

**From:** M B [REDACTED]  
**Sent:** Wednesday, August 16, 2023 4:26 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Cc:** M B [REDACTED] ruth.jane99 [REDACTED]  
**Subject:** Neighbourhood Meeting of Aug. 15/23

Tim,

I would like to say that my wife and I thoroughly enjoyed last night's zoom meeting of the proposed development of the new school in our neighbourhood.

We had brought up the question last night about possibly making parking on Woolner Woods, Upper Mercer, and Lower Mercer one side only from two sided parking at present. I had brought this matter up with Councillor Dave Schnider a year ago to no avail. I will attach that email at the end of this email.

Our concern is although we agree with the proposed entrances and exits as presented last evening, if the (30) school buses enter the roundabout at Fairway onto Wooler and then enter the designated school bus entrance, it will be a sharp turn into the parking lot. The easiest access to this lot would be down Upper or Lower Mercer as there would be no sharp turn into the lot.

At present during the year there is parking allowed on both sides of these 3 roads. Also at present it is impossible for 2 vehicles to pass each other in opposite directions when there are vehicles parked across from each other and this is the case almost daily during the spring, summer, and fall when there are no night time parking bans in effect.

If the school bus drivers decide to use Upper and Lower Mercer to access the parking lot, there will be accidents waiting to happen from vehicles parked on both sides of the street and people backing out of their driveways unable to see the school bus.

There are also 3 mailboxes on these streets. I have seen the letter carrier have to park in a lane of traffic for the 10 or 15 minutes it takes to fill the boxes. It is unsafe for the letter carrier as well as anyone driving by in this situation.

I do realize that there is a 3 hour restriction for parking during the weekdays. Travelling these streets either on foot or in a vehicle I have not noticed a ticket on any vehicle and I have seen vehicles parked for 2 or 3 days without moving.

Below are excerpts from my emails with Dave Schnider from June 2022:

Dave,

The reason for my email today is that I was talking to our postal carrier this morning and wondered why it took him 20 minutes to go the distance of 2 community mailboxes. I know him so I was just joking but his response wasn't a joke.

He said at the box on Upper Mercer, cars completely block in the mailbox and also park on the other side of the road and he has to double park for 10-15 minutes. This makes it very hard to manoeuvre

around and I have had to do it many days. The same thing happens to a lesser extent at the mailbox on Lower Mercer because vehicles just block the mailbox but are not parked on the other side of the street.

I have mentioned this to you before about parking on both sides of Upper Mercer because it is always full of vehicles, usually on both sides of the road. At that time you had mentioned that there wasn't enough traffic to warrant no parking on one side. This is a problem all summer. I have no idea where they park all winter.

Anyway, is there any chance of no parking signs going up on either side of the community mailboxes on both of these streets? I also thought there was only 3 hour parking allowed throughout the day. Many move but many sit there all day or for days.

Thanks for reading this,

Mike Brown

Mike,

I'll check with our traffic department about the possibility of No Parking signs around the mailboxes.

Any change like this would involve a survey of affected households. No Parking restrictions are usually done for safety reasons. It's been my experience that most residents don't want to lose on street parking spaces.

I'll also connect with our Bylaw Department because you're right, it's a 3 hour parking limit. I can ask that they try to patrol this area a little more.

I'll get back to you. I've copied my assistant Elizabeth Leacock on this reply so there is a record of your concerns. She may also assist me with assisting you.

All the best, Mike

Dave

Tim, Thanks for taking the time to read this.

Regards,

Mike & Ruth Brown



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**From:** Karen Nicole Morris [REDACTED]  
**Sent:** Friday, July 28, 2023 1:34 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** Kitchener development at 20 Woolner Trail

Hi Tim,

I received the notice regarding the 20 Wooler Trail proposal. I understand the need for more schools in the area, but I have concerns for this location.

We see deer and foxes often in this area frequently. It's home and food supply for many critters. It's a really nice area to walk around for access to the trails.

The traffic along Fairway Rd is concerning. There is congestion during rush hours. A lot of cars speed along Fairway, including in the roundabout at Wooler Trail/Old Zeller/Fairway. I walk and cross here often. It's pretty dangerous. Some people don't yield to pedestrians. I would be extremely concerned for kids safety there.

Thank you for your consideration.

Karen Morris

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**From:** Guy P [REDACTED]  
**Sent:** Friday, July 28, 2023 3:05 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** Comments regarding proposed development at 20 Woolner Trail in Kitchener

Hello,

I was extremely surprised to find out another school was planned to be built on Fairway Road at the Woolner Trail roundabout. I just hope the lessons learned from the problems still ongoing around Chicopee Hills P.S. regarding student road safety, traffic congestion and access to the school are taken into consideration BEFORE approval of this project. With the 3 schools so close to each other and the amount of traffic brought into the area, in addition to the extremely busy Fairway Road and

roundabout, you are looking at a traffic disaster far worse than the situation being ignored right now around Chicopee Hills. It's only a matter of time before a tragedy happens there. Feel free to look up some of the articles already done by local media about the problem if you need more information.

