see what I mean. If you're not immediately convinced, please walk across the intersection from all 4 corners. If you feel "safe" while crossing that intersection, then you and I come from different planets.

Surely you noticed the traffic study from the developers, identifying that the roads in the area can handle the development, "EXCEPT" for the intersections closest to the building! This is a transportation hub, not a residential hub. If we want to turn King/Sportsworld into a downtown setting, then we must first remove the majority of the commercial traffic from it. You realize that King St is, by far, the most direct route to the west bound 401 for the majority of central Kitchener and definitely for the entirety of the Maple Grove/Fountain industrial basin?

I get that the ION is going directly down the centre of King St and I see the logic in it bringing people into that area to work and then home again. But I do NOT see the logic in trying to turn that transportation hub into a residential hub.

The building will have a drastic shortage of parking. Where will the overflow park? I'll answer that for you; Costco.

The issues I have already addressed are my biggest concerns. An additional issue I'm sure I could get used to (but don't want to) is having a massive high rise building overlooking my backyard (I guess that officially makes me a NIMBY). I live on Edgehill Dr. I have worked all my life to afford the means to raise my children on a street that feels like cottage country. We are all on wells and septic, no sidewalks, no street lights (for half the length), still enjoying rural mail delivery. How in the world does a high rise apartment building fit into that landscape?

Thank you for reading this far. I'll say it one more time, without any hyperbole; if this project proceeds as it is, someone is going to get killed at that intersection. Please help to prevent that.

Respectfully, Ron Hallman [REDACTED]

**From:** Marijan B [REDACTED]  
**Sent:** Monday, October 18, 2021 4:20 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St E and 25 Sportsworld Dr

Dear Mr. Pinnell,

I am writing to you as a resident of the Deer Ridge subdivision adjacent to the planned highrise development proposed for 4396 King St E and 25 Sportsworld Dr.

I'll be frank, I'm having a hard time comprehending how this proposal is even being entertained.

We are talking about an area with no grocery store, no green space, no parks, no recreation...and A LOT of traffic.

There is traffic from Challenger, Toyota, current residents in the neighborhood, Costco, the list goes on. Rush hour is already crazy.

I also have some serious concerns that the residents of the highrise development will just use our neighborhood bringing in an incredible amount of foot traffic to an already busy trail system.

As a side note, but also a valid concern, I lived in the grand river woods development in Cambridge just down king street near fountain Street. It is a cautionary tale of what happens when you build higher density housing near Conestoga College. The townhomes there are 90% Conestoga College students. It was unbearable living there. People on the streets at all hours drinking alcohol, street racing, vandalism, violent crime (there was a homicide there last fall before I moved). Someone even took out the stop sign in front of my home there and drove over my lawn! It would be naive to think investors won't scoop up these apartments and fill them to the rafters with international students. Conestoga College increased its international student intake considerably over the past 5 years. I believe the number sits at about 10,000 and is increasing all the time. Not a single purpose built residence was ever built that is proportional to this increase. They will end up in this development. They will end up in our neighbourhood.

As a member of Deer Ridge, and I'm sure my neighbours will agree, we pay some of the highest property tax in the region. Why? Because it's a beautiful neighbourhood surrounded by nature. Please don't ruin it.

Sincerely,  
Marijan Berecic

**From:** Renée Ruszer [REDACTED]  
**Sent:** Monday, October 18, 2021 3:46 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St E at 25 Sportsworld Dr, Kitchener

Dear Mr. Pinnell,

I am writing to you as a resident of the area in which Commercial Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what is the city thinking??!!

There is no LCBO, beer store, regular grocery store, drug store, daycare, parks or open green spaces nearby. This will push foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life. The roads in the area are already overburdened, can you imagine what 580 more cars per day will do to the South end of Kitchener? And make no mistake, the building may have 300+ bicycle parking spaces, you will not be able enforce people to use them. The majority of those residents will be using their cars to go to work, school, shopping, etc...

**We are Not in favour, we OPPOSE this development and OPPOSE the changing of the zoning of the neighbourhood.** Please record our sentiments accordingly.

Renee Ruszer  
[REDACTED]

Sent from my iPhone

**From:** Elkin Castano [REDACTED]  
**Sent:** Monday, October 18, 2021 8:39 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St East development

Hello,

As feedback, this proposed development is risky and must add restless. High density, low parking ratio, no green space, and poor surrounding infrastructure (schools, to begging with) make this idea bizarre. It might work for the core are of KW. Perhaps only the 8 floor building with the rest of the space used for communal enjoyment will work better, but not as profitable....and this project is clearly designed to squeeze dollars not to bring quality of living to the inhabitants.

Best regards,

Elkin Castano  
Deer Ridge resident.

Sent from [Mail](#) for Windows



**From:** [REDACTED]  
**Sent:** Monday, October 18, 2021 8:40 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St East rezoning.

Andrew:

So please let me understand this. You want to put approximately 2000 more people on one of the busiest intersections in Kitchener???? The infrastructure is zero to support such a move. Extremely busy roads which will only get busier with the coming of a train driving in the same space. Poor school access. Poor shopping access. Nowhere close to add such infrastructure...and you think this is a good idea. You must live in Listowel where people don't worry about stuff like that. Only good that comes from this is more revenue for the city to squander on other ridiculous projects that have equally as little foresight. Ahhhhhhhhhhhhhhh yes, but that's what politicians do with other people's money right Andrew? Only problem is you just railroad this stuff through. The builder gets richer. And the infrastructure will follow. Not. If building stuff in the sky for people to live in is pertinent and it likely is, then there is lots of better placed sky!! Just imagine.

Bill Dow

**From:** Frank Ruszer [REDACTED]  
**Sent:** Monday, October 18, 2021 3:01 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St. E development

Dear Mr. Pinnell,

I am writing to you as a resident of the area in which Commercial Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what is the city thinking??!!

There is no LCBO, beer store, regular grocery store, drug store, daycare, parks or open green spaces nearby. This will push foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life. The roads in the area are already overburdened, can you imagine what 580 more cars per day will do to the South end of Kitchener? And make no mistake, the building may have 300+ bicycle parking spaces, you will not be able enforce people to use them. The majority of those residents will be using their cars to go to work, school, shopping, etc...

**We are Not in favour, we OPPOSE this development and OPPOSE the changing of the zoning of the neighbourhood.** Please record our sentiments accordingly.

Thank you,

Frank Ruszer

**From:** John Hossack [REDACTED]  
**Sent:** Monday, October 18, 2021 3:38 PM  
**To:** Andrew Pinnell  
**Cc:** John Gazzola; Christie & Matt Girdler; John & Sharan Mellor; Jack & Lurdes Jordao  
**Subject:** [EXTERNAL] 4396 King St. E., Kitchener  
**Attachments:** [IMG\\_1625.heic](#)

Good afternoon Andrew  
My name is John Hossack.  
I am a Deer Ridge resident.  
I am Writing today, to voice my concern of the plan for the above Kitchener address.  
I tried the phone number attached to the article with your name.  
Your number is not reachable, otherwise I would have called you, I also tried via the city of Kitchener website with no luck.  
This is the first I have heard of this proposal, and have received no prior notification as a local resident.  
Therefore I've had no opportunity to voice my concerns and the deadline is today!  
Please ensure my comments are attached to this proposal, I will keep record of this email as I want it entered before the deadline passes.

King and Sportsworld is the busiest intersection at the entry point to the city of Kitchener from the 401.

We are already at gridlock in this location,  
due to business decisions to appease local business 22 years ago and we continue to struggle to access local roads.

At that time businesses were up in arms about the loss of business due, to a westbound ramp that was planned for westbound 401 traffic

Hence today's congestion!

It is insane to think we can accommodate such a structure with so many units in this area.

Until a west bound (401) on ramp is built to relieve traffic in this area you can't possibly be serious?

Also the local ambulance station (Fountain Street and Cherry blossom) response times would be seriously impeded.

Until the necessary infrastructure is built and in place, this proposal but should be Shelved.

Pioneer Tower /Deer Ridge area residents

safety (approximately 3000) would be seriously at risk!

Please respond to this email, as I would like a receipt of your acceptance of this email.

Thank you

Regards

John Hossack  
[REDACTED]

Sent from my iPhone

**From:** Bridget Coady [REDACTED]  
**Sent:** Monday, October 18, 2021 1:21 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St. E

Hello Andrew,

My family lives in the Edgehil/Settlers Grove/Deer Ridge community and have reservations regarding the amount of residential units proposed in this development. This existing residential community is grossly underserved for community park land and amenities ( not to mention kids are 100% bussed) as it is and any new residents will need to cross a major arterial to seek green space. Please note that one of the community parkettes in our community will be taken off line for a year or two as the new trunk sewer from the East Side lands will be constructed through it.

I don't believe this location should be considered for major residential. While Im aware that arterial commercial does not produce the densities required to support rapid transit, office commercial does, and this location should be developed more as office and service commercial it is currently designated-as the "gateway" to support the nearby east side lands. NOT Residential. This and any future mixed use development in this commercial node would never be able to be considered a complete community and any future residents would not have great quality of life....given the lack of community supports and amenities. Yes it may produce some more residential units for the housing supply, but to what end? Are we just throwing up units to meet provincial targets or are we thoughtfully planning for a world class community?

Thanks for your consideration.

The Rowbotham Family.

Sent from my iPhone

**From:** ross evans [REDACTED]  
**Sent:** Sunday, October 24, 2021 8:58 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King St. note

Andrew,

I hope this email does not find you too late in the discovery process of this new development proposal. I live on [REDACTED] a block from this new development and I'd like to add my feedback on the project. I know its along the ION Path but its also likely the most busiest corner in Kitchener, with all vehicles coming and going from Kitchener to Cambridge and EVERY vehicle coming and going to the 401 London direction. Currently this is an extremely busy corner and with the new commercial industrial parks north of Toyota being planned (6,000acres) this is going to get worse. My street, Edgehill Drive is already being used as a by-pass for the Deer Ridge residents and many time their speeds far succeeds the posted limits. If this project was to increase over 600 new units which would increase the amount of people entering this already busy intersection, our quiet Edgehill drive would be extremely busy.

The second thing is where are these people going to walk their dogs, ride their bikes or simply walk for exercise.. We have no parks in the area and therefore our road again would get inundated with more foot, bike and vehicle traffic all of which is not designed for. This intersection is not designed for all the additional traffic your planning on adding.

I reviewed the recent long-term plans for the 401 intersections for 401 west to and from London and NOTHING is on the books at this time to add this and therefore that traffic would be rammed into this intersection that already TODAY this stretch of King street is extremely congested and rush hours its even worse. I'd like to see traffic studies and projected traffic studies from the new commercial units already approved **plus** this new project.

And finally to build a project with 30 stories in this area is not consistent with the short term or long term plans of this area. There are no buildings in this area higher than the local hotel at 8-10 stories, so these buildings would be massive on this little corner of King and Sportsworld. This is not a down town core area and should not have a building of this height approved for the area.

Thank you Andrew for your time to review this letter of concern for the new development project at King and Sportsworld in Kitchener.

Sincerely  
Ross Evans

[REDACTED]

**From:** Lurdes Jordao [REDACTED]  
**Sent:** Monday, October 18, 2021 4:56 PM  
**To:** Andrew Pinnell  
**Cc:** John Gazzola  
**Subject:** [EXTERNAL] 4396 King St; Kitchener

Hello; My name is Lurdes Jordão and I live on Deer Ridge Drive. For the past 22 years we have lived quietly and in peace in our neighbourhood. I am also the president of Settler's Grove Community Association And represent 273 households and we are voicing our concerns and are completely 100% against this development. There are already concerns of increased crime and traffic with past developments. This project does not benefit the well being of our residents. We would like you record the 273 households against this project.

Further more; we have come to know about this project today. There was no advance communication of this project and advance warning só residents can attend a meeting would have been appreciated.

Our association is interested in submitting an appeal against this project!

**NOTICE OF DEVELOPMENT  
APPLICATION** in your neighbourhood  
4396 King Street East & 25 Sportsworld Drive



**We Want to Hear from You!**  
please provide comments by:

**October 18, 2021**

For more information about this  
matter, including information about  
appeal rights, visit:

[www.kitchener.ca/  
planningapplications](http://www.kitchener.ca/planningapplications)

or contact:



Mix of  
Land Uses



Max Height  
30-storeys



616 Dwelling  
Units

City of Kitchener

**Andrew Pinnell, Senior Planner**

519-741-2000 x7668

[andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)

200 King St. W., Kitchener On N2G 4G7

The applicant is requesting a Zoning By-law Amendment to re-zone the property from Commercial Campus (COM-4) to Mixed Use (MIX-3) and establish a Site Specific Provision to allow a maximum building height of 99 metres (30 storeys), maximum Floor Space Ratio of 6.2, reduced parking rate of 0.85 spaces per dwelling unit (580 spaces), non-residential gross floor area reduction, among other matters. The Official Plan Amendment requests to designate the property from Commercial Campus to Mixed Use with a Specific Policy Area. The amendments would permit a mixed-use development with 616 dwelling units and 1,378 m<sup>2</sup> of commercial space and 300+ secure bicycle parking spaces.

