

## Appendix E – Community Comments

Name	Date	Comment
Suzanne Daniels	02/13/23	<p>Just following up. How long will it be before we hear about the plans to proceed with the stacked Townhouses - 265 Cotton Grass.</p> <p>I have a real concern with regards to the parking being on the Commonwealth St side. When walking to Sobeys - I try to envision the entrance / exit to the proposed parking lot off Cotton Grass and it is way too close to the roundabout. I really think it needs to be on the Sobeys side.</p> <p>I can understand the reasoning behind the initial thoughts of "Main Street" - that's all well and good but this is a commercial area that they want to add Residential to. They don't really mix when you are talking about families / children in a Commercial development parking lot basically. Safer and easier for people that will be living there if they are closer to the park land and not "Main Street". "Main Street" is nice if you live in Streetsville, Ontario as that is how the area was developed many years ago.</p> <p>Thank you for listening.</p>
Suzanne Daniels	02/03/23	<p>There was two more thing with regards to the parking lot for the new residential building.</p> <p>The entrance into and out of the parking lot from Cotton Grass Street - it is too close to the roundabout. This will cause traffic problems especially with cars trying to turn left into the parking lot from Cotton Grass, yes the entrance is on an angle to prevent that but human nature is that we will turn anyway.</p> <p>I don't know if you live in the area but if you watch the way some people drive in this area you would know what I mean.</p> <p>The garbage area in the parking lot - I don't see any concessions for large pieces of garbage meaning any type of furniture. People have left mattresses in the garbage room of our building which they are not supposed to do, but they do. We have notices in our building with regards to calling our waste company for a special pickup. Again human nature being what is they don't call because there is a cost. What has the builder prepared in their plan to combat that type of refuse.</p> <p>Thank you for your time.</p>
Suzanne & David Daniels	02/02/23	<p>Hi Katie</p> <p>I would like to express my concerns about 265 Cotton Grass Street - Stacked Townhouses</p>

## Appendix E – Community Comments

		<p>This appears to be a done deal - as per the comments made by the developer at the meeting with regards to the construction timelines. Being in the construction industry myself - I know all about the concerns surrounding the procurement supply chain in this current climate. Therefore, all this development requires now is sign off from the City of Kitchener. Don't get me wrong - I know this will go ahead - and housing is needed.</p> <p>My major concern is the parking lot for many reasons.</p> <ol style="list-style-type: none"> <li>1. The Parking lot backs onto the Max Becker Common. I would like to see this flipped to the opposite side - meaning on Main Street Side.</li> <li>2. Safety for the children or anyone in the park. I cannot tell with absolute certainty what the barrier will be between the parking lot and park area. Currently it appears there will only be a curb. If a car for whatever reason crosses that barrier from the residential property into the park, who will assume liability if someone gets injured due to a lack of planning? That goes the same for the commercial building. These 2 parking lots are too close to children playing and people gathering.</li> <li>3. After reading through most of the documents - the only reason that I see for the parking lots to abut the park is the developer wants to make "Main Street" attractive and landscaped - for whose benefit? Where do the residents on Commonwealth St. come into this equation? All we will see is the ass end of parking lots of both buildings. No beautiful landscapes for us.</li> <li>4. I see no reason why the parking lot cannot be on the Main Street Side - It's commercial property on 2 sides of the new residence. Why not put the parking lot on the same side as the other parking lots for the rest of the commercial properties.</li> </ol> <p>On a separate note, I'm not sure where this new community garden will be put in the park but that will also take away playing space for children and families to run and have fun. I really think this one needs to be studied a little longer. It was really nice to see the 2 movie nights in the park last year for the children in the area. They loved it. This is the only public green space (park area) available in this neighbourhood - Williamsburg.</p> <p>For future - The Borden Wetlands are home to a lot of wildlife - Geese, ducks, osprey, hawks, crows and many other birds, turtles, rabbits, fox and more. The Geese use the corner entrance (Sobey's side) for their flight path into the wetlands. There are also different species of frogs and bullfrogs in there as we can hear them at night in the spring and summer. I have pictures of some of the frogs that I have seen in there. We need to protect our wildlife as much as possible.</p> <p>Thank you in advance for your consideration on this matter.</p>
Suzanne Daniels	01/08/23	<p>I would like to say that my Husband and I oppose the rezoning of 265 Cotton Grass Street to accommodate a 28-Unit Stacked Townhouses.</p>