Sincerely,

Guy

An area resident

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**From:** Webb-Owen, Kim [REDACTED]  
**Sent:** Friday, July 28, 2023 10:17 AM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Cc:** Andrew & Kim [REDACTED]  
**Subject:** Proposed Development - 20 Woolner Trail

Good Friday Morning!

I hope this finds you well and having a good day.

My husband and I live at [REDACTED] and are in receipt of the notice of a proposed school being developed at Woolner/Fairway.

We would like to voice our concerns and objection to this build as follows:

- 1) Is proposed area not a flood plain?
- 2) Excessive amount of traffic at this roundabout. Already a congested area morning and night. The area has already increased in population with resident properties and traffic due to building the bridge over the river.
- 3) Concerns of roundabout and students walking – safety concern and again the congestion for trying to get out of the neighbourhood for residents trying to get to work during same hours.
- 4) Three schools in close proximity.
- 5) Protected area behind Upper Mercer (Forested area). Students walking in this protected area. Concern of cigarettes being dropped and not butted out and potential fires. Concern of students having easy access to trespass on personal residents.

- 6) Wildlife already being forced to smaller area due to residential area built. Forcing wildlife out of an area that they roam.
- 7) Students having such close proximity to water.
- 8) Airport noise disruptive to classes.

We will be participating in the Virtual Call on August 15.

Thank you for your time and attention to our concerns.

Kind regards,

Andrew and Kim Owen



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-----Original Message-----

From: joshdaws [REDACTED]  
Sent: Monday, July 31, 2023 7:13 PM  
To: Tim Seyler <Tim.Seyler@kitchener.ca>  
Subject: Re: RE: Feedback: 20 woolner trail construction

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Tim,

Thanks for responding. I did indeed take a look through all the reports and saw that they had to project the traffic numbers as it was measured during "the Covid times".

My specific concern is more that typically in the morning/evening the roundabout is significantly busy (even outside of a school hours). I have seen a buildup of traffic on some mornings. Given that traffic will have to turn left to get into the driveway of the school, I can see many parents/busses/other vehicles trying to shortcut and travel down upper/lower Mercer so that it is a turn right thus creating a buildup of traffic.

Given that there are two +/-600ppl schools already, adding a 1400ppl school will essentially double the traffic when at capacity.

Thanks again! I appreciate the time.

Josh

On 2023-07-31 at 3:12 PM, Tim Seyler wrote:

Hi Josh,

Thank you for your comments. The applicant has prepared a transportation impact brief that is currently being reviewed by the City and Region's transportation staff. Their comments will be included in a recommendation report to council, as will yours. I have also added you to the circulation list so you can receive further updates on this application. Please let me know if you have further questions.

Thanks,  
Tim Seyler, BES, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

-----Original Message-----

From: joshdaws [REDACTED]  
Sent: Thursday, July 27, 2023 6:32 PM  
To: Tim Seyler <Tim.Seyler@kitchener.ca>  
Subject: Feedback: 20 woolner trail construction

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi there,

Just wanted to quickly mention that I am concerned about the added traffic on upper Mercer St if the entrance is on woolner trail for the pickup/drop off.

Whilst I am not generally opposed to the construction of the school itself. I am not necessarily in favor of the entrance on woolner trail as it is going to add a ton of extra traffic. Especially in conjunction with the 2 other schools in the area.

I just wanted to mention this as a concern.

Thanks

Josh

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-----Original Message-----

From: John Hagey [REDACTED]

Sent: Monday, July 31, 2023 3:25 PM  
To: Tim Seyler <Tim.Seyler@kitchener.ca>  
Subject: Re: School beside river

Tim

Thank you

As is the case with relying on yesterdays models for layout of flood plains, we will be caught facing a disaster that we could have avoided.

We have seen , and listened to planners around the country trying to cover there mistakes with “ well this is something we have never seen before “.

New models are required now.

History says whatever can happen will happen.

John

> On Jul 31, 2023, at 3:09 PM, Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)> wrote:

>

> Hi John,

>

> Thank you for your comments. I wanted to let you know that the GRCA is also being consulted on this project and from their records the location for the school is outside of the floodplain limits. Their comments will be included in a recommendation report to council, as will yours. I have also added you to the circulation list so you can receive further updates on this application.

>

> Thanks,

> Tim Seyler, BES, MCIP, RPP

>

> Senior Planner | Planning Division | City of Kitchener

> 519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

>

> -----Original Message-----

> From: John Hagey [REDACTED]

> Sent: Friday, July 21, 2023 7:40 PM

> To: Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>

> Subject: School beside river

>

> [You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>

> Tim

> It's a flood plain, Tim!

> You are too young to remember Hurricane Hazel, but that whole area was under water!

> The engineering done to mitigate flooding issues is not nearly enough.

> Use your common sense! Do not put anything there.

> This is simply hard to imagine that no lessons have been learned.

