

Heritage Kitchener
City of Kitchener

DELIVERED VIA EMAIL TO:

Dianna Saunderson, Committee Administrator
Leon Bensason, Coordinator, Cultural Heritage Planning
Juliane Von Westerholt, Senior Planner

June 2, 2019

Dear Heritage Kitchener Committee Members,

Re: 30-40 Margaret Avenue, Draft Heritage Impact Assessment

We, the undersigned residents of Ellen Street West, wish to offer this letter as our partial response to the Draft Heritage Impact Assessment prepared by MHBC, dated May 1, 2019 for the proposed development at 30-40 Margaret Avenue. Each of us may have additional points to make as individuals; this letter represents the points we agree on collectively.

Thirteen residences on our street share an immediate rear yard property boundary with 30-40 Margaret. Unlike properties on the south side of Margaret Avenue, there is no street between these homes and the proposed development to provide additional separation.

Our primary concern about any development at 30-40 Margaret has always been the rear yard setback. Backyards are private living spaces of our homes, which are frequently used. It is important to us that any new development is set back a reasonable distance from our backyards. We are concerned about shade and privacy. We also wish to avoid future conflicts with residents of the new development over matters like barbecues and backyard fire pits. Such conflicts may arise if the new development is situated too close to the rear property line.

We are generally satisfied that the development concept proposed for 30-40 Margaret has addressed our concerns. The proposed rear yard setback seems appropriate. The facade proposed for the rear of the development is not unattractive, and the developer seems committed to providing dense landscaping to screen the new development from view.

We are aware that various changes have been suggested by some neighbourhood residents for the proposed Margaret Avenue streetscape. Please take note that we would be greatly concerned about any changes to the current concept that would have the effect of reducing the rear yard setback.

Thank you for your consideration.