## Appendix E – Community Comments

		<p>This is the only green space in this neighbourhood for children to play and families to gather. I know this because I live at - -----.</p> <p>Since moving here 2 years ago I have seen this green space used by many people from family picnics to movie nights in the park for the local children. This is the only space that children can run and enjoy. I've seen seniors enjoying a gathering on the provided picnic tables.</p> <p>If the builder needs to build - then why not propose the piece of property at the corner of Cotton Grass and Fischer Hallman Rd. This piece of property already has zoning for a building. It may need to be zoned for Residential but in my opinion it is a better option.</p>
Corinne Meiers	02/09/23	<p>Oh my goodness, you are going to be tired of hearing from me, but then I think “what do I have to lose?”.</p> <p>So, just remarking to my husband about a couple of observations made this morning. I noticed a big transport truck just going down Main Street turning right around the roundabout and then parking, with the flashers on, waiting for access into the Sobey's loading dock/delivery area. Never had to think about those big trucks before, but was thinking they will be going by within <u>yards</u> of people's living rooms and bedrooms if the building parking lot is not flipped to the opposite side (park side). Taking in more pollution than they might on a regular residential street, especially one not used by big transport trucks. And then thinking about those trucks, once those other proposed buildings get built on Cotton Grass and Fischer Hallman, having to wait on a two lane road. I am going to assume that those two buildings (on Cotton Grass and Fischer Hallman) will share a driveway access onto Cotton Grass. Think about the traffic jams that could be caused by people coming onto Cotton Grass from Fischer Hallman (where they usually travel at much higher speeds), drivers exiting from the residential buildings onto Cotton Grass about the same time, other drivers rounding from Main Street to head onto Fischer Hallman, and drivers coming down from the other end of Cotton Grass, about the same time and all, possibly (within the realm of probability) encountering a big idling truck. Does the city think they might have to install traffic lights at the intersection with Fischer Hallman in order to have more safety there?</p> <p>And thinking about that young fellow doing that four wheel drift around the roundabout when we had all that ice and snow in January – what if he had really miscalculated (more than he already had) and hit the sidewalk and plowed into the park (where the building is supposed to go)?</p> <p>Yes, I know, lots of “what ifs”, but that's why planning ahead is so critical. Another “two cents” from me – hope some of it makes sense.</p>


## Appendix E – Community Comments

Corinne Meiers	02/03/23	<p>Perhaps the last comments from me regarding the amendment to change the proposed building from commercial/residential to all residential (rental) use. (If you get to the end, good for you 😊).</p> <p>One of a number of things that struck me during the Zoom meeting on January 31, 2023 was a rather wistful remark made by Alex Vandersluis about the original intention for the proposed 700 building along Main Street to be used partially for the head offices of Schlegel Urban Developments, with retail/commercial on the main level. My understanding from the meeting was that decades ago this development along Main Street was, essentially, a legacy project for Mr. R. Schlegel. However, due to factors created by the pandemic, significant and likely permanent, changes have had to be made in regards to the commercial elements that would have been part of this Williamsburg development. Therefore, a change in the proposed use of the building at 265 Cotton Grass. I can understand the original hope of Mr. Schlegel's to have an attractive street scape for his Main Street, but could the necessitated changes to his project now incorporate goodwill for the residents of this area, not just the perceived wants/desires of the business people who won't be living there all day and night?</p> <p>It is quite likely that most of those involved in one way or another with this project will take this next comment with some degree of amusement, but perhaps it might make what I am trying to say a little easier to understand. Is anyone familiar with the older movie "Nottinghill"? There is a lovely part in it about a private park, used by the residents who live in buildings surrounding it. I know Max Becker Common is not a private park - don't ever wish it to be. But it was the idea of how people used that park, moved in it, sat in it that has always stayed with me. Try to picture the alternative of switching the parking for both buildings to the Main Street side. The street is already dominated in the middle by the parking lot for Sobey's - not what most people would think as an attractive part/view of a street scape, but it is necessary. The people who live in the rental building would have a safer area for their children to play; the people who work in the office building could have a lovely patio on the park side to eat their lunches and take a break, nicer views from the bosses windows (I understand that Mr. Schlegel enjoys the view of people having a good time in the park - how much nicer it could be!) - AND – bonus (because profit is always king) - more money could be asked of the tenants on the lovelier, quieter park side - win, win. That's the "esthetics" the "good-living" part of it. (Oh, and the building does look esthetically pleasing.)</p> <p>Practically, with financial impact, there would be no need for access onto Cotton Grass before that "small" roundabout, if the building was "flipped". All access for the rental and business buildings would be off a shared drive onto Main Street, just as there now is for the different accesses for Sobey's and other commercial buildings abutting that area. Literally, I saw a young man in January going around that roundabout sideways, three times on the snow and ice, before noticing another driver and finally straightening up and driving right. It is a small roundabout often used by, well, let's just say, not thoughtful people. And with more buildings planned for Cotton Grass and along Fischer-Hallman, that smaller roundabout it going to be used so very much more, very likely by, hopefully, an only incrementally increased amount of not very thoughtful people. It is not what would be considered by most users a safe design and could just be eliminated if the building was flipped. That's the financial aspect of it (see above re: increased rental on park side).</p>
----------------	----------	---