> John

> Sent from my iPhone

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**From:** rgiesler [REDACTED]

**Sent:** Friday, July 28, 2023 3:45 PM

**To:** Tim Seyler <Tim.Seyler@kitchener.ca>; Dave Schnider <Dave.Schnider@kitchener.ca>; kbarisdale@gspgroup.ca; Jennifer.Passy@wcdsb.ca; S vanDeKeere <SvanDeKeere@regionofwaterloo.ca>

**Subject:** RE: 20 Woolner Trail Neighbourhood Meeting - OPEN CALL FOR COMMENTS

Dear Mr. Seyler,

This letter is sent to you in furtherance to the open call for comments from the neighbourhood regarding the proposed Elementary and Secondary School development for the block of land entitled 20 Woolner Trail.

Residents from Woolner Trail, including the occupants of the Woolner Heritage Farm at 80 Woolner Trail, Upper Mercer Street and Lower Mercer Street met when we first received the invitation to discuss our thoughts and understand our appeal rights. At this point there had already been a sharing of supporting documents from representatives of the Waterloo Catholic District School Board (WCDSB) to some select residents, which was very helpful to the group of residents in that they could make themselves familiar with the plans and reports that had already been produced.

After familiarizing ourselves with the plans and reports we requested and have since undertaken a meeting with Board representatives to further discuss concerns from the residents regarding the impact of this development on our community.

Accordingly, please find two attachments to this letter. Attachment 1 provides bullet points of our concerns followed by proposed amendments to the Planning Justification Report, including rational and supporting documentation from the Grand River South Community Plan. Attachment 2 is a list of the residents who have participated and support the thoughts and comments detailed in Attachment 1.

We understand and appreciate that there is a process to be followed, with regards to community involvement in planning and development of major projects. We also appreciate that the City of Kitchener is exceeding provincial requirements by providing access to these key documents at this time in the process. However, the residents reserve the right to continue to suggest amendments to the existing plans and request access to City of Kitchener and Regional Planning staff prior to the City Council providing any final approval to the plan. Understanding



our appeal rights is important, however, involvement in open and honest communication, proposing amendments, having impactful discussions, and raising concerns prior to final decision-making is far more important to the residents at this time in the process.

To that end we will continue to have meetings with WCDSB representatives. As well, we will be requesting meetings with Councilor Dave Schnider, our Ward 2 council representative, and through him, members of the City of Kitchener and Region of Waterloo staff who can provide details of the transportation and traffic studies for Fairway Road, including Woolner Trail and Eden Oak Trail. As well we would be very interested in ensuring that Open Houses with the rest of the Ward 2 residents will be undertaken prior to any final decision on this project, as this major development will impact us all.

Please confirm receipt of this letter.

Respectfully submitted on July 28, 2023 @ 15:00,

Ron Giesler, in care of the residents of Woolner Trail, Upper and Lower  
Mercer Streets  
(see Attachment 2)

CC

[List of residents et al Attachment 2](#)

#### Attachment 1

Residents of Upper Mercer, Lower Mercer and Woolner Trail have had an opportunity to speak with representatives of the Waterloo Separate School Board regarding the Proposed Development of 20 Woolner Trail.

The residents have reviewed all documentation, including the School Board's *Planning Justification Report*, and are most concerned in seeking resolution and clarification around the following areas of focus:

- Traffic to and from the community
  - Building of a second roundabout on Fairway Rd N at Eden Oak Trail to provide full access to the Site, mitigating overflow traffic into the existing residential community
  - Prevention of parking and speeding on Woolner Trail, Upper and Lower Mercer streets
  - Reduction of speed limit on Fairway Road N
    - 40 km while school is in session, 60 km otherwise
    - Controlled by speed indicator flashing lights
- Access to and from Woolner Trail with regards to the new Site as well as the Grand River, Boat Launch, Trans Canada Trail, Walter Bean and community trails for walking, hiking, biking, paddling.
  - Pedestrian access
    - Pedestrian crossing guards at peak times
    - Pedestrian Flashing crossing indicators at non-peak times

- Vehicular access to and from the Site on Woolner Trail be restricted to Left-in only via the proposed South driveway and Right-out only via the proposed North driveway
- Parking – the prevention of Woolner Trail (as well as Upper and Lower Mercer Streets) from becoming secondary parking for the Site.
- Bicycle traffic – bike lanes (as detailed in Section 8.4 of the Grand River South Community Plan [GRSCP]) should be a major consideration on Fairway road for student egress to and from the Site as well as to accommodate other community bicycle traffic
- Security and Safety
  - Fencing of appropriate height and material
  - Residential access/ability to contact Site Security Force
- Noise and lighting
  - Increased Foliage to maintain and enhance sound barrier to the Woolner Heritage Farm and adjacent residential areas
  - Mitigate impact on wildlife in the adjacent Natural Heritage System (Section 1.0 of GRSCP)
- Cultural, environmental and wildlife concerns
  - Discussions with/Involvement of Indigenous Peoples in development of the Site Plan
  - Potential of undertaking an Endangered Species Study
  - Potential of undertaking an Archeological Study

The following information is a list of potential changes geared towards a collective compromise of the **Planning Justification Report for 20 Woolner Trail, Waterloo Catholic District School Board for the City of Kitchener, May 2023.**

#### 1.1 Proposed amendments to **the Overview Amendment**

**EXISTING TEXT:** “Development includes two full access driveways along Woolner Trail, and one right-in/right-out access along Fairway Road.”

