PARTICIPANT REVISED STATEMENT

I have been a tenant at the next-door property, Weber St. West, for seven years. I previously submitted a statement, and this is updated to reflect the current revised proposal, which I have reviewed. I believe the new proposal is even worse than the last one in its impact on the existing neighbourhood and businesses, because of the additional units and fewer parking spots being proposed.

My lease at Weber Street is up for renewal in July, and I was planning on remaining for at least another 5 years if possible, probably longer. Additionally, my parent company will probably keep an office there indefinitely, if possible, because of the need for mental health services in Kitchener. I am a psychologist, with a busy practice. There are other therapists in our group that use the building (that unfortunately were not included as original participants at the time). The offices on the second floor are all used for psychotherapy and counselling. The 2nd floor has windows on all sides, including those that overlook the planned construction site along the full Southeast side of the building. I have the following objections to any development that is more than 3 stories in height:

- (1) LIGHT: I chose the building at least in part because if its heritage aesthetic, and the welcoming ambience it gives to potential clients, and also because of the bright light on the second floor which helps relieve depression and promotes mental wellness. A high rise building next door significantly detracts from the aesthetic of the building but more importantly, will almost completely eliminate the light available to the second floor. The sun will be blocked for the majority of the day that we use the building. This will make the premises dark and not conducive to my clients' (or my) mental health. Many patients' symptoms worsen in a darker milieu. This factor alone is enough for me to question the feasibility of renewing my lease, and this factor is made worse by the present proposal to increase the height of the building even further.
- (2) PRIVACY: The proximity and height of the building means that the many units will be either overlooking my building, or be looking straight into the windows of our offices. This means that many will have a birds-eye view of everyone coming and going from my building, and even be able look into the offices, which significantly detracts from the confidentiality and privacy of my clients. We could add curtains and other features to avoid people being able to see right into the windows on all floors, but this detracts from the advantages of light in our building outlined above, and doesn't prevent observation of the people entering and leaving the building. These privacy concerns are substantial enough to also cause me to consider not renewing my lease.
- (3) PARKING AND TRAFFIC: Parking and traffic is already a problem on Weber Street in general. Any traffic going into and out of the new building would make the problem chronically worse, even though the new proposal decreases the number of parking spaces. I think the new proposal will actually make the traffic and parking far worse, since we cannot guarantee that those without parking spaces will use public transport. So now

they will have to find other places to park their cars, and there will be cars stopping on Weber Street outside the building to pick up and drop off passengers. I have had complaints from my clients already concerning parking and accessibility in this location on a busy street, particularly in entering and exiting our parking lot, and this will definitely be worse. We already have a problem that customers for the building on the other side of us sometimes park in our parking lot, or use our driveway for delivery, or block access to our parking lot. With the addition of 22 Weber Street as proposed, with no delivery access in front of the building, visitors, guests, delivery people etc. will also likely use our building's parking lot and driveway "just for a few minutes" since it is right next-door. I am concerned that I will be impeded in parking in the spot I pay for, or wasting time and losing clients if I have to call the police to remove an unauthorized vehicle.

One reason I chose this building for my practice - which required assistance from the district Board Member at the City of Kitchener to allow the lease at the time - is that I am dedicated to preserving the use of heritage buildings in our region as well as addressing the need for mental health services in the central region of Kitchener. Our building was originally the home and medical practice of a doctor who settled in Kitchener in 1877. I believe I carry on his legacy in part. It would be a shame if I had to move my practice out of the area because of the lack of foresight and consideration of our proposed neighbours, who obviously do not have the same vision of preserving the heritage district of Kitchener and the viability of already established local businesses and services. While I acknowledge the need for more affordable housing in Kitchener, I don't think this provides much affordability and in the present proposal, does not preserve the Community values that I have respected in this City.

Respectfully submitted,

Cathryn Harris, PhD CPsych RMFT-S

Bayridge Counselling Centres

Weber Street, Kitchener