## Appendix E – Community Comments

		<p>But now I come to the very major crux. A bit of a segue here. I was with my grandson for a yoga class at the Community Centre last night and was surprised that Mr. Owodunni apparently had a scheduled meet and greet there as well. Talk about timing! I thought about it for a little bit but then thought “no, I’m going to ask him about this”. He was very gracious and we had a little conversation about my concerns. Funny thing about it though was that other parents/grandparents were there with their children too and immediately some people also picked up on and remarked on the safety issue of having the parking lot adjacent to the park. I know other people, of the few who did attend the Zoom meeting, also brought up their concerns about the parking lot. It was interesting to look at some of the proposed plans in more detail and come to the realization that there likely was not an intention to have a solid perimeter/fencing there - more likely just a walkway into the park fronted by some plantings, perhaps some trees. That’s just not safe enough. People in their cars can make mistakes and children can hit things (windows/cars) with other things - all mistakes, but possibly with very real, perhaps tragic, consequences. And I could mention the around-the-clock noise/disturbance of a residence parking lot abutting a park – that could be lessened greatly by having the parking on the commercial side of the street. With the commercial parking lot at the other end of the park there is a very large berm between the children’s playground and the cars. Why take an unnecessary risk at this end where people will be living in a building (not being a work building like at the other end that has a mainly empty lot at night)? Why not make <i>the choice</i> to put goodwill first?</p> <p>And a little last sideline - I was surprised that the City Planning office would be unaware of a proposed common ground community garden. I would have thought that the city would have had to be advised of the notice for that going out (see Williamsburg Community Garden) and there having to be some prior contact with the city in order to ask the public about it going in somewhere in that smaller and smaller park. I miss my old very beautiful garden and probably would enjoy working in a community garden but I would certainly like to know where it might be placed in this smaller and smaller park.</p> <p>Thank you for any consideration you might give to these comments, for this project, and for any future developments involving where people reside – only wish I could have made them years earlier.</p>
Corinne Meiers	1/30/23	<p>I had sent comments earlier on January 16, which you kindly responded to but, even though these comments are past the deadline for submission, I hope they can be taken into consideration. I have hope that some consideration can be given to the barrier that would be erected at the back of the parking lot for the proposed condo building – that it might be a brick wall. My reason for requesting consideration of this is that the other condo buildings along Commonwealth, built by the same builder, have a sturdy wooden fence which is elevated and protected by a curb barrier and plantings of shrubs and trees. This fence runs along residents who live in homes backing that fence so those residents also have a vested interest in keeping the fence in good shape. However, the fencing or barrier between the parking lot of the proposed building, and the public park, will not have the same vested interest by some of the public in keeping it in good, and attractive, shape. That means the possibility of the residents of the proposed building are more likely to have to invest in damage or reconstruction of said barrier at an earlier date, than might be otherwise expected for the residents who occupy the condos along Commonwealth (raising their monthly condo fees for said repairs). So, I am submitting a picture I took of the brick wall that Sobey’s invested in along their Cottonwood Street access that protects their truck delivery</p>

## Appendix E – Community Comments

		<p>access. Admittedly it is much higher than likely would be required for the condo parking lot, but it is sturdier and less likely to be damaged by public park activities (such as the very large ones that have occurred with movie nights and fun fairs in the park).</p>  <p>And, while I'm at it, again, I hope that any of the trees that will be replaced might be replaced with something sturdier than the trees already in the park – they are slowly disintegrating from disease and abuse – broken branches, missing bark, fungus. Maybe some sycamores or maples? Live in hope 😊.</p>
Corinne Meiers	01/16/23	<p>If, for the occupants who presently face Commonwealth Street, the choice is between green space or a building and a parking lot to look at, then obviously the clear first choice is for green space. But if the choice (is there a choice?) is the view of another building then it would have been preferable to look at the front of a building rather than the parking lot behind it. Do they propose to have fencing, and trees or a hedge along any fencing, to eventually soften the view of the building and the parking lot?</p>