**CHANGE TO:** “Development includes one full access driveway via a new roundabout along Fairway Road North at Eden Oak Trail, one left-in (south) for all inbound traffic including school busses and one right-out (north) for traffic exiting Woolner Trail bound for the Fairway Road/Old Zeller roundabout”

#### 2.1 **Site Location and Description Amendment**

**EXISTING TEXT:** “The Site is generally bound by Fairway Road North to the north and east, the former Woolner Farm (80 Woolner Trail) to the south, and Woolner Trail to the east.”

**CHANGE TO:** The Site is generally bound by Fairway Road North to the north and east, the Heritage Woolner Farm site (80 Woolner Trail) to the south, and Woolner Trail to the east.”

#### 2.2 **Site Context and Surrounding Uses**

**EXISTING TEXT:** “The Site is located on the periphery of an existing residential neighbourhood. As identified on Figure 2, the Site is surrounded by existing low rise residential uses to the north (on the north side of Fairway Road) and to the west (west of Woolner Trail).”

**CHANGE TO:** “The Site is located directly adjacent (South Boundary) to the existing Heritage Farm Site designated as 80 Woolner Trail. The Site is located on the periphery of an existing residential neighbourhood. As identified on Figure 2, the Site is surrounded by existing low rise residential uses to the north (on the north side of Fairway Road) and to the west (west of Woolner Trail).”

### **3. Proposed Development Amendment**

**EXISTING TEXT:** “The Proposed Development will include two access driveways on Woolner Trail. The southern driveway will provide for full movement access to the south parking lot as well as the bus lay-by area identified along the western property line, adjacent to Woolner Trail. The second driveway access on Woolner Trail provides for the exiting of school buses as well as vehicular access to a small parking lot located at the northwest corner of the Site and proposed parking area adjacent to the Fairway Road North frontage.

The Proposed Development also includes a right-in/right-out driveway from Fairway Road North, providing vehicular access only to on-site parking areas.”

**CHANGE TO:** “The Proposed Development will include two access driveways on Woolner Trail. The southern driveway will provide a left-in only access for all vehicular traffic for access to the south parking lot as well as the bus lay-by area identified along the western property line, adjacent to Woolner Trail. The second driveway will be restricted to right-out exit only of school buses as well as vehicles exiting from the south parking lot as well as a small parking lot located at the northwest corner of the Site and proposed parking area adjacent to the Fairway Road North frontage.

The Proposed Development also includes a full access driveway from Fairway Road North, providing vehicular access to on-site parking areas and the proposed sports field and associated facilities. This full access driveway will provide a school bus overflow route to the Site where school busses can wait for available spaces in the bus lay-by area traffic during peak drop-off and pick-up times. It will also provide a primary means for car traffic to enter and exit the Site. This will be facilitated by a new roundabout to include access to Eden Oak Trail and accommodated by the newly proposed 40 km speed limit while school is in session and 60 km otherwise. This will be controlled by flashing lights and speed cameras as are already in use in other school areas in Kitchener and Cambridge.”

#### **NB:**

**As Noted in Section 4.1** (from 3.5 of the Woolner – Fairway – Heritage Impact Assessment), “Based on the nature of the development and its proximity to the adjacent heritage property, it is recommended that a fence be provided within the south and west yards of the subject property, adjacent to 80 Woolner Trail. If it is proposed on the property line, approval by the City will be required as per section 1.9b and 1.10 of the conservation agreement and heritage permit requirements. Further consultation with the City would be required to obtain a full copy of the easement agreement. A tree and vegetation inventory may be required only if a fence is proposed on the shared property line with the property at 80 Woolner Trail. Alternately, we can support the construction of a fence within the subject property, away from the shared property line. In this approach, the fence would be sufficiently screened from

view and provide protection, therefore there are no heritage impact concerns. The fence would need to comply to the City's fence by law, in matters such as height. Details regarding the fence design should be deferred to the Site Plan Approval stage, to be considered together with other Site Plan requirements and the applicable municipal fence by-law."

**It is Proposed that**, fencing should consist of an 8 foot anti-climb fence using a building material , other than wood, to increase the longevity and durability of the structure.