**From:** Ashley Berkel [REDACTED]  
**Sent:** Tuesday, October 19, 2021 12:24 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King Street East & 25 Sportsworld Drive

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

With respect  
Ashley Berkel  
[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** Bruce and Kimberley Cushing [REDACTED]  
**Sent:** Sunday, October 17, 2021 9:33 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King Street East and 25 Sportsworld Drive

Monolithic eye sore of colossal proportions, that is what I would call this.

I was walking around the Pioneer Tower today, a historical landmark.

Standing at the base having climbed it many times to view the Grand River Valley hoping to glimpse a bald eagle that nest there.

I live in Grand Hill and have on occasion see one fly over my house.

As I turned, I was ashamed to think that just a few blocks someone wants a 30-story tower. Wow what a view that will be from the top of historical landmark that has ties back to the founding of Kitchener.

One of the most valuable neighbourhoods in the city and you step out your front door or be resting in your backyard and you see this monolithic eyesore, only one property away for some people on Edgehill.

One that will create a shadow like a giant sundial as the sun moves through the sky.

Standing at the corner of King and Sportworld Drive and you can't see a skyscraper anywhere.

It just does not fit in. Where is the midrise development, why does it have to go to 30 storeys?

Even 10 storeys would be a sudden step up when single family homes are less than 100m away.

Building and intensifying along the LRT is creating a steel and glass wall that is splitting the city east and west sides.

Just look at the insane development in Waterloo, and what percentage of those units are still unoccupied.

Which for some reason has attracted a large number of crows?

Urban planning should involve attractive and welcoming transitional zones. Not a sudden monolith that doesn't fit in with even the property across the street.

If one tower goes to 30 storeys, then so will the others. How welcoming will Sportworld Crossing be surrounded by towers on the west side, mid-day sun on the patio of Moose Winooski's, nope.

Development should be greening the street, not hardening the street to the edge of the road and going 99m vertical.

What is missing here is a total vision of what the street could and should look like 25 years from now.

Otherwise, you get the disaster that is King Street in Waterloo where you have concrete jungle that is one street, blocking sun, unwelcoming, and really architecturally a dog's breakfast.

As for the bike parking, seriously the building will be next to neighbourhoods where the average vehicle is north of 60 grand.

Plus, the LRT is not designed for bicycle loading, not like Vancouver is. People are not going to bike north on King St to get to... the Charcoal Steakhouse, or Pepsi Pizza.

There are no grocery stores, beer store, LCBO within walking distance. Occupants are not going to bike or LRT to get grocs.

I know you could argue if you build, they will come. There is not enough land between King St and the expressway to house these other anchor stores.

Imagine approaching Kitchener from the west on the 401, looking out at the Grand River Valley and then seeing the great wall of Kitchener towers that split the city, a mistake Waterloo made.

This application is all about immediate profit, not the long-term vision of Kitchener, or its residents. The sales pitch will be the view of the valley at the expense of those who have carefully manicured their properties and have been paying a hefty tax bill all along. Intensifying along the LRT involves a plan, not bending over for developers short term profits.

Bruce

**From:** Lindsey Schmalz [REDACTED]  
**Sent:** Monday, October 18, 2021 1:45 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] 4396 King Street East Development Idea

Hello Mr. Pinnell,

I am contacting you today about the future development on 4396 King St E in Kitchener. I am a resident of the Deer Ridge community and I strongly appeal your decision to erect an enormous sky scraper in our community.

Due to how close to the existing buildings would be to h the proposed building there is a concern for safety. There is also ergonomic means that must be considered, as well as traffic and means of vehicular egress.

I am an architecture student and I understand how land is valuable and buildings have to be vertically built, however please reconsider this horrendous design you have put together.

Have you considered 4607 King St East, it is only slightly further down the road and would not be an eye sore for the residents of our community. 4585 King St East is currently occupied, however your current plan does require you to purchase land and evict multiple businesses. It is still in close proximity to the 401 and the 7/8 Expressway as well as other amenities.

Thank you for your time and consideration.

Sincerely,  
Lindsey Schmalz  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, October 18, 2021 5:47 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Against the Proposed Development at 4396 King Street East & 25 Sportsworld Drive

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,  
We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.  
We are NOT in favour.

Please record our sentiments accordingly.

With respect

**From:** Steve Capling [REDACTED]  
**Sent:** Monday, October 18, 2021 10:43 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Application for development - 4396 King St. East and 25 Sportsworld Dr.

Dear Mr. Pinnell,

As a resident of one of the communities adjacent to the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener...

We wish to express deep concern for the proposed 30-story, 616 dwelling proposed development and how it will impact an already very busy and mixed-used area.

Putting a residential high rise development on the corner of what is already an overburdened intersection that sees regular congestion with all the local business traffic, Challenger Motor Freight traffic, Toyota plant traffic, Loblaws Distribution traffic, Costco traffic, Home Depot traffic, GO and GRT Transit traffic not to mention the Hwy 8 on/off ramps, and is set to create a plethora of additional issues on these roads as well as the nearby community.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location.

This seems a bit ludicrous in theory alone.

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby and it will push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the limited green space and recreational infrastructure in those areas and will negatively impact our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

Steve Capling & Connie Arnold

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Scott Reiner [REDACTED]  
**Sent:** Monday, October 18, 2021 3:03 PM  
**To:** Andrew Pinnell  
**Cc:** Jill Reiner  
**Subject:** [EXTERNAL] Commercial Campus - 4386 King St E

Dear Mr. Pinnell

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

Where are all of the Bike paths for these 300+ cyclists that will be putting their lives in peril riding on King or SportsWorld drives?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces close or part of the development to support this much of an influx of people. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

Best regards,

Scott & Jill Reiner

**From:** Mike Mooney [REDACTED]  
**Sent:** Monday, October 18, 2021 12:21 PM  
**To:** Andrew Pinnell  
**Cc:** Michael Mooney  
**Subject:** [EXTERNAL] Commercial Campus Development COM-4

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

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We are NOT in favour. Please record our sentiments accordingly.

With respect

Michael Mooney

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Carole Rothwell [REDACTED]  
**Sent:** Monday, April 4, 2022 1:54 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Deer Ridge area condo updates

Hello Andrew


I live in Deer Ridge and attended the zoom meeting on Thursday. Could you please add my email to the list to receive updates.

Unlike many others, I think it is progress and am supportive trusting the project is well managed. It seems to be heading in the right direction.

My email is [REDACTED]

Thank you.

--



CAROLE ROTHWELL • [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** Vishal Mandal [REDACTED]  
**Sent:** Friday, April 1, 2022 11:39 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Deer Ridge-Add email address please

Hi Andrew,

Trust all is well.

Please add my email address for Deer Ridge surrounding related development as per yesterday's meeting.

[REDACTED]

Thank you for your time.

Best regards  
Vishal

Sent from [Mail](#) for Windows

**From:** Sonika Mandal [REDACTED]  
**Sent:** Friday, April 1, 2022 11:37 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Deer Ridge-Add email address please

Hi Andrew,

Trust all is well.

Please add my email address for Deer Ridge surrounding related development as per yesterday's meeting.

[REDACTED]

Thank you for your time.

Best regards  
Sonika

**From:** Sandra Vink [REDACTED]  
**Sent:** Monday, October 18, 2021 11:07 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Development application 4396 King St East and 25 Sportsworld Dr. Kitchener

Dear Mr. Pinnell:

I wish to comment on the proposed Zoning By-law Amendment and proposed development at this location. I am a resident and property owner nearby on Edgehill Drive, and I have the following concerns.

1. Traffic at the intersection of King St East, Sportsworld Dr and Baxter Pl is already heavy and dangerous for vehicle traffic, bicycles and pedestrians, due to there being no direct connection to and from HWY 401 West. This volume will only increase even without the proposed development, and there is no plan to remedy this for many (30-40) years in the future, according to my most recent information.
2. The very nearby intersection of Baxter Pl and Pioneer Tower Dr is busy and confusing to most travelling through it currently, including vehicles, bicycles and pedestrians. It includes close access to 2 retail plazas. Illegal U-turns, blocking of the intersection because of the traffic lights on King St, and failure to stop from Pioneer Tower Dr are frequently observed. Higher traffic volumes from this development will exacerbate these problems.
3. Some traffic will divert to Edgehill Dr in order to avoid the traffic on King St East. Such drivers are likely to travel above the non-posted speed limit. Edgehill Dr is currently a sleepy and quiet residential street, with children, bicycles, dog walkers and elderly people strolling, and without sidewalks or streetlights in some areas. This is a dangerous situation, and discourages the healthy outdoor lifestyle residents try to maintain, and chose to live in the area to enjoy.
4. There are significantly fewer parking spots for this development than there are living units. I don't know what provisions have been made for visitor and retail parking, if any. I have some personal experience with this arrangement as it occurred at the much smaller development at 49 Queen St East in (Hespeler) Cambridge. The lack of space for parking at that location caused disputes and aggressive behavior over parking in unauthorized spots, and illegal parking on adjacent streets and private property. This development must provide adequate parking for its own requirements rather than relying on trespassing to service its residents and guests.
4. Edgehill Drive is serviced by rural postal delivery, therefore has mail boxes at the end of the driveways and delivery by car. Urban residents are unfamiliar with this mode of delivery. When cars or delivery vans park close to the mail boxes, the letter carrier is unable to deliver, and residents do not receive their mail. There is the potential for this to happen frequently, since parking from this development will overflow onto the few adjacent residential streets, most likely Edgehill Drive. Please refer to the following:

**Canada Post Corporation Act (R.S.C., 1985, c. C-10)**

**Delay of mail**

- **50 (1)** Every person commits an offence who, without reasonable cause, refuses to permit or delays permitting any mail or mail conveyance to pass on or use any road, ferry or other route or mode of transport access to which is under his control.
- **Marginal note: Reasonable cause**  
**(2)** For the purposes of subsection (1), collecting toll, ferriage or other charge for the use of any route or mode of transport is deemed not to be reasonable cause.
- 1980-81-82-83, c. 54, s. 44

5. There are no parks or green spaces in the area, since the decommissioned school property was redeveloped by the City of Kitchener into single family homes at Pioneer Grove Ct a few years ago. Although some provisions are included in the development for this need, pedestrians and dog walkers will spill onto Edgehill Dr and Pioneer Tower Dr for exercise. Pioneer Tower Dr has no sidewalks in places, and as mentioned previously, Edgehill Dr has no sidewalks and in some areas no streetlights. Parking is unlimited, and likely will be used by overflow from the development. Edgehill Dr was not designed for these volumes of use, and is subject to congestion currently when service vehicles are parked. Both new residents and old are endangered by the City of Kitchener increasing the volume of users and failing to address these traffic issues.

6. Edgehill Dr is a small side street lacking in most of the amenities larger and more central streets are provided with. As mentioned, there are no sidewalks and in some places no street lights. The street is old, and accommodates only two direction travel with no posted speed limits or parking. It has a tar and gravel surface, replaced approximately 5 years ago. There are no curbs or storm sewers, instead ditches and culverts at the driveways. Cars frequently park with two wheels on the grass, causing damage to the turf , especially in wet weather. It does not have the capacity to absorb increased use safely.

Please consider the above issues as planning on this site progresses. I would appreciate being included in the dialogue and receiving information releases pertaining to it.

Thank-you,

Sandra Vink

--

Sandra

**From:** [REDACTED]  
**Sent:** Monday, October 18, 2021 3:11 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Development application at king & sportsworld dr

Good afternoon Mr. Pinnell,

As a resident of the area in which there has been an application for develop at 4396 King St E at 25 Sportsworld Dr, Kitchener, I am writing to you with major concerns.

Having a high rise residential development will lead to many issues for local residents, as well as commuters. This will create even more traffic on an already congested area in Kitchener. I am also very concerned for the foot and bicycle traffic this could cause heading towards Preston, an area that has no actual sidewalk or bike path. This is very dangerous around the 401 on/ off ramps and under the bridge. My next concern is the lack of green space. There is absolutely no green space, parks, etc provided for this development. This will cause a significant impact on my community, which is not designed for 600+ residents. Our neighbourhoods were designed for what has been built here. If there is going to be a development, it should be on the development to provide adequate green space for their residents. If there is no green space provided this will also lead to a significant increase in foot traffic across king st and Sportsworld Dr., an EXTREMELY busy intersection. My last concern in regards to this development is the lack of amenities located near by. There is no grocery store, pharmacy, LCBO, Beer store, etc. that would be needed for this kind of development. Please note: by grocery store and pharmacy I list that as ones with extended hours, the pharmacy in the area and Costco do not provide you with the same hours as a regular grocery store or larger pharmacy would. These are essential for a development of this size and type (lack of transportation for many).

