



March 4, 2025

Ontario Land Tribunal
Parties to Case OLT-22-002377

Re: OLT-22-002377. 22 Weber St. West, Kitchener

I am writing to reiterate my concerns about the development being proposed for 22 Weber St. West, somewhat revised as of Dec. 24, 2024.

I previously expressed my dismay at the size and structure of the proposed tower. To recap my key points - the proposed tower

- dramatically contravenes the existing land-use designation and zoning by-laws with respect to height and mass;
- contradicts the concept of creating a 'transition' to the north, since it doesn't
- severely reduces required setbacks from Weber St., which makes its impact additionally imposing;
- throws excessive shadows to the north into the low-rise residential parts of the Olde Berlin neighbourhood;
- dismisses the need for green space, especially needed at this location to compensate for the lack of green space in the downtown core across the street
- because of its abnormal height and form, does nothing to complement the existing nearby buildings, the character of the street to the east or west, or the existing residential area to the north ;

I do not think the need for housing (affordable, attainable, or otherwise) justifies an over-reach in mass, height, floor-space-ratios, setbacks and landscaped areas that vastly exceeds the regulations imbedded within the surrounding 2024 current zoning and land use designations. The need for intensification in major cities such as Kitchener should not be used as an excuse or a convenient 'trump card' to justify proposals that override and destabilize Kitchener streets and century-old neighbourhoods - those neighbourhoods that are themselves communities attractive to citizens in the first place.

Please only approve zoning that is truly - in scale and design - a complement to the existing neighbourhood, rather than a travesty.

Respectfully,

John Ryrie