**Rational:** Students or other visitors to the school/sports field, who may leave the Site and trespass onto the Heritage Farm property, poses a liability to the Woolner family making them potentially vulnerable to property damage and/or personal injury. The School Board is only insured for accidents on school property so the Woolner family would be left liable for any incidents that occur on their farm property. This potential for liability does not currently exist and only exists if the development is approved and completed. A fence of sufficient deterrent protects both the Waterloo Regional School Board and the Woolner Family from potential liability. When deciding on the appropriate building material for the fence it is important to consider the wildlife. For example, Deer can jump up to a height of about a 6ft fence ...and chain link fences pose a hazard to the deer due to their legs getting caught in the fence as they jump.

**It is further proposed that**, security of the Site and Heritage Woolner Farm would be improved by the presence of a 24/7 security patrol, as is currently in place for the Chicopee Hills School property (corner of Lackner Blvd and Fairway Rd N) or by the installation of a security system, possibly tied to the Site, that would provide instant notification of a breach of Site along the borders of the Woolner Heritage Farm.

**As Noted in Section 4.1** (from 3.5 of the Woolner – Fairway – Heritage Impact Assessment), "It is recommended that a lighting plan be reviewed at the site plan stage to ensure no undue impact to the adjacent heritage property. Providing adequate lighting also has the potential to provide an added means of security surrounding the property."

**It is proposed that**, a sound/light barrier consist of the planting of Thuja Green Giant (or similar) trees in front of the fencing.

**Rational:** The Heritage Woolner Farm is inhabited by the Woolner Family. Thuja Green Giant is a type of cedar that is considered to be an excellent screening conifer. Sound and bright lights will be expected to project outwards from the proposed sports field. The sport field is not only intended for Site activities but is also proposed to be leased out for "extra-Site" activities, potentially on weekends and in the evenings after the Site activities have ceased. The planting of this or similar foliage will provide the Woolner Family with some peace and provide some separation and barrier from the potential sound and light "noise" emanating from the sports field. When deciding on the type of lighting and the potential use of the sport field, certain considerations should be kept in the forefront. The sport field is proposed to be built in an area adjacent to the Grand River. This area is currently inhabited by wildlife, some of which is nocturnal. Evening activities undertaken at the sport field should be limited to a reasonable curfew to ensure that local inhabitants, wildlife and human, are not unduly disturbed by bright lights and sound "noise".

**As noted** in the section 4.2, “Traffic travelling to the site may infiltrate the existing residential neighbourhood to the west of the Site. The Transportation Study notes that Upper Mercer Street currently carries between 300 and 1,000 vehicles a day, whereas local roads are typically designed to carry over 2,000 vehicles a day. It is estimated that the Proposed Development will add less than 300 vehicle trips a day on Upper Mercer Street.”

**It is proposed that**, while traffic travelling to the site *may* infiltrate the existing residential neighbourhood to the west of the site, the **enclosed proposed changes** to the South and North Woolner Trail driveways to the Site will better direct flow to and from the Site via Fairway Road with limited use of Woolner Trail. The South driveway limited to left-in and the North driveway limited to right-out directs any traffic, using these points of entry and departure, efficiently to and from the existing roundabout at Fairway Road, Woolner Trail and Zeller Drive. It is already proposed that this roundabout be enlarged to accommodate the expected increase in traffic for this section of Woolner Trail. The proposed new roundabout on Fairway Road at Eden Oak Trail will greatly increase access to the Site for proposed “extra-Site” use of the sports field and its amenities as well as improve the daily access for school busses and vehicular traffic during peak drop-off and pick-up periods. The Fairway Road driveway should be designated as the primary school bus entrance as it provides for efficient access to the Site with bus loading and unloading occurring safely on Site property.

**It is further proposed that**, the development of the Site should not negatively impact parking in either Lower Mercer, Upper Mercer or Woolner Trail. While a traffic impact study has been conducted it is not clear to the residents living on these neighbourhoods how the City of Kitchener plans to prevent these residential streets from becoming over-flow parking for the new Site.

The following contains considerations for Site Planning lifted from the current **Grand River South Community Plan**. Highlighted areas have significant impact with regard to Site Plan approval.

1.0 “The area contains a diverse Natural Heritage System, including the Grand River and its floodplain, Lackner Woods and Natchez Hills Environmentally Sensitive Policy Areas, Idlewood Creek, Chicopee Creek, and the adjacent Chicopee Park. The Grand River South Community Plan proposes that such natural areas be linked by a comprehensive and continuous open space network, and integrated within the future residential community in a sustainable manner.”

3.5 “That new development give consideration to the creation and enhancement of views and vistas through road layout, use of natural topography, preservation of environmental features, and the strategic siting of new community landmarks. Views of the Grand River shall be of particular importance.”

7.1 “That the Community Plan recognize, and encourage public ownership of, the following significant natural resources comprising the Community’s Natural Heritage System: Lackner Woods and Natchez Hills Environmentally Sensitive Policy Areas (ESPAs), flood plain and valley lands associated with the Grand River, Idlewood Creek and Chicopee Creek, and the upland woodlot at the southwest corner of Zeller Drive and Woolner Drive (i.e. the Fung Woodlot).”