## Appendix E – Community Comments

		<p>Will there be replacement of some of the city trees that will be cut down on Cotton Grass?</p> <p>AND a major concern with this proposal has to do with the element of danger in accessing and leaving the building. It is clear, when watching the cars, big trucks and pedestrians use the roundabout, that the proposed access driveways on Cotton Grass are too close to the roundabout to be safe, especially for pedestrians. When compared to the roundabout at the other end of the street, at Max Becker (by Remedy RX), that roundabout is further away from the street access and, therefore, safer for all traffic. And anyone who would wish to park in front of the proposed building (say for deliveries to the building residents), it is a concern how that is going to be done safely, and adequately, considering all the traffic for Sobey's and the other commercial buildings along that street. The street is not as wide at the Sobey's end, as it is at Max Becker where they have much safer and more street parking and pedestrian walkways.</p> <p>AND, as a concession to not only the people in the vicinity (who will be affected by the proposed building and parking lot and attendant increased traffic), but to all the many adults, children and animals who presently use that green space, it would be really nice if some decent, sturdier trees were planted in the remaining green space behind the proposed building (even if it is city property) because the adults, children and pets who will live in that building will probably really like having a little green space around them as they will be fronting a busy road. AND there are proposed plans for another building (with attendant parking lot) to be built beside it, which will take away even more green space, increase the usage of an unsafe roundabout even more - plus increased noise and pollution levels.</p> <p>So, because some of the drawings are not to scale, or specific, can it be stated just how much depth will be left to the city/public park green area between the building/parking lot and the sidewalk on Commonwealth?</p> <p>Lastly, there simply isn't adequate park space in this area - not just green space, but safe PARK space that can be used by all sorts of people for all sorts of activities such as we have witnessed - enjoying a serene summer evening in the park with friends or family, having fun throwing a ball, flying a kite, using a picnic table with family and friends for birthdays or other celebrations, walking your dog, spontaneous cricket and soccer matches, early morning Tai Chi, yoga classes, fun fairs with a huge screen set up for an evening movie --- just no-cost-free-for-all-fun. I hope the City planners can see the irreplaceable value in city green - and city trees.</p> <p>Thanks for the opportunity to submit our comments (hopes).</p>
Darlene Hartman	01/04/23	<p>Hello: I would like to speak to the proposed development of stacked townhouses proposed on Cotton Grass St. While I realize that we need more housing do we really need to stuff 28 townhouses in such a small area? When we moved in they said that the park would always be a park and we figured something would be build beside it some day but we thought it would be something smaller, maybe commercial, less intrusive and more in the flavor of the Williamsburg 'small town' flavor. I have to say that I am really not happy about looking out my window and instead of seeing grass and trees my view will be walls and windows and garages with the accompanying paved areas. We hear all the time about global warming and how important it is to keep green space and now they want to build on that tiny space where dogs and children now</p>