We are not in favour of this development!

Thank you,  
Jamie Kelly

**From:** Thien Nguyen [REDACTED]  
**Sent:** Monday, October 18, 2021 1:53 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Development Application Concern

Hi Andrew,

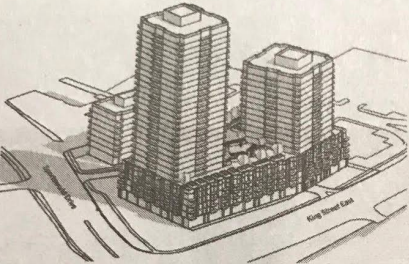
I just received this notice and have some concerns with this development in a highly congested area.

Are the neighbourhoods going to be able to put forth their concerns in a public forum before this gets approved?

Please let me know,

Thanks,  
Thien.

**NOTICE OF DEVELOPMENT APPLICATION** in your neighbourhood  
4396 King Street East & 25 Sportsworld Drive




**We Want to Hear from You!**  
please provide comments by:  
**October 18, 2021**


For more information about this matter, including information about appeal rights, visit:  
[www.kitchener.ca/planningapplications](http://www.kitchener.ca/planningapplications)  
or contact:

City of Kitchener  
**Andrew Pinnell, Senior Planner**  
519-741-2000 x7668  
andrew.pinnell@kitchener.ca  
200 King St. W., Kitchener On N2G 4G7


Concept drawing



Mix of Land Uses



Max Height 30-storeys



616 Dwelling Units

The applicant is requesting a Zoning By-law Amendment to re-zone the property from Commercial Campus (COM-4) to Mixed Use (MIX-3) and establish a Site Specific Provision to allow a maximum building height of 99 metres (30 storeys), maximum Floor Space Ratio of 6.2, reduced parking rate of 0.85 spaces per dwelling unit (580 spaces), non-residential gross floor area reduction, among other matters. The Official Plan Amendment requests to designate the property from Commercial Campus to Mixed Use with a Specific Policy Area. The amendments would permit a mixed-use development with 616 dwelling units and 1,378 m2 of commercial space and 300+ secure bicycle parking spaces.

**From:** Eric Heutschi [REDACTED]  
**Sent:** Monday, October 18, 2021 7:10 PM  
**To:** Andrew Pinnell  
**Cc:** Mollie Weichel  
**Subject:** [EXTERNAL] Development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

Dear Mr. Pinnell,

We are writing to you as a residents in the area in which Commercial Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener.

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

Thank you,

Eric Heutschi and Mollie Weichel

**From:** Craig Wilson [REDACTED]  
**Sent:** Monday, October 18, 2021 4:49 PM  
**To:** Andrew Pinnell; John Gazzola; Mayor  
**Subject:** [EXTERNAL] Development at 4396 King Street

Dear Mr. Pinell,

I have only become aware today of this proposed zoning change and proposed for 4396 King St East development. As far as I am aware, none of the residents of the Grand Hill Village, which is in the vicinity of this development, have been informed of this proposal. Additionally, I understand that the residents of Deer Ridge Drive may have not been aware till today either. This is hardly consulting widely in the adjacent communities.

I am a long time resident of Grand Hill Village and served on the joint committee of planners and residents when the Deer Ridge community was under consideration. One of the major criteria that was used at that time was the concept of 'Transition'. There was to not to be a sudden increase in intensity that would have a serious impact on existing communities. I am very concerned that this proposal violates that concept and will impose on the existing communities an inner city high rise concept that is not acceptable in our area.

I think it is important that you set up a committee that will consist of representatives from the Deer Ridge, Grand Hill Village and Pioneer Tower communities as well as the developer and city planners to discuss the future developments for our area. The approach you currently are taking is undemocratic and contradicts the examples that was et some 20 years ago when the Deer Ridge community was being planned

I am copying this letter to Mayor Vrbnovich and our councillor John Gazzola so they are informed of the opposition of one citizen.

Yours truly

Craig Wilson

[REDACTED]

[REDACTED]



**NOTICE OF DEVELOPMENT  
APPLICATION** in your neighbourhood  
4396 King Street East & 25 Sportsworld Drive



Concept drawing



Mix of  
Land Uses



Max Height  
30-storeys



616 Dwelling  
Units

**We Want to Hear from You!**  
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**October 18, 2021**

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[andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)  
200 King St. W., Kitchener ON N2G 4G7

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**From:** gordon.n gordon.n [REDACTED]  
**Sent:** Monday, October 18, 2021 3:47 PM  
**To:** Andrew Pinnell; John Gazzola; Mayor  
**Subject:** [EXTERNAL] Development at 4396 King Street

Dear Mr. Pinell,

I have only become aware today of this proposed zoning change and proposed for 4396 King St East development. As far as I am aware, none of the residents of the Grand Hill Village, which is in the vicinity of this development, have been informed of this proposal. Additionally, I understand that the residents of Deer Ridge Drive may have not been aware till today either. This is hardly consulting widely in the adjacent communities.

I am a long time resident of Grand Hill Village and served on the joint committee of planners and residents when the Deer Ridge community was under consideration. One of the major criteria that was used at that time was the concept of 'Transition'. There was to not to be a sudden increase in intensity that would have a serious impact on existing communities. I am am very concerned that this proposal violates that concept and will impose on the existing communities an inner city high rise concept that is not acceptable in our area.

I think it is important that you set up a committee that will consist of representatives from the Deer Ridge, Grand Hill Village and Pioneer Tower communities as well as the developer and city planners to discuss the future developments for our area. The approach you currently are taking is undemocratic and contradicts the examples that was et some 20 years ago when the Deer Ridge community was being planned

I am copying this letter to Mayor Vrbanovich and our councilor John Gazzola so they are informed of the opposition of one citizen.

Yours truly

Gordon Nicholls

[REDACTED]

[REDACTED]

Jennifer Leat

**NOTICE OF DEVELOPMENT APPLICATION** in your neighbourhood  
4396 King Street East & 25 Sportsworld Drive

**We Want to Hear from You!**  
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**October 18, 2021**

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200 King St. W., Kitchener On N2G 4G7

Concept drawing

Mix of Land Uses

Max Height 30-storeys

616 Dwelling Units

The applicant is requesting a Zoning By-law Amendment to re-zone the property from Commercial Campus (COM-4) to Mixed Use (MIX-3) and establish a Site Specific Provision to allow a maximum building height of 99 metres (30 storeys), maximum Floor Space Ratio of 6.2, reduced parking rate of 0.85 spaces per dwelling unit (580 spaces), non-residential gross floor area reduction, among other matters. The Official Plan Amendment requests to designate the property from Commercial Campus to Mixed Use with a Specific Policy Area. The amendments would permit a mixed-use development with 616 dwelling units and 1,378 m<sup>2</sup> of commercial space and 300+ secure bicycle parking spaces.

*Jennifer Leat*

**From:** Colin Yee [REDACTED]  
**Sent:** Friday, April 1, 2022 10:47 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Development Sportsworld and King St

Hi Andrew,

I was present yesterday for the Zoom meeting regarding this development.

Is this the applicant's website?

<https://www.gspgroup.ca/>

Thanks,

Colin Yee

**From:** Claudia K [REDACTED]  
**Sent:** Thursday, March 31, 2022 8:36 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Follow up - Sportsworld developments

Hi Andrew,

I would like to reiterate the need for addressing traffic concerns, and creating a plan that doesn't disrupt the community, before implementing these projects.

It appears that the City is willing to overlook real challenges with the current traffic state to move forward with its own agenda for diversification and growth.

Claudia

**From:** Slobodan Martinovic [REDACTED]  
**Sent:** Monday, October 18, 2021 5:10 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] FW: Notice of development application concerns

Dear Mr. Pinnell.....

I am writing to you as a resident of the Deer Ridge area in which Commercial Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener.

We wish to express a deep level of concern for how the proposed 30 story, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of all ready overburdened intersection, busy with Amazon, Loblaw distribution, Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic, not to mention the Hwy 8 on/off ramps, and the exit for the 401 toward London is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no regular grocery store, no daycare, no Beer store neither LCBO, no parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods (our area) thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, also increasing crime that will negatively impacting our quality of life.

We are AGAINST this application. Please record our sentiments/concerns accordingly.

With respect

Slobodan Martinovic  
[REDACTED]

**From:** Don Nguyen [REDACTED]  
**Sent:** Monday, October 18, 2021 1:17 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Fwd: 200 king street development ?

> Hi,  
>  
> I have just been told about this development at 200 king street that I would like more information and  
do not currently agree with the proposed plan .  
>  
> Don  
> - grand hill resident  
>  
> Sent from my iPhone

**From:** Lori Wilson [REDACTED]  
**Sent:** Monday, October 18, 2021 3:14 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Fwd: Proposed development

> Dear Mr. Pinnell,

>

> I am writing as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener.

>

> We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

>

> Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

>

> That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

>

> There is no LCBO, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighbourhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

>

> We are not in favour. Please record our sentiments accordingly.

>

> With respect

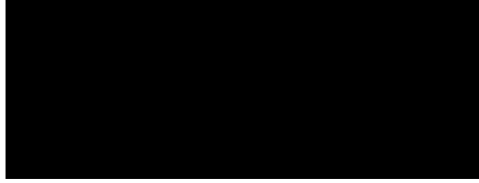
> Lori & Stephen Cook



the areas to probe and what to look for so that you get a complete picture of the property and community you're considering.

Kind Regards,

Ciril Nemec



**From:** Dana Mousa [REDACTED]  
**Sent:** Monday, October 18, 2021 3:13 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Fwd: Zoning By-law Amendment

**From:** Dana Mousa [REDACTED]  
**Date:** October 18, 2021 at 2:59:41 PM EDT  
**To:** [Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)  
**Subject:** Zoning By-law Amendment

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

Thank you,

Dana Mousa



**From:** Sunny Ng [REDACTED]  
**Sent:** Monday, October 18, 2021 1:08 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] High rise building on King St

Hello Andrew,

I just received notification from my neighbour today that the city is planning on building a large high rise at King St and Sportsworld.

I am a resident of the Deer ridge community just across the street from this proposed site. I am most disappointed that I did not receive notification of this myself in advance. Me, along with many of my neighbours did not receive the letter or plan information. We are all very concerned about the impact this will have on the local traffic and population density. What are the proposed changes for things such as green space or schools or other infrastructure that would be needed for the increase in population this high rise would bring?

I would like to formally write to ask the pause this development or to cancel it so that all residents in the neighbourhood have been given the opportunity to review and understand the impacts.

Thank you,  
Sunny Ng  
[REDACTED]

**From:** Judy Bayly-Hanna [REDACTED]  
**Sent:** Friday, March 25, 2022 10:38 AM  
**To:** Craig Dumart; Andrew Pinnell  
**Cc:** John Gazzola  
**Subject:** [EXTERNAL] High Rise Developments at 4396 and 4220 King St East in Kitchener

Dear Sirs,

As a resident of Grand Hill Drive for almost 30 years I consider myself very fortunate to be enjoying such a beautiful part of Kitchener. Although the area has changed, grown, developed considerably during this time, it remains a lovely combination of city/country living.

The most recent commercial developments along King St East/Highway 8 have resulted in a huge increase in traffic and congestion along Highway 8 as well as Deer Ridge Drive. We already experience traffic congestion and frequent speeding along Deer Ridge leading to Grand Hill.

The introduction of 2 high rise buildings in this area is of great concern to all of us. Both in terms of our clean water supply (as we all use well water and septic systems) and the social and physical implications of a large increase in population in a relatively small area without green space.

I am not against low rise apartment buildings but let's keep them below 8-9 stories.

Will a water study be done?

Will a traffic study be done?

We look forward to discussing these issues further at the March 31st Zoom meeting.

Thank you for considering my thoughts,

Judy Bayly-Hanna

**From:** Hyacinth Easo [REDACTED]  
**Sent:** Monday, October 18, 2021 4:29 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] New developement Sports World

Hello Mr. Pinnell,

As a family living in close proximity to Sports World Drive I wanted to reach out to express concern for the proposed application for commercial building (mixed use area) for development at 4936 King St East and Sportsworld Drive.

This is already a very high traffic area whereby adding 616 dwellings could cause further congestion with direct impact on nearby residential areas.

I hope you will take into consideration I would NOT be in favor of this commerical development,

Sincerely,  
Hyacinth Easo

**From:** Christie & Matt Girdler [REDACTED]  
**Sent:** Monday, October 18, 2021 2:23 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] New development proposal near Costco

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener, and only today have I been made aware of a proposal! I live in deer Ridge and did not receive this flyer until a digital copy was sent to me by an associate.