7.4 “That upland forest areas, excluding required wetland buffer areas, which are designated within the City of Kitchener Municipal Plan for urban development but designated on the Community Plan Land Use Plan as Open Space, shall be considered eligible as part of the required parkland dedication provided all active park areas, as shown on the Land Use Plan, can be satisfied through the required parkland dedication for each respective subdivision. If all required parkland dedication is utilized for active parks, public acquisition of such lands by other means shall be encouraged. This policy shall apply to those portions of the Fung woodlot recommended for retention and protection in the Ecoplans Woodlot Analysis (January 1997), and including the kame feature.”

7.8 “That, having given serious consideration to an analysis of the effects of peak aircraft noise levels on proposed athletic fields, a district park/district sports field of approximately 12 hectares be located on lands within the area above 30 NEF/NEP as shown on the Land Use Plan. The District Park shall include active, possibly lighted, sports fields for organized sports, including associated parking areas, and may include playground equipment for neighbourhood park purposes. Camping grounds shall not be permitted above the approved 30 NEF/NEP contour. The District Park shall be a key access point to the Grand River Corridor.”

7.12 “That a community trail network be established, as shown conceptually on the Land Use Plan, in order to provide continuous open space linkages between Open Space areas designated on the Land Use Plan, provide recreational opportunities and visual amenities for the public, and to provide habitat and suitable movement corridors for small wildlife. These linkages shall, where feasible, make use of hedgerows, storm water management areas, parks and school sites. The community trail network should be linked to the on-road sections of the bikeway network as shown on Schedule 3.”

8.4 “That Fairway Road, east of Lackner Boulevard, be recognized as Regional Road No. 53 and designated as a Primary Arterial Road with a right-of-way of 35 metres, and shall provide on-road bicycle lanes as recommended in the Regional Municipality of Waterloo Bicycle Master Plan and the City of Kitchener Bikeway Study.”

8.5 “That the alignment of Fairway Road, east of a point 150 metres west of Zeller Drive, be determined by the Regional Municipality of Waterloo through the Municipal Class Environmental Assessment process under the Environmental Assessment Act.”

8.17 “That the cost of primary walk links, including those shown on the Land Use Plan, and which may include pedestrian bridges, providing direct links from residential areas to schools, parks, transit routes and commercial lands, be funded by the development proponent. To the extent that such links function as a community trail, a portion of the cost may be funded by development charges. Additional primary links may be identified through the subdivision review process.”

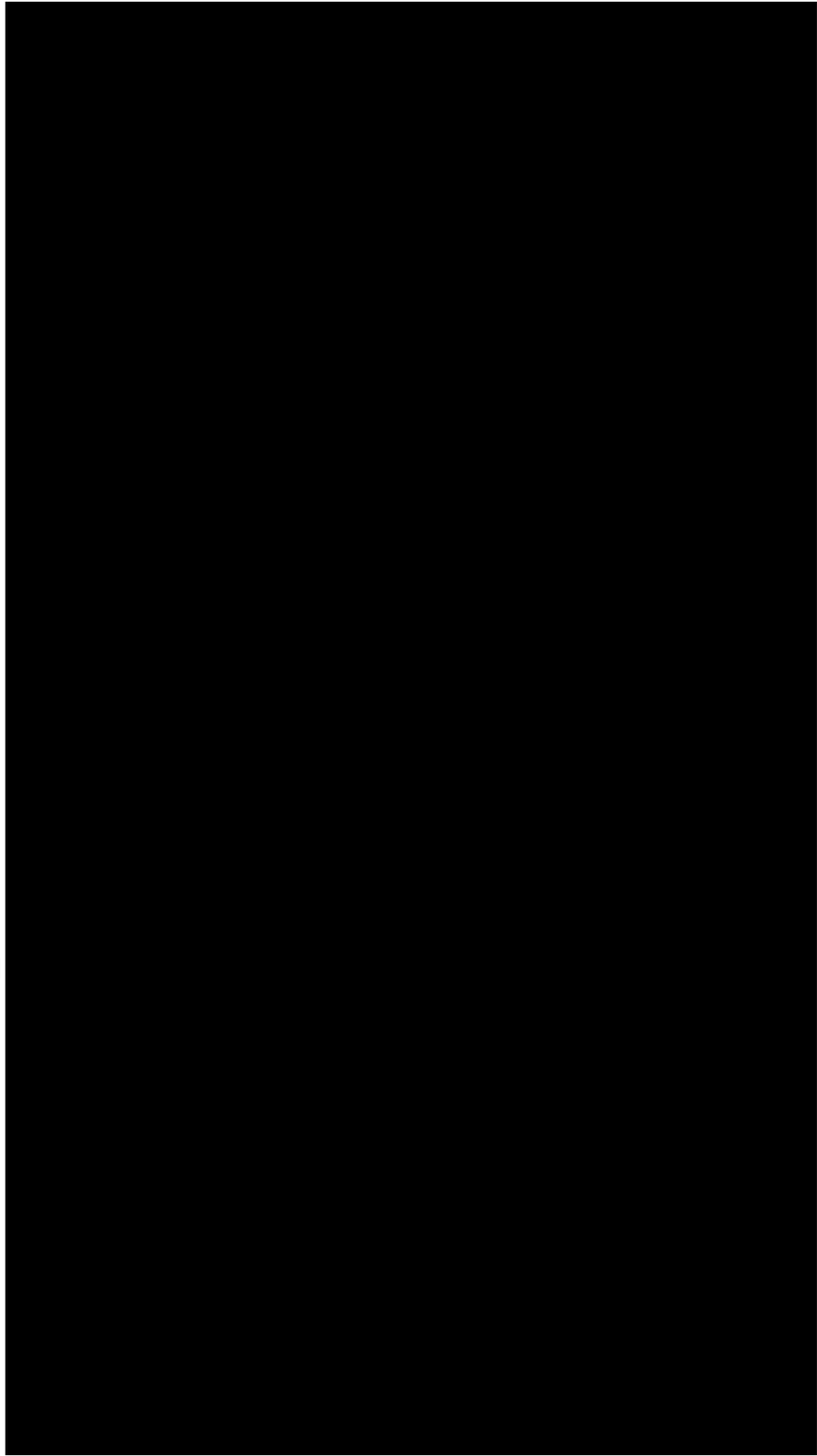
11.4 “That development on or adjacent to property designated under Part IV of the Ontario Heritage Act or listed on the municipal data base of heritage resources be subject to Policies 5.3.14 and 5.3.15 of the City of Kitchener Municipal Plan. If required, a Heritage Impact Assessment shall be approved prior to or concurrent with the granting of draft plan approval in conformity with the City's process dealing with the conservation of heritage resources within the plan of subdivision process.”

