

Revised Participant Statement – Neil Baarda

My name is Neil Baarda, and I reside at [REDACTED] Roy Street. My property shares a rear property line with 22 Weber Street. I am a participant in OLT Case No: OLT 22-002377, and I am submitting this revised Participant Statement in response to the recently revised application by 30 Duke Street concerning the property at 22 Weber Street.

My primary concern relates to the Appellant's Heritage Impact Assessment Report, specifically the Angular Plane Analysis. The report incorrectly places the origin of the angular plane on the north side of Roy Street, which deviates from the requirements outlined in the Heritage Conservation District Plan.

The Civic Centre Heritage Conservation District Plan, on page 4.7, discusses the use of Angular Plane Zoning to mitigate potential impacts on existing residential and office conversion uses. Crucially, page 6.32 of the same plan specifies that the angular plane should originate at the rear property line of 22 Weber Street. Therefore, positioning the 45-degree angular plane's origin across the street from the adjacent Roy Street properties does not comply with the Heritage Conservation District Plan's stipulations.

My second concern pertains to the potential vibration effects on the historic brick buildings with fieldstone foundations, which were constructed in the 1890s. The Heritage Impact Assessment's proposed reliance on vibration monitoring to limit impacts on adjacent cultural heritage resources during land disturbances appears inadequate. As Dan Currie's expert witness statement indicates, "Vibration during the construction of the proposed building may impact the buildings adjacent to the site at 22 Weber Street West." A taller building would necessitate more extensive foundation work, consequently increasing the risk of damage from vibration.

I recognize the need for additional housing in Kitchener, and I acknowledge that the 22 Weber Street site, currently a parking lot, presents a valuable redevelopment opportunity. I support the construction of housing, provided it is designed with sensitivity to the surrounding context and in accordance with the City's planning guidelines. The Strategic Growth Area designations and Zoning applied to the flanking properties offer a clear indication of the City's, acting as community representatives, vision for the 22 Weber Street property. I respectfully hope the OLT will align its decision with the flanking property zoning and the Heritage District Plan.