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

With respect,

Christie Girdler

**NOTICE OF DEVELOPMENT  
APPLICATION** in your neighbourhood  
4396 King Street East & 25 Sportsworld Drive



Concept drawing



Mix of  
Land Uses



Max Height  
30-storeys



616 Dwelling  
Units

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200 King St. W., Kitchener On N2G 4G7

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**From:** [REDACTED]  
**Sent:** Monday, October 18, 2021 1:36 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Notice of Development Application 4396 King Street East

Mr. Pinell

I apologize for this very brief email but I just found out about this Notice for Development application today.

I live in the Settler's Grove neighbourhood and I can't stress my concerns and disagreement with this proposal strongly enough.

A 30 story apartment complex is entirely inconsistent with the commercial and residential buildings in the area.

Traffic flow in the vicinity of King Street and Maple Grove can be severely congested and this will only exacerbate it, making it even more difficult for the people who already live here to access their neighbourhoods.

You are looking to put a residential building in the middle of a commercial plaza.

I am definitely not in favour of this development.

Scott Warnez

[REDACTED]



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

**From:** MJ [REDACTED]  
**Sent:** Monday, October 18, 2021 2:55 PM  
**To:** Andrew Pinnell  
**Cc:** marie-josee guerin  
**Subject:** [EXTERNAL] Notice of development application concerns

Dear Mr. Pinnell.....

I am writing to you as a resident of the Deer Ridge area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener.

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Amazon, Loblaw distribution, Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic, not to mention the Hwy 8 on/off ramps, and the exit for the 401 toward London is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no regular grocery store, no daycare, no Beer store neither LCBO, no parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods (our area) thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, also increasing crime that will negatively impacting our quality of life.

We are AGAINST this application, NOT in favour. Please record our sentiments/concerns accordingly.

With respect  
Marie-Josée Guerin  
Deer Ridge resident

Sent from my iPad

**From:** Margaret Gadsby [REDACTED]  
**Sent:** Monday, October 18, 2021 9:10 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Notice of Development Application response

For the proposal at 4396 King St and 25 Sportworld Drive

This proposal is just too big! I also remain very angry that notice of this proposal has not been well circulated to our community.

I and my husband object strongly  
Margaret Gadsby  
Brad Fairley

Sent from my iPad

**From:** Tanya Staples [REDACTED]  
**Sent:** Wednesday, October 20, 2021 10:23 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Notice of Development Application

Andrew, I trust this message finds you well.

My husband and I only received the flyer for the 4396 King Street East & 25 Sportsworld Drive development on the 18<sup>th</sup> of October, 2021 – hence the delay in our response.

We do not outright disagree with this development as we know cities need to grow. That being said IF access to Edgehill Drive at Baxter cannot be blocked off from the King Street access we would not support this build. We would propose that the access to Edgehill be blocked off right on Baxter at the Pipers Arms plaza.

Edgehill drive is not a city street, but rather much more like a rural road. There are no sidewalks, minimal street lights and the residents have turned down/refused to have sidewalks and city services brought in for more than 30 years. The additional traffic would be dangerous as children roam free on our streets. Further our street cannot support residents from 616 dwellings as there is no where for them to walk other than our street and that needs to be preserved. I suspect this will also devalue our properties as it will not longer be a hidden gem, but rather fully exposed and explored.

The difference between Pioneer Tower Road and Edgehill Drive is beyond striking. Edgehill is a classic example of “country in the city” and I would be shocked if my neighbours would support such a development. My husband and I are simply trying to compromise and be reasonable.

Thanks in advance for your time  
Take care  
Tanya

[REDACTED]

[REDACTED]

---

[REDACTED]

**From:** Jeffrey Dow [REDACTED]  
**Sent:** Monday, October 18, 2021 12:55 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Notice of Development King and Sportsworld

Hi Andrew,

Hope all is well. My name is Jeffrey Dow and I am a local CPA and realtor here in KW. I have lived in Deer Ridge for quite some time now, growing up and now as an adult. I saw this in the paper and I think it's a bit sneaky each resident in Deer Ridge did not receive this notice.

Could you please provide some information on appeal rights for this building? I am not sure if you live in the area, but the traffic is already very dense already. Adding another 616 units (1500+ people to the area) someone is going to get hurt. Between the Costco, Home Depot and other businesses in the area, this doesn't make a lot of sense. That corner might be one of the most dangerous in KW.

There is very minimal green space in this area and it is not accessible for those on bicycles. This building will likely become an additional residence building to Conestoga college and I am worried it is going to diminish the area for a number of reasons.

Any additional information you can provide would be appreciated.

Thanks,

Jeffrey Dow CPA, CMA, MAcc  
[REDACTED]

**From:** Susan Gignac [REDACTED]  
**Sent:** Monday, October 18, 2021 1:02 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] OPPOSITION TO PROPOSAL OF 4396 KING ST E. & 25 SPORTSWORLD DRIVE

Dear Mr. Pinnell:

Firstly, I want to tell you how shocked I am that I was not made aware of this proposal to my home address. I reside in

Deer Ridge and would have anticipated some responsibility on the City of Kitchener to inform our area of this. Instead, I find out today which is the day you would like comments made by.

Let me say this. You should notify everyone in our community and surrounding area of this proposal and minimally a meeting to discuss. Trying to just sweep this under the carpet quickly is frankly insulting.

To propose this type of density within that area is absolutely ridiculous. This needs to be delayed/postponed for further inquiry.

Thank you  
Susan Gignac

**From:** Catherine Hale [REDACTED]  
**Sent:** Tuesday, April 5, 2022 8:48 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Fwd: Request and Comments re: King & Sportsworld Development

Hi Andrew,

As a business owner across from the proposed sight on King Street at Sportsworld Drive, I listened to the virtual meeting held last week. Please include me in your email updates.

I read an article written by a U of W professor specifically about the many high rise towers going up and proposed in the City of Kitchener. I believe it was in The Record late last week; I will forward it to you when located. It spoke to the option of "Urban Village", including residential buildings with low height restrictions, including green space and creating a community. As a participant so wisely commented in the Q & A session we need to do what is right for future generations, not just ourselves.

As a mature resident, I have seen developers become richer and communities cluttered with high rise buildings, when the official plan is not followed.

My store is located on King Street and I have "weathered the storm" of the road construction/utilities being relocated thus far and know that the summer will see the widening of the road and the centre medium installed for the future ION. I see the traffic during all times of the day and know that four lanes will not support the development being proposed. To stop traffic for a school bus along Sportsworld Drive or King Street will cause delays in both directions, resulting in frustrated single car and commercial truck drivers and therefore ultimately collisions. Please send me the link to the traffic study that was completed.

I have forwarded the following primarily as I wanted you to view the sentence in bold within this paragraph:

## KWAR is optimistic Waterloo Region will be bold about housing in their official plan update

Ending exclusionary zoning to allow for gentle density in our neighbourhoods is critical to filling the lack of "missing middle" supply for family-sized households.

While Minister Clark states that some municipalities (such as Toronto and Mississauga) were not ready, KWAR is optimistic that the Region of Waterloo (ROW) will take a more progressive view toward increasing density. On the development side, the Waterloo region has been exceeding density targets set by the province. At KWAR's recently held [Where Do We Grow From Here](#)

[Symposium](#) we learned from the ROW's Commissioner, Rod Regier the Region is proposing policies for the ROW official plan that would see a tiered approach to missing middle housing by allowing 4 units and up to 4 storeys, as-of-right, on all land currently zoned residential and on any new greenfield land (residential); and **allow a range of 8 to 12 storeys, along specific corridors, such as the ION corridor.**

Thank you Andrew.

Take good care.

All the best,

Catherine Hale



## KITCHENER-WATERLOO HOME SALES UP IN MARCH, AVERAGE PRICE DIPS FROM FEBRUARY

By [KWAR](#)

[In Market Updates](#)  
[Comments](#)

### **PLUS: Statement from KWAR President on the New More Homes for Everyone Act**

KITCHENER-WATERLOO, ON (April 4, 2022) —The 725 residential homes sold through the Multiple Listing Service® System (MLS® System) of the Kitchener-Waterloo Association of REALTORS® (KWAR) in March 2022 is a decrease of 27.1 per cent compared to March 2021, which continues to hold the record for most home sales in a single month. On a month-over-month basis, sales in March were up 19.4 per cent compared to February 2022. The previous ten-year average number of residential sales for March is 599.



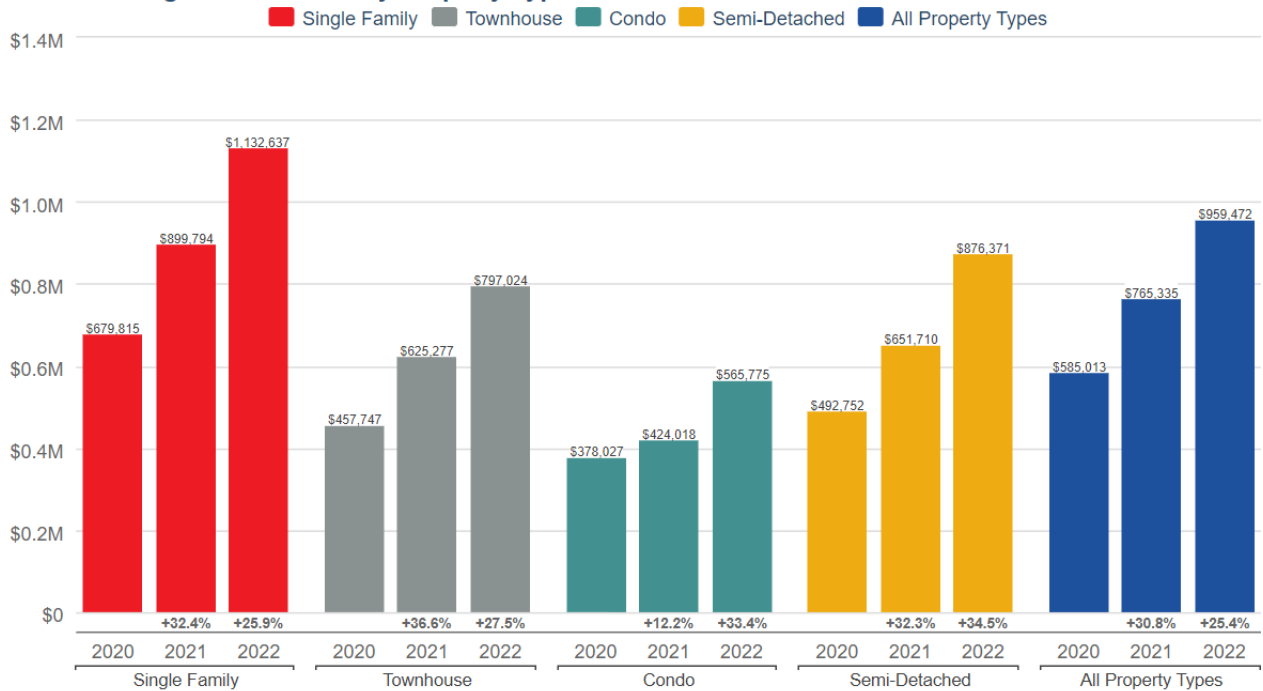
“The skyrocketing prices of the last two months took a bit of a breather in March, with the overall average price dipping five per cent compared to what we saw in February,” said Megan Bell, President of KWAR. “While it is too soon to draw conclusions from just one month of home sales, I know many will be comforted to see a leveling off on the average price, no matter how incremental.”

Total residential sales in March included 416 detached (down 29.7 per cent from March 2021), and 114 condominium units (down 9.5 per cent). Sales also included 64 semi-detached homes (down 17.9 per cent) and 131 townhouses (down 33.8 per cent).

In March, the average sale price for all residential properties in the Kitchener-Waterloo area was \$960,181. This represents a 25.5 per cent increase over March 2021 and a 4.6 per cent decrease compared to February 2022.

- - - The average price of a detached home was \$1,132,637. This represents a 25.9 per cent increase from March 2021 and a decrease 6.4 per cent compared to February 2022.
  - - The average sale price for an apartment-style condominium was \$565,782. This represents an increase of 33.4 per cent from March 2021 and a decrease of 1.2 per cent compared to February 2022.
  - - The average sale price for a townhouse was \$796,696. This represents a 27.4 per cent increase from March 2021 and a decrease of 7.6 per cent compared to February 2022.
  - - The average sale price for a semi was \$876,371. This represents an increase of 34.5 per cent compared to March 2021 and a decrease of 5.0 per cent compared to February 2022.

### March Average Sales Price - By Property Type



Kitchener-Waterloo Association of REALTORS®  
Each data point is one month of activity. Data is from April 4, 2022.