The Heritage Impact Assessment shall be completed in accordance with the City of Kitchener Heritage Impact Assessment Guidelines and will identify a recommended strategy for the conservation of the heritage resource.”

**Attachment 2**

Residents of Woolner Trail, Upper Mercer Street & Lower Mercer Street in support of this letter and attachments

- 1] Dale Woolner
- 2] Bar Jones
- 3] Judy Bloomfield
- 4] Nancy Rotozinski
- 5] Ron Giesler
- 6] Sharon Giesler
- 7] Carolyn McCallum
- 8] Rosemary Off
- 9] Sheila Bookjans
- 10] Fernanda Pires
- 11] Judy Beauchamp
- 12] Gary&Lucy Minter
- 13] Tony&Elaine Oakman
- 14] Paul Kristensen
- 15] Amanda Green
- 16] Sandy Pastway
- 17]April Manahan
- 18] Dave&Annette Strobel
- 19] Karen Boa
- 20] Sonya Hamilton
- 21] Jerry Kloepfer
- 22] Guy Pink
- 23] Larry Kotseff
- 24] Dave&Renate Foster
- 25] Carol&Len Simpson
- 26] Tonya Lambkin



**From:** lkotseff [REDACTED]  
**Sent:** Wednesday, August 16, 2023 8:00 AM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Cc:** Ron Giesler [REDACTED] David Foster [REDACTED] Dale Woolner [REDACTED] Dave Schnider <Dave.Schnider@kitchener.ca>; [REDACTED] [REDACTED] mhenderson@regionofwaterloo.ca  
**Subject:** WCDSB Proposal at 20 Woolner Trail

Good morning Tim,

Thanks to you and your team for hosting last night's public meeting regarding the WCDSB proposal at 20 Woolner Trail. It provided the opportunity for members of our community to express their concerns regarding the significant impacts of the proposal on our neighbourhood.

In this regard and further to Mr. Giesler's previous email to you, please let us know when a meeting will be arranged with staff at the city and the region to discuss our concerns. In particular, we feel that additional options for primary access to the proposed school site need to be examined along Fairway Road.

In addition, we would appreciate receiving a list of those in attendance at last night's public meeting.

Thank you for your assistance.

Regards,

Larry Kotseff

[REDACTED]

**From:** Ron Giesler [REDACTED]  
**Sent:** Thursday, September 14, 2023 2:05 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>; 'LARRY KOTSEFF' [REDACTED]  
**Subject:** Re: 20 Woolner Trail - On site meeting

Thanks very much Tim, we appreciate you getting back to us and we will see you next Thursday.

Ron



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**From:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Sent:** Thursday, September 14, 2023 1:24:07 PM  
**To:** 'Ron Giesler' [REDACTED] 'LARRY KOTSEFF' [REDACTED]  
**Subject:** RE: 20 Woolner Trail - On site meeting

Hi Ron and Larry,

Thanks again for the conversation this morning Ron, and I apologize for not getting back to you both earlier in the week.

As per our conversation, I've arranged for City and Regional staff to meet you out on site at 9am next Thursday (21<sup>st</sup>). We can meet at the intersection of Woolner Tr. And Upper Mercer to make an easy reference point, and then we can discuss the site by walking up Woolner.

