

I am the owner of ■ Weber St. W. in Kitchener. My building is located directly beside the proposed development 22 Weber St. W. I rent my building to a law office and a psychology office. My objections are as follows:

(1) The new development would not match the heritage characteristics of the neighbourhood and would significantly take away from the heritage aspects of my building.

(A) My tenants chose the building at least in part because of its heritage aesthetic, and the welcoming ambience it gives to potential clients. A high-rise next door significantly detracts from this aesthetic and reduces the future marketability of my property.

(2) Parking is also a major concern in the neighbourhood, and I have recently improved my own parking lot for the use of the offices renting from me. I know that the new building will have its own new parking infrastructure; however, visitors, guests, delivery people etc. will be likely to use my building's parking lot since it is right next-door. I cannot afford to create extra security in my parking lot to enforce parking rules.

(3) The shadow cast by the new building would significantly decrease the natural lighting. In the case of one of my tenants, my building. The effect on natural light by a high-rise so close to the building will be significant, enough that my tenant may choose not to renew their lease, and it would reduce the marketability of the space I offer.

(4) The proximity and height of the building, as well as the number of new units that will be overlooking my building, having a birds-eye view of everyone coming and going from my building, significantly detracts from the confidentiality and privacy that both my tenants depend on in their businesses. I will have to add curtains and other features to avoid people being able to see right into the windows on all floors (which will also decrease natural light). These privacy concerns are substantial and may deter the tenants from renewing their leases, since they chose my building in the first place for its privacy.

(5) Also, due to the pandemic, my tenant's business volume has been affected. The construction process could be devastating, and I do not want my tenant's businesses to suffer further.

I am not opposed to construction and development next door, but I ask that the height be limited to 8 storeys, no more.

Simon Eutenier, June 2021