KWAR cautions that average sale price information can be useful in establishing long-term trends but should not be used as an indicator that specific properties have increased or decreased in value. The MLS® Home Price Index (HPI) provides the best way to gauge price trends because averages are strongly distorted by changes in the mix of sales activity from one month to the next.

The MLS® HPI composite benchmark price for all residential properties in Kitchener-Waterloo was \$960,100 in March. This represents a 29.6 per cent increase over March 2021 and a 1.5 per cent decrease compared to February 2022.

- - - The benchmark price for a detached home was \$1,046,200. This represents a 28.1 per cent increase from March 2021 and 4.0 per cent decrease compared to February 2022.
  - - The benchmark price for an apartment-style condominium was \$484,000. This represents a 32.9 per cent increase from March 2021 and a 4.2 per cent increase compared to February 2022.
  - - The benchmark price for a townhouse is \$765,500. This represents a 41.3 per cent increase from March 2021 and a 4.9 per cent increase compared to February 2022.

## MLS® Home Price Index

[Click here to learn more](#)

### HPI or Benchmark Price

(Applies to all tabs)

○ HPI

● Benchmark Price

### Adding labels

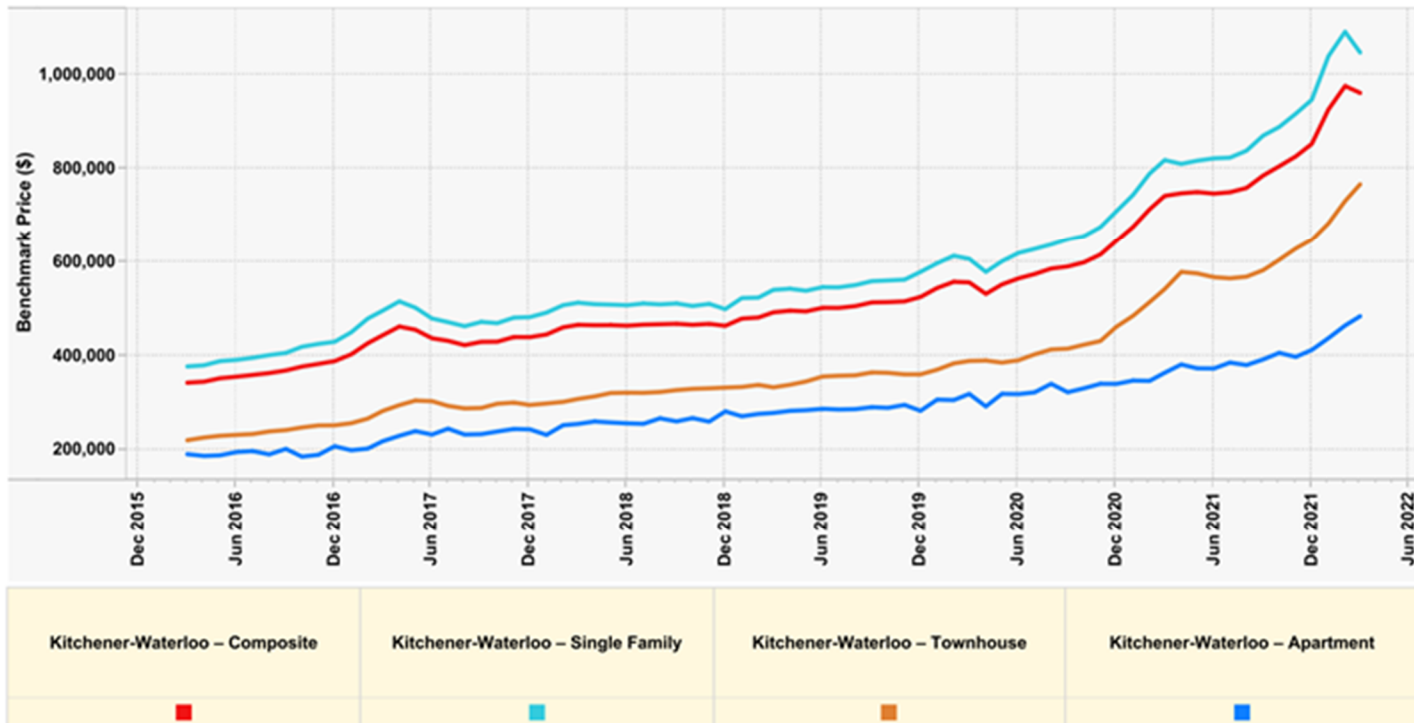
Hold Ctrl (Cmd) and select points on the chart to show multiple date/value labels

Property Type (Applies to all tabs)  
Multiple values

Area/Property Type Selection (Applies to all tabs)  
Multiple values

## Benchmark Price Performance over Time

Select Date Range:  
March 2016 to March 2022  
and Null values



**Note:** Areas with insufficient sales are not included in the HPI. Contact your local REALTOR® for exclusive and in-depth neighbourhood level price information.

**Source:** Kitchener-Waterloo Association of REALTORS®

“Even though the average price decreased across all property types on a month-to-month basis, the MLS® HPI showed continued monthly gains for both townhouse and apartment property types,” notes Bell. “As the province feels its way out of the pandemic, we are beginning to see some very preliminary signs of a potential cooling. We are not seeing quite as many multiple offers and some offers are coming in with conditions. Of course, when we say cooling, we’re talking about a market that has been scorching hot which is why we are pleased to see this happening.”

There were 1,131 new listings added to the MLS® System in KW and area last month, a decrease 16.8 per cent compared to the record topping number of listings added in March of last year, and a 28.0 per cent increase compared to the previous ten-year average for March.

The total number of homes available for sale in active status at the end of March was 441, an increase of 1.1 per cent compared to March of last year, and 59.0 per cent below the previous ten-year average of 1,072 listings for March.

The number of months of inventory nudged up to 0.7 months in March from 0.5 months in February. Inventory has been under the one-month mark since October 2020. The number of months of inventory represents how long it would take to sell off current inventories at the current rate of sales.

The average number of days to sell in March was 8 days, the same as it was in March 2021. The previous 5-year average is 16 days.

# The More Homes for Everyone Act

## Statement from KWAR President Megan Bell

Last week the Government of Ontario introduced a new bill, the More Homes for Everyone Act to address the province's housing affordability crisis.

While we welcome several aspects of the proposed More Homes for Everyone bill, such as measures to support more timely municipal decision making and developing policies and tools to support multi-generational homes in existing neighbourhoods—bolder actions to increase supply were notably missing.

Ontario's Housing Affordability Task Force had recommended limiting exclusionary zoning and allowing "as of right" residential housing up to four units and up to four storeys on a single residential lot. Instead, the government has committed to the Task Force's recommendations as part of a "long term roadmap".

## KWAR is optimistic Waterloo Region will be bold about housing in their official plan update

Ending exclusionary zoning to allow for gentle density in our neighbourhoods is critical to filling the lack of "missing middle" supply for family-sized households.

While Minister Clark states that some municipalities (such as Toronto and Mississauga) were not ready, KWAR is optimistic that the Region of Waterloo (ROW) will take a more progressive view toward increasing density. On the development side, the Waterloo region has been exceeding density targets set by the province. At KWAR's recently held [Where Do We Grow From Here Symposium](#) we learned from the ROW's Commissioner, Rod Regier the Region is proposing policies for the ROW official plan that would see a tiered approach to missing middle housing by allowing 4 units and up to 4 storeys, as-of-right, on all land currently zoned residential and on any new greenfield land (residential); and allow a range of 8 to 12 storeys, along specific corridors, such as the ION corridor.

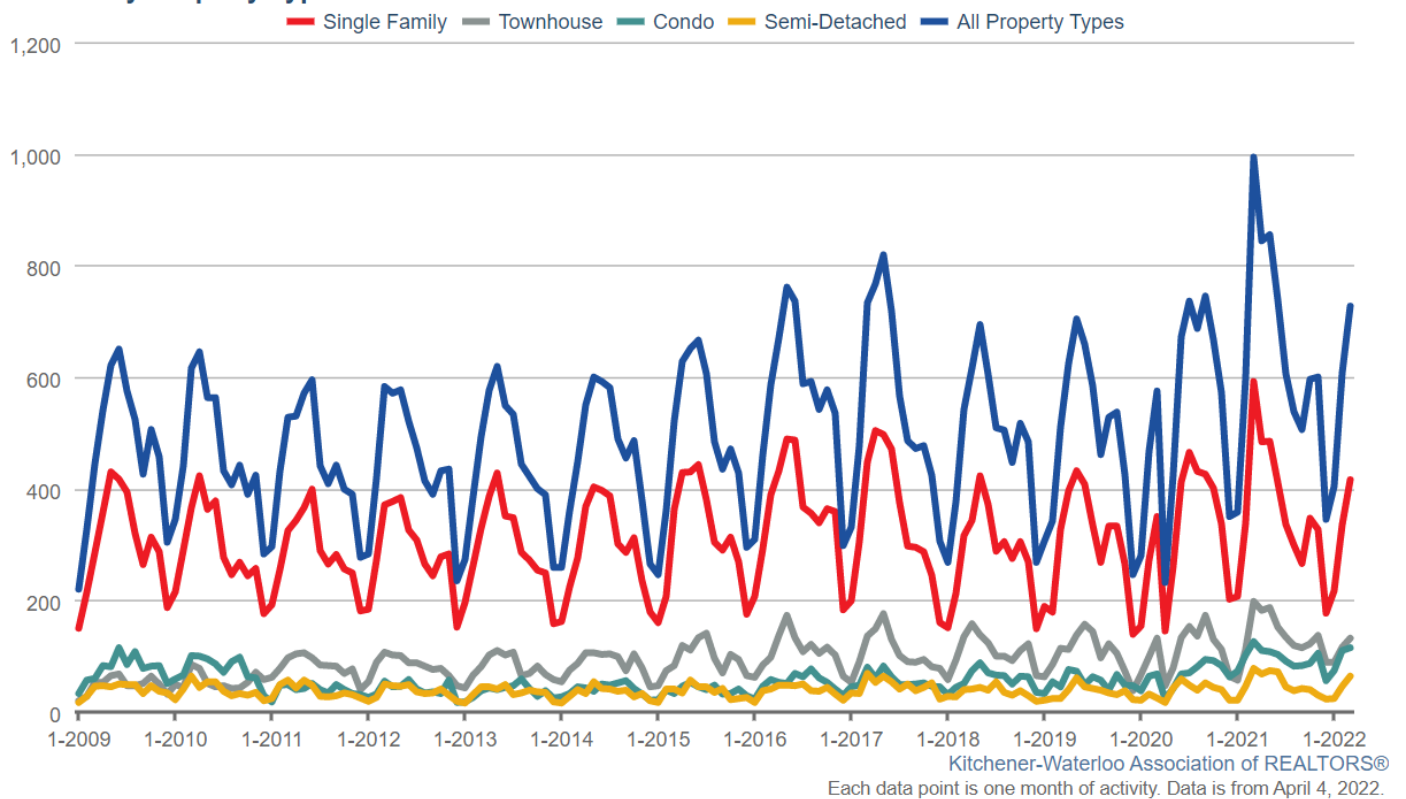
KWAR encourages the Region of Waterloo to stay the course on its bold proposals for its Regional Official Plan and create ways to bring a broad range of housing options to our community.

Those requiring specific information on property values should contact a local REALTOR®. Working with a Realtor is the best way to get a complete picture of the property and community you are considering.