I hope that works for both of you and feel free to invite any other resident that has some concerns. I did mention to Ron that I didn't want this to be a group of 30-50 people, so if we can keep it limited that would be great. I've also reached out to a few other residents and Councilor Schnider as well.

If anything comes up between now and then I will let you know, and I hope you would do the same for me. I look forward to our discussion then.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

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**From:** Ron Giesler [REDACTED]  
**Sent:** Monday, September 11, 2023 10:32:02 AM  
**To:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>; 'LARRY KOTSEFF' [REDACTED]  
**Subject:** Re: 20 Woolner Trail - On site meeting

Good morning Tim, thank you for your previous message as well as this follow up message inviting us to a sit down with the transportation staff regarding the proposed development at 20 Woolner Trail. After conferring with Larry we are prepared to meet with you and the appropriate staff on the following dates:

Sept.12 AM or PM

Sept.13 AM

Sept.14 AM  
Sept.21 AM

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**From:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Sent:** Monday, September 11, 2023 10:25:46 AM  
**To:** [REDACTED]; 'LARRY KOTSEFF' [REDACTED]  
**Subject:** RE: 20 Woolner Trail - On site meeting

Good morning Larry and Ron,

Hope you both had a nice weekend. I just wanted to follow up on my email below requesting some times that would work for you so that we can have an on site meeting with transportation staff.

If you could please let me know this week that would be greatly appreciated.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

**From:** Tim Seyler  
**Sent:** Thursday, September 7, 2023 11:11 AM  
**To:** [REDACTED]; 'LARRY KOTSEFF' [REDACTED]  
**Subject:** 20 Woolner Trail - On site meeting

Good morning Larry and Ron,

I hope you both are having a good week. I've been in discussion with City and Regional Transportation staff and we are able to have an on site meeting with you in the forthcoming days to discuss the development at 20 Woolner Tr. I wanted to reach out to both of you to see what day would work best and what time you would like the meeting to be at. If you could send me a few dates that you would be available, then I will be able to coordinate with the members of the Applicant team, City staff and Regional staff so that we can have a thorough discussion.

Hopefully through these discussions we can have some meaningful conversations that result in some solutions to the issues that you for see. Once we have the specific date, we will also be able to invite other residents, but I thought it would be easier to coordinate first with the two of you.

If you could let me know a few dates and times by the end of the week that would be greatly appreciated.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

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-----Original Message-----

From: Judy Broomfield [REDACTED]  
Sent: Tuesday, August 22, 2023 2:33 PM  
To: Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
Subject: Re: 20 Woolner Trail - August 15th Presentation

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Thanks Tim, much appreciated.

> On Aug 22, 2023, at 2:15 PM, Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)> wrote:

>

> Hi Judy,

>

> Thanks for the email. The slides and the link to the video are now all online, and you can click the link below to access it.

>

>

> [https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp2.kitchener.ca%2FAppDocs%2FOpenData%2FAMANDADatasets%2FSupporting\\_Documents\\_List\\_684835.pdf&data=05%7C01%7CTim.Seyler%40kitchener.ca%7Ce72e147adef24736a2c208dba33e3b4c%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638283259904135594%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCJQIjoiV2luMzliLCJBTil6lk1haWwWwLjCjXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=yVD6IJ2kwm1oXh9BknyVN5wG4qkTeNgepXhz%2B%2BdM10s%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp2.kitchener.ca%2FAppDocs%2FOpenData%2FAMANDADatasets%2FSupporting_Documents_List_684835.pdf&data=05%7C01%7CTim.Seyler%40kitchener.ca%7Ce72e147adef24736a2c208dba33e3b4c%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638283259904135594%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCJQIjoiV2luMzliLCJBTil6lk1haWwWwLjCjXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=yVD6IJ2kwm1oXh9BknyVN5wG4qkTeNgepXhz%2B%2BdM10s%3D&reserved=0)

>

> If you have any other questions, please feel free to reach out.

>

> Thanks,

> Tim Seyler, BES, MCIP, RPP

>

> Senior Planner | Planning Division | City of Kitchener

> 519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)

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>

> -----Original Message-----

> From: Judy Broomfield [REDACTED]

> Sent: Monday, August 21, 2023 3:19 PM

> To: Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>

> Subject: 20 Woolner Trail - August 15th Presentation

>

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>

> Tim, could you please advise when a copy of the August 15th Presentation related to 20 Woolner Trail will be made available on-line ?

>

> Judy Broomfield

> [REDACTED]

>

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**From:** Nasha Kroutil [REDACTED]  
**Sent:** Friday, August 4, 2023 9:59 AM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** School development Fairway & Woolner

Hi Tim,

I am a resident of the nearby area. Just interested to see more of the plans/details of the school that's expected to go in the subject area between Fairway Road and Woolner Crt.

1. Can you share concept drawings
2. What type of school is planned to go there?
3. How big is the parking area expected to be?
4. Are any other businesses expected to go around the school?
5. Any traffic lights planned?
6. Walkways for children to cross?

Thanks so much,

Nasha

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