

From: Kashels [REDACTED]
Sent: Tuesday, November 22, 2022 11:40 AM
To: Brian Bateman
Cc: Dave Schnider
Subject: Fw: 7 Morrison Road Proposed Development Feedback

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From: Kashels
Sent: Wednesday, November 16, 2022 8:16 PM
Subject: 7 Morrison Road Proposed Development Feedback

Dear Mr. Bateman,

My name is Baldev (Roger) Lubhaya, living at [REDACTED]. Our family recently received your feedback notice for a proposed development in our neighborhood at the intersection of King St. E & Morrison Rd. I am quite concerned and question the appropriateness of this new high density development.

I am sure you are aware a similar high density development was built a couple of years ago near our house. Since that development was completed, our neighbourhood has experienced a fundamental negative impact on its safety, serenity, and flavour. Now you wish to double-down with a second high-density development right across the road from the first! This is most outrageous and uncalled for. We can see no benefits or justification for this imposition.

What was once a relatively peaceful and quiet road has become a busy, noisy, and dangerous thoroughway due to the drastic number of new tenets and drivers that have flooded the area. Morrison Road was not designed for such heavy vehicle and pedestrian traffic. The noise and air pollution have gotten noticeably worse given the increase in traffic. There is also the matter of speeding and unsafe driving. Cars squeal their tires and accelerate dangerously fast by our house almost daily. This was rarely the case beforehand. As well, numerous pedestrians are walking directly on the road at all hours of the day, including young kids, joggers, pets, people pushing their strollers, etc. This creates high-risk situations for both drivers and pedestrians as there are no sidewalks in the area and the road is just too narrow.

During the summer we have cars speeding past the curve near our house and in the winter we have traffic jams. This is due to the hazardous conditions prevalent especially after a snowfall. Not just due to the slippery conditions but because city buses are too large to safely navigate the sharp curve near our house because the snow banks pile up too high and are not cleared properly. This ultimately leads to even narrower roads, traffic jams, and near misses of on-coming vehicles. Finally, the bus is also prone to cancellation during slippery conditions as it is unable to navigate up the sharp hill at the intersection. As such, placing hundreds of new people unable to access public transportation in this location may not be the wisest plan.

Next, there is the train tracks adjacent to the intersection of King and Morrison. I would question the ethics of placing another high density development near these tracks that are travelled daily by cargo trains. I am sure there will be many young families with children that could play on the tracks, as well numerous new cars crossing these tracks. This formula can only lead to a tragedy over time. As such, I see no benefits of placing a second high-density development right next to train tracks. There is also the noise pollution as the train passes by every night and blows its horn. It's not too loud by our house, but I can imagine future tenants finding the the daily noise of both the horn and the train passing-by a major nuisance.

Unfortunately, before this development was built two years ago, we went through the same process of neighbourhood feedback. At the time we voiced our strong opposition to the development but all these objections fell on deaf ears. Will we be going through déjà vu with this new development feedback process where the families living here have no say?

Enough damage has already been done by building these 64 units on our street, we do not want or need anymore! From my last experience, it seems the planning department and builder had all come to an agreement beforehand and the neighbourhood feedback was just a formality. I hope this time, all parties are listening in good faith and giving serious consideration to our concerns, including cancelling this project.

Please provide this following information before the scheduled meeting:

1. Name of the developer.
2. Was this developer the same as the previous one, or have any relation to the previous one?
3. Is the developer waiting for your department's consent?
4. What is the criteria for consent?
5. What is the criteria for rejection?
6. If this development were to proceed against all opposition, what would be intangible and tangible benefits to the neighbourhood?
7. How will near-by property prices be impacted in the short, medium and long-term given the higher air pollution, vehicle traffic, noise, unsafe conditions, etc.?
8. Are there any future plans to create more high-density developments in the surrounding area?

Thank you for your time and please feel free to contact me if you wish to discuss.

Sincerely,

Roger Lubhaya

CC: dave.schnider@kitchener.ca

I am copy this to my councilmen and our mayor also a petition signed by the neighbors

From
Kashels Family Place Ltd

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Roger Lubhaya GM



From: Donald E. Lougheed [REDACTED]
Sent: Wednesday, November 2, 2022 10:43 AM
To: Brian Bateman
Subject: 7 Morrison Road

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Hi Brian further to our discussion this morning, I am interested in the intersection of Morrison Road and King Street and the proposal near that intersection.

Don Lougheed

P.S. Are you related to Carl Bateman?