View our HPI tool here to learn more: <https://kwar.ca/hpi-dashboard>

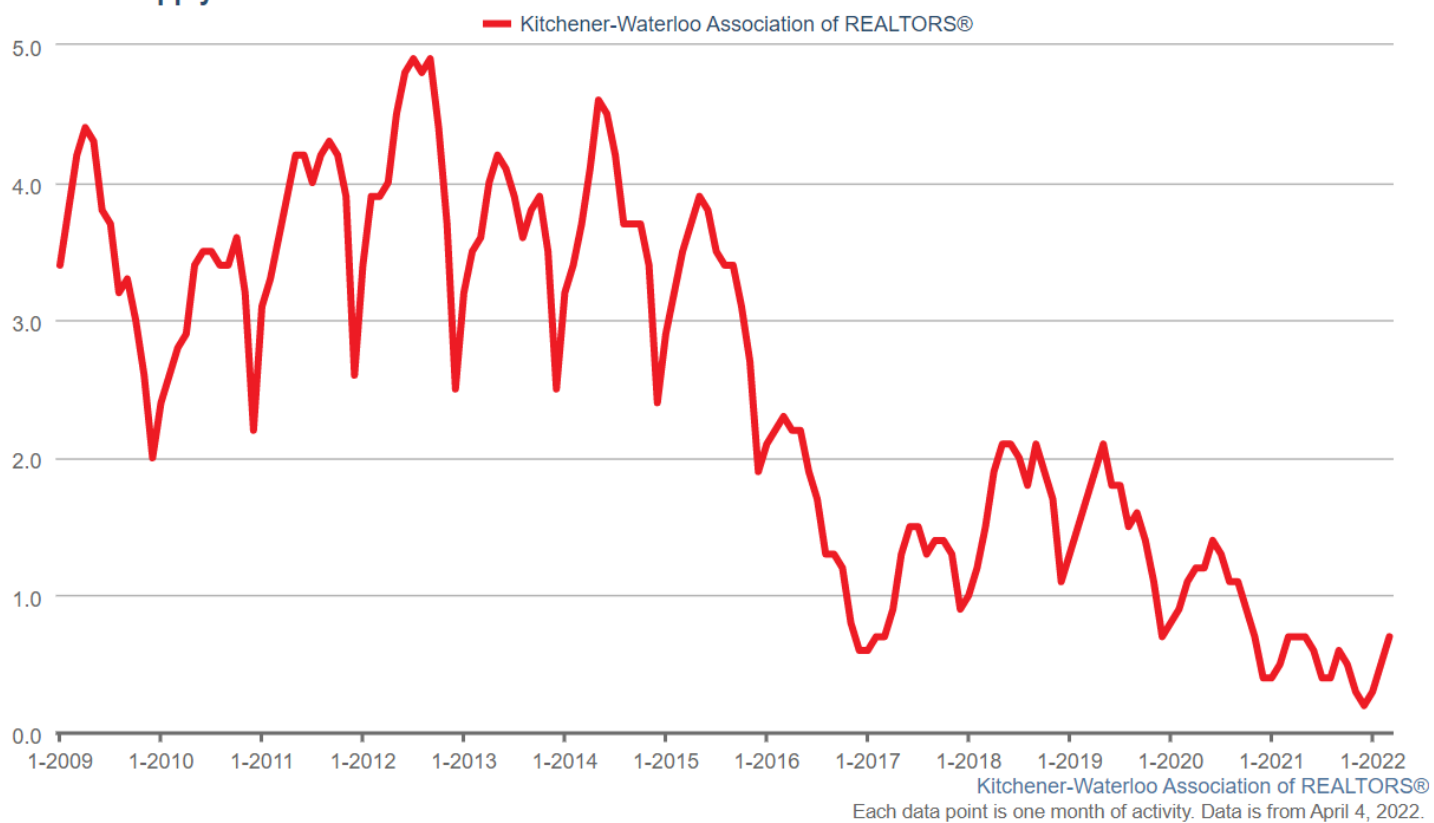
### Historical Sales By Property Type

#### Sales - By Property Type



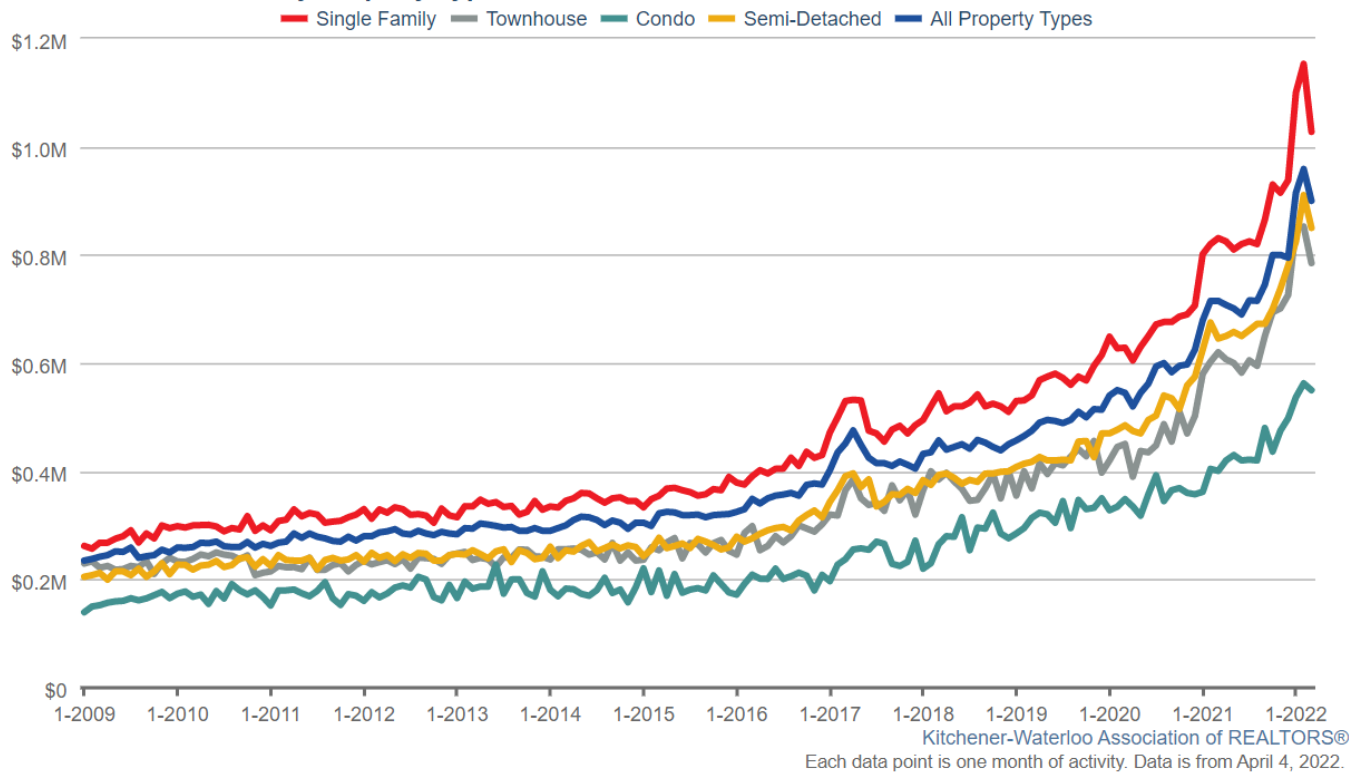
## Months Supply of Homes for Sale

### Months Supply of Homes for Sale



## Historical Median Sales Price – By Property Type

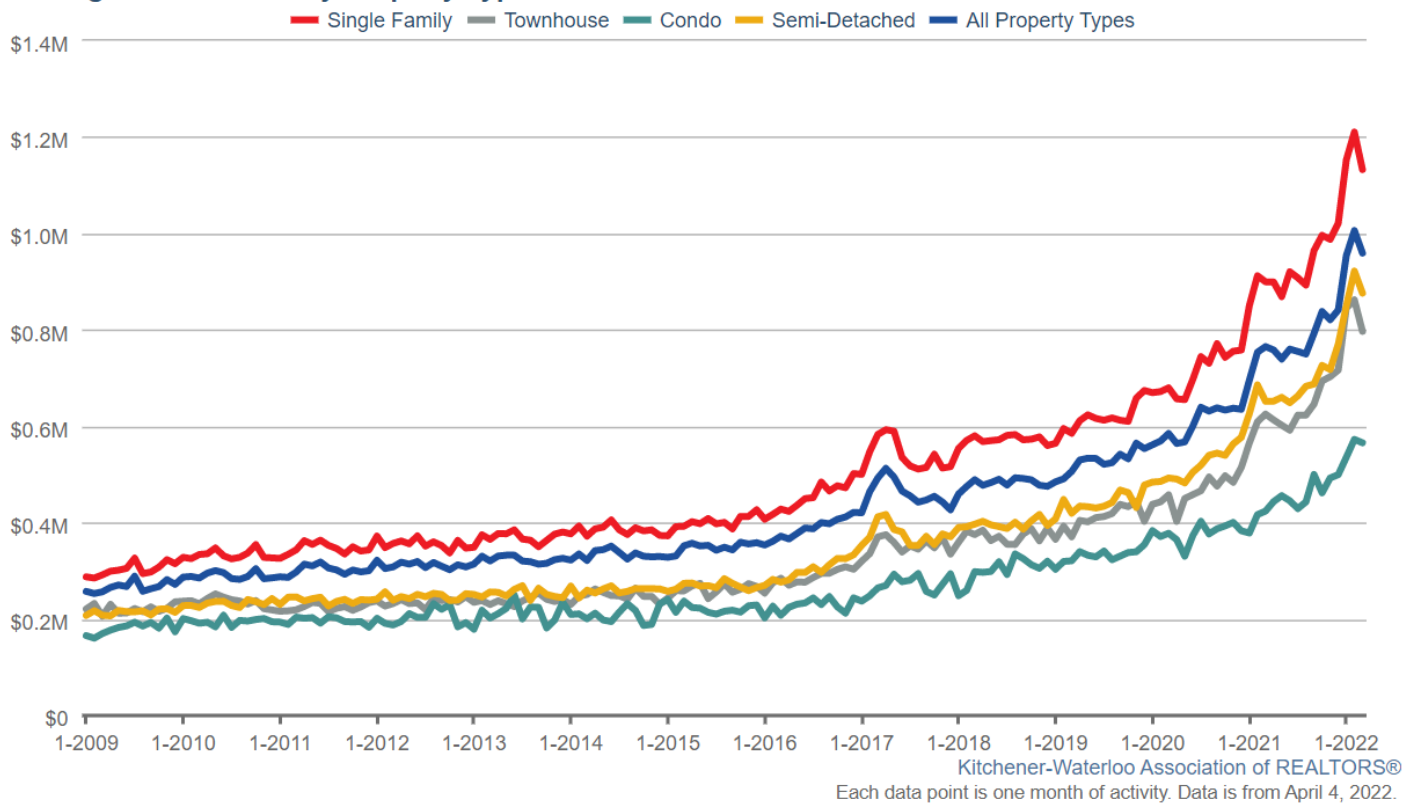
### Median Sales Price - By Property Type





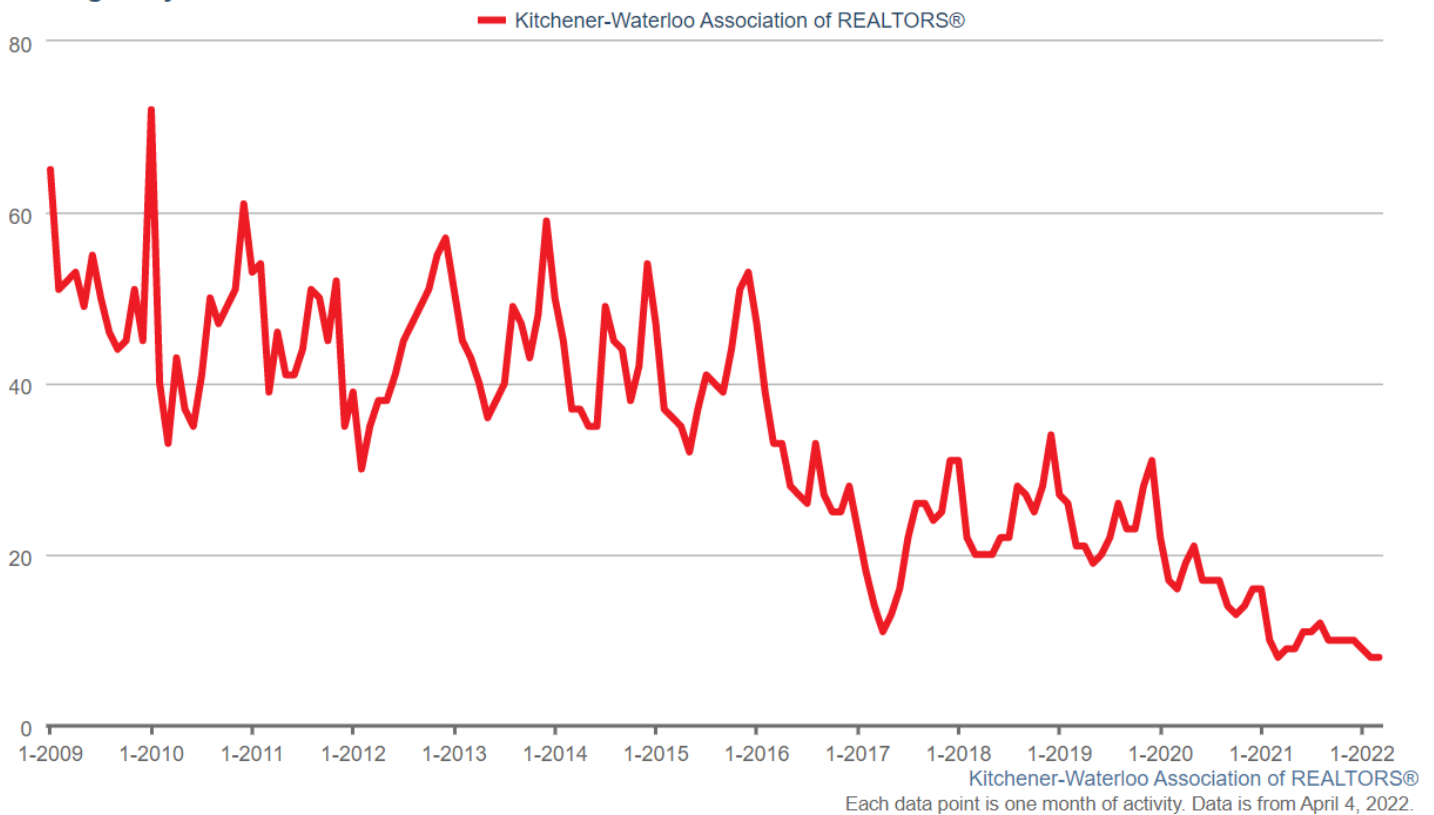
## Historical Average Sales Price – By Property Type

### Average Sales Price - By Property Type



## Average Days on Market Chart

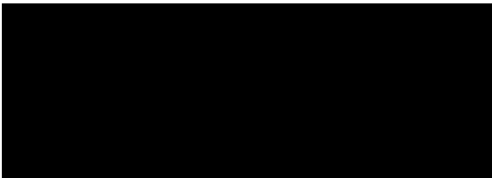
### Average Days on Market



KWAR cautions that average sale price information can be useful in establishing long term trends but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold. Months Supply is the inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months Those requiring specific information on property values should contact a local REALTOR®. REALTORS® have their fingers on the pulse of the market. They know the questions to ask, the areas to probe and what to look for so that you get a complete picture of the property and community you're considering.

