

My wife [REDACTED] and I are the home owners at [REDACTED] Ahrens St. W. within the Civic Centre Neighbourhood Heritage Conservation District in the City of Kitchener.

My wife and I do not support the proposed development at 22 Weber St West.

Not in line with the City of Kitchener's official plan or the city's Civic Center Heritage District Plan:

The proposal for the new development at 22 Weber St. West is within the Civic Centre Neighbourhood Heritage Conservation District. As per the Ontario Heritage Act, any new development or change to existing buildings must be in line with the Heritage District Plan. I hope that the Tribunal will take the time to review the district plan to see that the size of the proposed building is not compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.

[https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD\\_PLAN\\_Heritage\\_Plan\\_Civic\\_Centre.pdf](https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Civic_Centre.pdf) - Section 3.3.5.2 Weber Street Area

Also, it seems like the proposed development is not in line with the city's official plan to have lower story transitional buildings between the higher density high rise buildings directly downtown and the existing low-rise single-family heritage housing in the neighbourhood.

Privacy and Height concerns:

I have reviewed the shadow studies for the proposal as originally presented with 15 stories. Our residence would be shaded in the winter. The revised proposal, with 19 stories, would add additional shading as well as provide more people a direct line of sight into the back of my home. The proposed building is too high.

No notice received from the developer:

The only notice that I received was from the City of Kitchener in July of 2020. After replying to city in August of 2020 no update was received from the developer or the city that the case was going to the tribunal. The city did not hold any open public consultation on the new development proposal.

Adam Joncas