

City Planning Division  
Waterloo Region  
150 Frederick St., Kitchener, Ontario N2G 4J3  
Phone: [519-575-4400](tel:519-575-4400)

RE: 495 Huron Road. File Number: A2023-102 & B2023-032 & A2023-103 & B2023-033 to be heard at Public Hearing Tuesday August 15, 2023, at 10:00 am.

City Planners & Committee of Adjustment Members,

I'm writing as a resident of Huron South Community to express my views regarding the Minor Variances requested for 495 Huron Road, A2023-102 & B2023-032 & A2023-103 & B2023-033. I am opposed to the proposed minor variance, additionally I have attached a petition of 100 signatures that support these views.

I believe the requested variance is not minor. A variance can't be considered minor when you are not modifying the current regulation but removing the regulation entirely. The variance requested opposes the general intent and purpose of the zoning by-law for the area. The proposed development is not compatible with existing houses and structures in the neighborhood. The closest 10 story apartment building is more than 4km's away, therefore it is detrimental to the streetscape and character of the current neighborhood.

The variance impacts the views, spacing and openness which is a result of the mass of the building height and bulk for the proposed development. The variance requested will restrict the views of Huron Conservation. Huron Conservation is one of a few large green spaces in the area. Therefore, I believe that it deserves to be protected and maintained for the future.

The subject property is located on adjacent lands to natural heritage features including significant wetlands and significant woodlands. While the property may be zoned to permit for the proposed use, the proposal should be evaluated to ensure the ecological functions are not negatively impacted in accordance with section 2.1.8 of the Provincial Policy Statement. Has the developer completed an Environmental Impact Study? My concerns are that the proposed development is located on a steep slope and could cause erosion hazard and sedimentation that could impact the nearby wetland. Additionally, the significant woodland provides habitat for wildlife. The Natural Heritage Information Centre has mapped Species at Risk within the 1 km grid and demonstrates that there are endangered woodpeckers, threatened Balding's turtles and Species of Special Concern including the eastern woodpeewee.

I am also concerned about the impact on road traffic, parking, safety and building maintenance. The variance would mean that in the event of building maintenance the road and pedestrian traffic would be greatly affected due to the reduced spacing between the road and building. The reduced spacing also raises a concern about parking availability when parking is already limited in the area. The proposed variance will affect snow removal. Currently there is limited curb spacing with heavy snow falls and this will further impact curb space with heavy snowfalls. In addition, I have large safety concerns. In the event of a fire the reduced street line façade would limit the fire fighters' access and interfere severely with Huron road traffic.

Thank you for considering my objections in your ruling.

*Alyssa and Nathan Van Norman*

Alyssa Van Norman  
[REDACTED]  
[REDACTED]  
[REDACTED]

P.S. Please send me a copy of the decision.

Please see the attached link for the petition which supports my letter.  
[REDACTED]

Below are the 100 Signatures supporting my objections:

Alyssa Garrod  
Andy Martinez  
audrey adu-lartey  
Victoria Cook  
Natasha Cook  
Chantel Williams  
Nicole Gauvreau  
Stephanie Costa  
Erika Geoffrey  
Kyle Costa  
Swati Nanda  
Jennifer Purdy  
Brenda Rivera  
Avishek Chakraborty  
Kim Crane  
Paige Cardinal  
sarah lackie  
Nilesh Darji  
Sonia T  
Lesley Rioux  
Lauren Pacheco  
Rianna barker  
Daniele Burzese  
Nathan Van Norman  
Julia Edgar Weingart  
Amanda Fabb

Summet Sindwani  
Jill Letson  
Lori V  
Crystal Van Vlymen  
Shontelle Van norman  
Mike Lanteigne  
Sonya Syd  
Bianca Olariu-Dragomir  
Alice Selig  
Asif Ali  
Yasmin Khimji  
Alin Radoni  
Sharon Monkhouse  
Jemini Patel  
Cindy Rene  
Taranjit Singh  
Laura Lanteigne  
Jeanette Lee  
Walter Gartshore  
Maria Camila Prieto  
Jennifer Bolduc  
Jass Sandhu  
Sue Soumpholphakdy  
Tony Tsilibanov  
Steve Wagner  
Joan Kemp  
Arwinder Jhuti  
Chance N  
Stephanie Mallory  
Rebecca Hempey  
Angel Danyluck  
andreanne bolduc  
Bobby-Jo Peebles  
Raymond Lam  
Michael Persaud  
Nsar Salim  
Haniya Saleem  
Brant Nanton  
Sydney Van Zeller  
Adam Goodwin  
Amber Goodwin

Devon Yoell  
Maxeen Sieczkowski  
Lilianna Rygowska  
Sheree Schlote  
Stacey Salmon  
Ashley Nguyen  
Ryan Garnett  
Paula Garibaldi  
Jillana Brohman  
Kim Murphy  
Robyn bay  
Esther Okusaga  
Carmela McPhail  
Diana Ball  
Susana Muñoz  
AFROZA AKHTER  
Alison Brown  
terry goodwin  
Nikhil Ravi  
Frances Turpie  
Mike Narayansingh  
Navroop Bagha  
B V  
Harjot Bagha  
Tracy MCPHERSON  
Zuluaga Mario  
Toni Langdon  
Hyungi Yang  
Stephanie Attard  
Ashley Zuluaga  
Jackie McDougall  
Laura Vanderweide  
jen rightmeyer