Kind Regards,

Ciril Nemec



**From:** Karen Marshall [REDACTED]  
**Sent:** Sunday, October 24, 2021 7:16 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Opposition to Zoning Change Proposal at Sportsworld Drive and King

Dear Mr. Pinnel,

I am writing today in opposition to the zoning change proposal for the development at Sportsworld Drive and King Street for the following reasons:

1. It will result in additional traffic congestion, which is already pretty heavy. In addition, until an exit ramp between Highway 8 and the 401 westwards is finished there is literally no more capacity for traffic along King Street towards the 401 exit.
2. A high rise building is not in keeping with the rest of the area which is all low rise and will significantly impact the character of the area. This area is not meant to be a city centre-type environment.
3. This zoning change will be the gateway to future zoning changes and further high rise developments. I have seen all too well what has happened in areas such as North York and in Mississauga...which is why I left.

I am also concerned with what little information was made available to our community with respect to this proposal. I would request that you contact me directly with any future dates for Information/Feedback sessions as I fully intend to be an active voice of opposition going forward.

Thank you for your consideration,

Karen Marshall  
[REDACTED]

**From:** Dianne Beletz [REDACTED]  
**Sent:** Monday, October 18, 2021 4:34 PM  
**To:** Andrew Pinnell  
**Cc:** Dianne Beletz  
**Subject:** [EXTERNAL] Proposed Development 4396 King St. East, Kitchener

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener.

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

With respect,  
Dianne Beletz  
Deerridge Neighbourhood

**From:** fbeletz [REDACTED]  
**Sent:** Monday, October 18, 2021 4:45 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Proposed development 4396 king street east.

Dear Mr. Pinnell

First of all I am very disturbed that the city of kitchener did not formally circulate such a notice to at least the residents of the deerridge area as it will greatly affect us on a very personnel level and affect our quality of life given that we are essentially an island of residents.

I am deeply disturbed that there is no planning of any greenspace for such as development and that the intended greenspace will likely be to utilize what is present for the deerridge and area. Those areas were established yes for other people as well as deerridge residents but I suspect only in the deerridge development plan for those immediate residents. to add such a population and expect it to blend into what has been assigned for a landlocked upper level residential area will be problematic selfish as that may sound. There needs to be more green space added to the area if this is at all even remotely considered.

Also if this goes ahead which it should not, will the city undertake major roadway expansions to allow for all the current and growing 401 london bound traffic and all the added traffic from 600 units and the expected regular growth.

and now all the other stuff too below. ...

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will

only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

With respect

Frank Beletz

[REDACTED]

[REDACTED]

Sent from my Galaxy

**From:** [REDACTED]  
**Sent:** Monday, April 18, 2022 3:40 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Proposed Development at - 4396 King St. E. & 25 Sportsworld Dr.

Hi Andrew,

My apologies for missing your April 14<sup>th</sup> deadline in voicing any concerns regarding the above noted development and planning application.

I attended the March 31<sup>st</sup> on line two hour public information meeting and listened to everyone's presentation, as well as the concerns expressed by the public regarding the overall height of the towers and proposed residential density at this confined retail commercial location.

Please keep me informed on the progress of your staff report for this application, and let me know if any additional public meetings will be scheduled to address the public's concerns expressed in the above noted March 31<sup>st</sup> meeting.

Thank you for your kind consideration in this matter.

Best Regards,  
Tony Bocchino

[REDACTED]

**From:** NANCY WOOLNER [REDACTED]  
**Sent:** Monday, October 18, 2021 7:26 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Proposed King/Sportsworld development

Dear Mr. Pinell...

As a long time resident of the area, I am quite concerned about the rather large proposed development in the vicinity of our neighbourhood. Some of my concerns are lack of green space, limited parking, increased traffic in the area.

I feel the the city is running roughed shod over the affected residents and the city should allow more time for consulting the affected neighbourhoods.

Regards

Nancy Woolner



**From:** Ken Osborne [REDACTED]  
**Sent:** Friday, April 8, 2022 2:54 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re: 4396 King Street East & 25 Sportsworld Drive

Further Clarification: on this Development required.

Does this development have a name?

Could you provide me with the name of the Developer? And contact information?

I would like to know the upcoming planning and city/regional council events scheduled for this development.

Do you know the distance from the or **4396 King Street East & 25 Sportsworld Drive development to the Grand River Valley and then to the Grand River?**

**Because of a lack of green space parks:**

**Have you projected the additional walking, bicycle and car traffic on Edgehill Drive and Pioneer Tower Road coming from the residents of these towers? The residents will need to get out of their units for air and exercise. Need I say recreate? And a reminder there are no sidewalks or bicycle paths on these streets.**

**If the questions here and their implied concerns are too much for you to handle or outside your scope, I would appreciate it if you would please forward them on to a proper liaison to be answered.**

Sincerely  
Ken Osborne  
[REDACTED]



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

**From:** Bill Dow [REDACTED]  
**Sent:** Monday, November 1, 2021 7:46 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re: Comments regarding 4396 King Street East & 25 Sportsworld Drive (Official Plan Amendment and Zoning By-law Amendment)

My address s [REDACTED].

Sent from my iPhone

On Oct 19, 2021, at 5:50 PM, Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)> wrote:

Hello,

Thank you for your comments regarding the subject development applications. So far, I have received a significant amount of feedback from the community regarding these applications.

Your comments may be considered and summarized, as part of the planning process, in the following ways:

- In the preparation of a 'What We Heard' summary report;
- As part of my Planning analysis; and
- In a recommendation report to Council.

Here are the next steps in the planning process:

<image001.jpg>

I will reach out to you with the details of the upcoming Neighbourhood Meeting, when it is scheduled.

I can confirm that I have added you to the circulation list and you will receive further updates regarding these applications. *However, I request that you please provide me with your mailing address as well.*

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

Sincerely,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)

<image003.png>

**From:** S Capling [REDACTED]  
**Sent:** Friday, October 22, 2021 8:59 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re: Comments regarding 4396 King Street East & 25 Sportsworld Drive (Official Plan Amendment and Zoning By-law Amendment)

Hi Andrew,

Thank you for the expedient response.  
I look forward to being included in the planned neighbourhood meeting.

I included my address in my initial email but here it is again for quick reference.

[REDACTED]

regards,  
Steve Capling

On Tue, Oct 19, 2021 at 5:50 PM Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)> wrote:

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Sincerely,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



**From:** Susan Leat [REDACTED]  
**Sent:** Sunday, April 3, 2022 4:57 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] RE: Development at 4396 King Street

Hi Andrew

You suggested at the Public meeting last Thursday that I could request a breakdown of how many people (and percentage) were against the proposed development, so I am taking you up on that offer. So I would like to know the number and percentage of people who expressed that they were against this development AS IT IS PROPOSED including all those who were obviously against, even though they may not have specifically stated this.

Thanks in anticipation

Regards

Jennifer.

Fri 22/10/2021 10:27 AM

Thank you for meeting with me by phone just now. I appreciate better where you are coming from. It was particularly useful to know about the feedback that you have received so far and that the Information session is still an opportunity for feedback.

So I understand that all the individual verbatim feedback comments will be included anonymously in the Staff report and that this will be made public and you will send me a copy and/or let me know when and where it is available. And I will look out for the Information Session, and I am also on the list to be notified about this.

Regards

Jennifer

---

**From:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Sent:** 20-Oct-21 9:51 AM  
**To:** Susan Leat [REDACTED]  
**Subject:** RE: Development at 4396 King Street

Hi Susan,

How does Friday at 9:00am sound?

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



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**From:** Susan Leat [REDACTED]  
**Sent:** Wednesday, October 20, 2021 9:37 AM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Subject:** [EXTERNAL] RE: Development at 4396 King Street

Hi Andrew

I would be more than happy to discuss with you, but unfortunately, 3.30 this afternoon doesn't work for me. I can do anytime tomorrow or Friday, if you would like to suggest a time.

Jennifer

---

**From:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Sent:** 19-Oct-21 5:54 PM  
**To:** Susan Leat [REDACTED]  
**Cc:** John Gazzola <[John.Gazzola@kitchener.ca](mailto:John.Gazzola@kitchener.ca)>; Garrett Stevenson <[Garrett.Stevenson@kitchener.ca](mailto:Garrett.Stevenson@kitchener.ca)>  
**Subject:** RE: Development at 4396 King Street

Hi Susan,

Thanks for your comments. We have received a significant amount of feedback from the neighbourhood. I should let you know that the October 18<sup>th</sup> 'deadline' is not the end of the public consultation process by any means. We have to put a date on the postcard / newspaper notice in order to propose a target for residents to get back to us by.

I would be happy to discuss this application with you later tomorrow afternoon. Could I call you at 3:30pm? If so, what number should I call you on?

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



**From:** Susan Leat [REDACTED]  
**Sent:** Monday, October 18, 2021 1:33 PM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Subject:** [EXTERNAL] Development at 4396 King Street  
**Importance:** High

Dear Mr. Pinell,

I have only just become aware (within the last hour) of this proposed zoning change and development. As far as I am aware, none of the residents of the Grand Hill Village, which is in the vicinity of this development, have been informed of this proposal. And as President of the GHVA, I have also not been informed. Additionally, I understand that the residents of Deer Ridge Drive may have not been aware till today either. This is hardly consulting gathering widely.

I see that the deadline for comments is TODAY. As President of the Grand Hill Village Association, I am asking for an extension of this Stage 1 deadline, so that we have time to study this and make our comments. I think another 2 weeks would be reasonable.

Jennifer Leat



Jennifer Leat

**From:** Martha Holt [REDACTED]  
**Sent:** Monday, October 18, 2021 4:06 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re: Notice of Development Application, 4396 King St. E. & 25 Sportsworld Drive

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. We are firmly against the development getting approval.

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

With respect,

Martha Holt and Brad Lewis  
[REDACTED]



**From:** [REDACTED]  
**Sent:** Friday, October 8, 2021 11:32 AM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] RE: Question from Bob McColl

Hi Andrew,

Thanks for the link. I did take a look, but there isn't a whole lot of information there. A couple of my neighbours have contacted me with concerns about this project.

First is traffic. The King/Sportsworld/Baxter/Pioneer Tower Rd. intersection is the primary entrance/exit to our community. And it is already a complicated intersection. Will there be a traffic impact study regarding this intersection?

Second is ground water. Almost all of the homes in the Pine Grove neighbourhood are still on private wells. Will there be a Hydrogeologic Impact study on the effect this project will have on our drinking water?

If I understand correctly, the next step will be a public meeting/consultation. Can you inform me as to what format that will be and when it will occur?

Wishing you and your family a "Happy Thanksgiving"

Cheers,  
Bob

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**From:** Andrew Pinnell [<mailto:Andrew.Pinnell@kitchener.ca>]  
**Sent:** Thursday, October 07, 2021 5:54 PM  
**To:** [REDACTED]  
**Cc:** Garrett Stevenson; Brian Bateman  
**Subject:** RE: Question from Bob McColl

Hi Bob,

The development proposal you likely saw was for 4396 King St E & 25 Sportsworld Drive. More information regarding this Official Plan Amendment and Zoning By-law Amendment can be found on our [Kitchener Planning Applications webpage](#). Please let me know if you have any specific questions.