## Appendix E – Community Comments

		<p>play. I realize that nothing is probably going to stop this development but I would like to ask that you at least soften the blow by either putting in less units and leaving some space around them for some trees and grass or not building them so high and at the very least that you plant some pretty trees or bushes between them and us to soften the look and help the environment.</p>
Dawn Dinnes	01/11/23	<p>When my family and I moved into our house on -----, we fell in love with the neighbourhood. The walkability of the shops, schools, community centre, and professional services all played into our decision to purchase what we hope will be our forever home. The crown jewel in our neighbourhood is Max Becker Common.</p> <p>Max Becker Common provides our neighbourhood with a wide open outdoor space. In the summer, there are always kids and families enjoying picnics, playing soccer or catch, flying kites, and learning to ride their first bicycle. Our wonderful community partners host outdoor events, which are usually well-attended by the families in the area. Just a few days after we moved in, one such event was hosted in the park, and gave my family an opportunity to meet some of our neighbours and to connect with friends we didn't know lived nearby. In the winter, a dedicated group of volunteers sets up and maintains an outdoor skating rink, where residents get some fresh air, and enjoy a classic winter activity. Movie nights in Max Becker Common often see hundreds of people come out, and make donations to support the Food Bank and other charities. The Williamsburg Community Association offers outdoor classes, like Zumba in the Park. During the pandemic, this huge area allowed people to spend time with their friends and neighbours while maintaining social distancing.</p> <p>The development proposed at 265 Cotton Grass St would effectively shut down this outdoor space. By taking away the open space, and replacing it with stacked townhomes, movie night would be cancelled. Kids would no longer have a space to run and play with their families, or just sit and enjoy the sunshine on warmer days. The loud, fun events that make this community special would give way to homes that likely will not offer much in terms of affordability, or improve the character of the neighbourhood.</p> <p>Ward 5 was the first to offer boulevard parking year-round. With many multi-generational households, many homes in the area have 3 or even 4 cars parked outside. These homes would add an additional burden of 20-50 cars in a neighbourhood where parking is already challenging. To accommodate, this development will, in the words of Joni Mitchell, pave paradise, and put up a parking lot.</p> <p>Please don't take for granted what this community has in its open spaces.</p> <p>As concerned citizens, we oppose the development of 265 Cotton Grass St, and request that the planning committee reject the application.</p>
Ichim Vasilica	01/29/23	<p>I do not agree for this new development in our area and I believe the neighbours don't either. There is the park for kids, lance the drones, kites, play with electric toys etc.</p>



## Appendix E – Community Comments

		Also the streets are not designed to take that traffic. The area will be very crowded.
Barbara & Ernest Jones	12/22/23	<p>Hi Katie, We live @------. We will be out of the country when you have your zoom meeting, but we will try &amp; connect.</p> <p>If you would answer the following questions, we would appreciate it.</p> <p>We were told that the park directly in front of our building is deemed parkland, &amp; wouldn't be developed except for the strip that runs North/ south along the unnamed street in the Williamsburg Shopping Plaza. (along the side of Sobey's to Max Becker)</p> <p>I assume that the corner @the roundabout of Cottongrass &amp; the above mentioned street is where these Townhouses are to be built? Is that correct?</p> <p>Will the front of the Townhouses be on Cottongrass?</p> <p>Will there be parking underground &amp; behind the proposed towns?</p> <p>How much green space will we have left in front of our building, once they are built?</p> <p>What is the proposed start &amp; finish date?</p> <p>Thanks in advance for your assistance &amp; please keep us posted via email of your decisions.</p>
Judy Schaeffer	12/21/23	<p>We were given a card in our mailbox recently, of the proposed development in our neighbourhood. I have only ONE thing against this proposal. That is, the new building is fine to build, however I absolutely DESTEST the city rules of allowing people to park their cars on the streets in front of their buildings. They park where there's a curve, and it just makes it so difficult as it's quite busy along the streets, and hard to pass when cars are parked at all angles, the wrong way on street, and blocks traffic, ect. They should prohibit cars from parking in the front of the buildings. Just our voices here!</p>
Jenna Trakalo	01/21/23	<p>I apologize for the delay and hope that you will accept my comments regarding the proposed development in williamsburg.</p> <p>When we purchased our house on -----, we were aware of the proposed developments that were to be built (the condo buildings, brown stones, etc). The original 'drawing' we saw for the current development in question was significantly smaller in height and the amount of people living in the units was less than this new plan, which is alarming.</p>

## Appendix E – Community Comments

		<p>From someone who lives right in the vancity of this development, i have the following concerns.</p> <p>The amount of cars from the 3 condo buildings that park on Commonwealth and the side streets is becoming dangerous. You can't see oncoming traffic when trying to pull out of the side streets and the road basically becomes an one lane road - and this road is busy so you can imagine the frustration and safety concerns.</p> <p>This area is heavily used for school pick up and drop off, extra parking for the condo buildings, as someone who lives on a side street right there, the increase in traffic is not ideal from the very quiet and safe street this once was. This neighbourhood already has major traffic and speeding issues and this feels like it's just asking for problems.</p> <p>Aesthetically, this revised plan will be creating a very boxed in feeling for the park, especially if the proposed commercial space ever comes to fruition. There is basically a 3 or 4 story building on all sides of the park.</p> <p>We always knew this was going to be built but the height and proposed occupancy is the issue we have.</p> <p>Thank you for hearing us out</p>
Nancy Morphet	01/03/23	<p>Please add my name to the list of no's for the upcoming proposal. Like I said to you I actually had someone from Reids, in my home after just moving in, who looked out my window &amp; said you will never have anything blocking your view</p>