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



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**From:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Sent:** Thursday, October 7, 2021 12:23 PM  
**To:** [REDACTED]  
**Cc:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>; Garrett Stevenson <[Garrett.Stevenson@kitchener.ca](mailto:Garrett.Stevenson@kitchener.ca)>  
**Subject:** RE: [EXTERNAL] Question from Bob McColl

Hi Bob,  
I will ask Andrew Pinnell to send that to you.  
Brian

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**From:** [REDACTED]  
**Sent:** Thursday, October 7, 2021 12:05 PM  
**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Subject:** [EXTERNAL] Question from Bob McColl

Hello Brian,

A few weeks ago there was a City notice in the Record concerning a proposed development at the corner of King St and Sportsworld Dr. I clipped it out of the paper so I could follow up on it later. Unfortunately, I have misplaced that clipping.

Can you send me the link to info concerning this project?

Cheers,  
Bob

**From:** Scott Cook [REDACTED]  
**Sent:** Monday, October 18, 2021 2:36 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re:4396 King Street - Potential Development

Dear Mr. Pinnell

I am a concerned resident writing regarding the proposed development of a 30 story high apartment building at 25 Sportsworld Drive-4396 King Street Kitchener. My wife and I wish to object strongly to this development.

The reasons we are opposed to the 616 unit apartment building are as follows:

1.
  1. Highway safety - traffic going to and from the 401 nearby is already strained and dangerous
  2. Traffic generation from the development itself - this is already a busy corner. Dropping a 616 unit building will make this intersection impossible to navigate. Deer Ridge is already difficult to access during peak hours.
  3. Layout and density of building - There are no regular grocery stores, daycares, schools, parks nearby. This will push non-resident foot/bike traffic into the adjacent neighbourhood overburdening our scant green space.
  4. Road access - the intersections going around Deer Ridge and the commercial buildings on King are already overburdened. We have major concerns about access for emergency vehicles being able to access our neighbourhood during both the building phase and completion phase.

Please ensure that our remarks have been formally registered in objection to this project.

Sincerely,

Scott Cook and Alison Delicaet

**From:** VPS [REDACTED]  
**Sent:** Tuesday, October 19, 2021 7:44 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re Application for development at 4396 King St E at Sportsworld Dr, Kitchener

Dear Mr. Pinnell,

I am writing to you as a resident of the area in which Commercial Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an already overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of people and traffic, it's already insane busy as it is.

We are NOT in favour. Please record our sentiments accordingly.

With respect,

Chad Kreutzweiser  
[REDACTED]

**From:** Marcel Portelance [REDACTED]  
**Sent:** Monday, October 18, 2021 1:33 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] regarding 4396 king street east and 25 sportworld dr

Andrew this subject of new construction of new buildings on this site has just been brought to my attention .

Now I am all in for new development but:  
I would like to voice my concerns on a couple of very important matters.

1) What will be done to reduce the traffic on King street east. We already have a large congestion of traffic on King st trying to go west on the 401 and then the same congestion coming back from traffic coming from the west 401. This will now become even worse from both the new developments planned in the same area and of course the ION.

I think that the city should be planning and implementing traffic reduction in this area first and foremost. Why has the highway 8 exit and entrance from the 401 west not been planned and implemented as of yet . This would eliminate most, if not all, traffic congestion in this area. All vehicle and transport truck traffic coming from 8 west and from sportsworld dr wanting to go west on the 401 would be removed and the same with the 401 east traffic exiting to come into Kitchener/Waterloo. I just can't imagine trying to navigate King street with all this new traffic and with an ION train on top of that causing more backups everyday .

2) I am all in for WELL PLANNED new development but 30 storeys is too much for this area.

Andrew, I live in the Edgehill area and have seen first hand the ever increasing traffic on king street with all the new development that has taken place over the past 20 years. Please note it is not the new development that I resent IT IS the lack of proper traffic planning and road construction that I have a major concern with.

Something has to be done before more is added.

Appreciate hearing back from you on this matter.

Regards  
Marcel

**From:** Carrie Mountford [REDACTED]  
**Sent:** Monday, October 18, 2021 3:40 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Response for 4396 King St E & 25 Sportsworld Dr Development

Dear Mr. Pinnell,

I am writing as a current resident, tax-paying citizen of the area of the proposed development at 4396 King St E and 25 Sportsworld Dr.

I wish to express extreme concern for the proposed 30 storey, 616 dwelling development, and the impact that it would have on this area, which is already extremely busy, and under current strain. Placing a building of that size into that location further burdens an already overwhelmed intersection, which already sees significant traffic from all freight traffic and vehicles going to the 401 West bound from highway 8, in addition to all traffic from businesses and industrial facilities in the area (e.g. Toyota Manufacturing, Challenger Motor Freight, Amazon Warehouse, GP Transit to name a few). This intersection already has significant issues with traffic flowing through it, at any given point each day for the current residents of the area. Allowing a high-density residential structure would further increase the strain and negatively impact the safety of this intersection.

The intersection currently is not conducive to pedestrians nor bicycle traffic, nor safe. With the significant increase in the population of both with the proposed development, the current busing system would also be burdened.

The area is also a food desert - there is no proper grocery store, amenities, other than a membership required store.

The proposed development and space leave no room for the creation of green space. That area already is lacking in green and recreational infrastructure; a development that large will push those residents into adjacent neighbourhoods, disrupting and overburdening the scant amounts of green space in the immediate surrounding areas, furthering the negative impact of the quality of life to the current residents of the area.

On behalf of myself and my household, we are adamantly NOT in favour of the proposal. Please record our sentiments accordingly.

Regards,  
Carrie Mountford

**From:** Kyle Loveless [REDACTED]  
**Sent:** Saturday, April 2, 2022 8:46 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Support for 4396 King St. E. and 25 Sportsworld Dr

Hi,

Just writing in as a Kitchener resident, who supports building lots of dense housing quickly - and support these developments.

While there maybe concerns about traffic, we need to start requiring non-car solutions (like the planned LRT) - rather than building out.

Thanks!

Kyle

**From:** Mike and Jen Hughes [REDACTED]  
**Sent:** Thursday, October 28, 2021 10:33 AM  
**To:** Andrew Pinnell  
**Cc:** Michael Hughes1  
**Subject:** [EXTERNAL] Urban Design Report - 4396 King St

Hello, I'm a resident of Kitchener's Deer Ridge neighbourhood. I'm writing to indicate that I don't support the zoning of a 30 storey building at 4396 King Street.

I do NOT think that the zoning should be changed for the following reasons:

**1. The intersection at Sportsworld Drive and King Street is already over-congested.** And until an exit ramp between Highway 8 and the 401 westwards is built, there is NO MORE capacity for traffic along King Street between the off-ramp of Hwy 8 and the exit to the 401 in the London direction. My daughter walks across this intersection to get to work at Moose Winooski's and it's very, very busy. Driving her to school from that intersection takes ages for the light to change. And, with the LRT scheduled to go through that area, we will have even more congestion. We chose this area for the "quick" access to the 401. However, whenever visitors come to our home, they comment on the requirement to add more time to their travel time to visit us to account for the long wait to enter and exit our development. Several people from KW and other areas of Ontario have told me that they have never seen such a long wait at lights to exit a development ever. We also have a long wait at the only other exit point from our neighbourhood (traffic light at Deer Ridge and King St).

2. It will change the character of this area of Kitchener. It is not meant to be a city centre-type environment. It was agreed when the Deer Ridge area was developed that the area would not be impacted in terms of the character of the area. A thirty storey building is not compatible with the rest of the area which is all low rise and it will impact the character of the area. The fact that it is all low-rise around it can be seen from the developers own proposal at [https://app2.kitchener.ca/.../634205 Urban%20Design...](https://app2.kitchener.ca/.../634205%20Urban%20Design...). There is NO OTHER high rise in the area.

3. This zoning change will lead to a precedent of further high-rise development, which is NOT consistent with the area. It is NOT a city centre.

Thanks so much for your consideration.

Sincerely,

Jennifer and Michael Hughes



**From:** Mohanad Shaqo [REDACTED]  
**Sent:** Monday, October 18, 2021 3:00 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Zoning By-law Amendment

Dear Mr. Pinnell.....

I am writing to you as a resident of the area in which Commerical Campus has made an application for development at 4396 King St E at 25 Sportsworld Dr, Kitchener,

We wish to express a deep level of concern for how the proposed 30 storey, 616 dwelling proposed development would impact this already very busy and mixed used area.

Dropping a high rise residential development onto the corner of an ready overburdened intersection, busy with Challenger Motor Freight traffic, Toyota plant traffic, Costco traffic, GO Transit and other bus traffic (whoever picked up Greyhound's slack), not to mention the Hwy 8 on/off ramps, is a recipe for DISASTER.

That location is NOT conducive to a sudden influx of pedestrian and bicycle traffic, not to mention the strain it would place on the local transit utilization from that location. Politely stated, what would the city be thinking?

There is no LCBO, beer store, regular grocery store, daycare, parks or open green spaces nearby. It will only push non-resident foot and bicycle traffic into the adjacent neighborhoods, thereby disrupting and overburdening the scant green space and recreational infrastructure in those areas, negatively impacting our quality of life.

We are NOT in favour. Please record our sentiments accordingly.

Thank you,

Mohanad Shaqo  
[REDACTED]

**From:** M R [REDACTED]  
**Sent:** Monday, October 18, 2021 2:12 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL]

Hello Andrew,

I am contacting you regarding the Notice of Application for 4396 King Street East Kitchener.

I would like to inform you that the City of Kitchener did not send any information regarding this development to our neighbourhoods. There were no notices sent to Deer Ridge, Grand Hill Village or Settlers Grove. As these subdivisions are largely affected by this development, I find the City's lack of notification unprofessional. This is on the City's website: "Depending on the renovation or new development, public information may be available to you and you will be made aware of projects happening in your neighbourhood."

This rule was clearly not followed, it appears that you were trying to approve this development without hearing from anyone in our neighbourhoods.

My family and I oppose this development, and do not wish to change the neighbourhood zoning by-law. We live at [REDACTED]

We would like to also receive any further notifications of public consultations regarding this project, as well as any other projects in our neighbourhood.

Thank you,

Melinda Ruszer  
Frank Ruszer  
Renee Ruszer

## Kieran Luckhai

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**From:** R. Bruce Connell [REDACTED]  
**Sent:** Wednesday, April 6, 2022 7:17 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] Re: 4396 King St E & 25 Sportsworld Dr - Neighbourhood Meeting Survey and Presentation Materials

Hello Andrew:

We missed the meeting as we are still visiting friends in Kauai (Hawaii) and did not have internet access at that time.

We are very concerned about, and vehemently opposed, to the city approving those proposed high rise buildings along King Street East in Sportsworld!

In addition to the important concerns about traffic, is the total **absence of nearby parkland**.

We back onto small Kuntz Park with a view of the Memorial tower. The parking lot there is already becoming overused at times and our fear is that the residents of these new buildings will discover that Kuntz Park is their nearest outdoor recreation area. That parking lot is also used by trail users to access the Walter Bean trail, and there are already times when cars end up parking illegally along the access road that leads to that very small parking lot.

Please express our serious concerns to city council in the hope that those highrise tower projects can either be significantly downsized, somehow have parkland or at least a children's playground area added, or be entirely rejected.

Thanks, Bruce and Maeve Connell

[REDACTED]

Dr. Bruce Connell, C.Psych.  
Psychologist, private practice

[REDACTED]

On Apr 6, 2022, at 4:22 AM, Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)> wrote:

You don't often get email from [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca). [Learn why this is important](#)

Hello,

Thank you for participating in the virtual Neighbourhood Meeting for the Official Plan Amendment and Zoning By-law Amendment applications for **4396 King Street East & 25 Sportsworld Drive** held on **March 31, 2022**. It was good meeting with you.

Here are the next steps:

<image010.jpg>

I have attached the presentation from this meeting. A YouTube link to the recording of the meeting can be found [here](#). These materials will also be uploaded to the Kitchener Planning Applications website in the next few days ([www.kitchener.ca/planningapplications](http://www.kitchener.ca/planningapplications)).

We know it is important for community members to be involved in decisions that affect them. In order to better serve the community, we would like to understand who currently participates in City-led engagement activities related to development services (e.g. urban planning, transportation planning, engineering, economic development). Please complete a short survey: <https://www.engagewr.ca/engagement-survey-planning>. We will use this information to help develop new engagement strategies that reach all members of our community.

In the coming days, I will be preparing a "What We Heard" summary from the meeting. I will email this to you when it is available.

Thank you for your participation at the meeting and for your comments and questions on these applications. I will evaluate the comments received to date and will be in touch on the next steps for engagement.

If you have any additional (new) comments, please let me know by April 14, 2022.

Sincerely,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)

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<Neighbourhood Meeting Presentation\_4396 King St E\_For Website.pdf>