

Tim Seyler

From: Nick Pfeifle <[REDACTED]>
Sent: Tuesday, June 4, 2024 2:53 PM
To: Tim Seyler
Subject: Re: AGAINST - Comments on 1082 & 1094 Wilson Avenue (OPA/ZBA)

You don't often get email from [REDACTED] [learn why this is important](#)

Thanks Tim,

I appreciate that my voice is only one part of the decision making.
If it's in order you can mention my position as the president of uwaterloo students and an engineering graduate, but be aware that my organization does not have an official stance on specific zoning requests, only sentiments about good municipal design.

Best,
Nick

From: Tim Seyler <Tim.Seyler@kitchener.ca>
Sent: Tuesday, June 4, 2024 2:48 PM
To: Nick Pfeifle <[REDACTED]>
Subject: RE: AGAINST - Comments on 1082 & 1094 Wilson Avenue (OPA/ZBA)

Hi Nick,

Thank you for your comments. At this time no decision has been made on the application, and all the comments received during the commenting period will be taken into consideration. I have added your email to my email list to receive further information, and you can also get up to date information on the City's website. Let me know if you would require any more information.

Thanks,
Tim Seyler, BES, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca



From: Nick Pfeifle <[REDACTED]>
Sent: Monday, June 3, 2024 10:31 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: AGAINST - Comments on 1082 & 1094 Wilson Avenue (OPA/ZBA)

You don't often get email from [REDACTED] [learn why this is important](#)

Hi Tim,

As a student, and with a background knowledge in sustainable development and engineering, I must come out against the expansion of parking lots.

It goes against good practice to increase parking availability instead of focusing on mobility changes, bussing, accomodating carpooling, and other forms of transport beneficial to the long term health of our community.

I implore the city council consider the effects of Urban Heat Islands, and Urban Stream Syndrome, both of which objectively will worsen with expanding parking.

I am deeply worried about the runoff potential into the grand river, worsening our over-concentration of salt, and I must protest the loss of greenspace.

It would serve the city well for this area to remain undeveloped, and should it need to be upbuilt, a parking lot is, close to to the worst possible choice for growing our community and economy.

Accepting this development would be a mistake.

Best luck,
Nick Pfeifle

BASc '24, President

Federation of Students; Operating as the Undergraduate Student Association (WUSA), University of Waterloo

Tim Seyler

From: Neil Taylor <[REDACTED]>
Sent: Tuesday, June 4, 2024 4:53 PM
To: Tim Seyler; Jim McDowell; Jason Deneault
Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094
Wilson Ave.

June 4, 2024

Thanks for your response Mr. Seyler. The 2 buildings that you refer to have been vacant by choice of the the owner, Colt Canada. I have had people enquiring re. rental. At a time when there is a huge shortage of housing, not only in this municipality, but across the country, it is a travesty to allow demolition of 2 residential buildings along with accessory structures. I am aware that one of the residences has log cabin walls. Should not that require more consideration?

I have been a neighbour to the subject properties since 1974. The Colt factory was built after that date. The city allowed them to expand their facility 2 times requiring berms and other forms of attractive landscaping to be removed and paved over for parking. The company has caused their own problem.

In as much as the surrounding area is designated Natural Heritage, in the absence of it being retained as residential zoning, I submit that the City should acquire the property and make it part of Homer Watson Park' Please add this communication to the file for reference.

Respectfully submitted,

Neil E. Taylor

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

From: Tim.Seyler@kitchener.ca

To: [REDACTED]

Sent: Tuesday, June 4th 2024, 15:08

Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment
Application Summary: Cross-reference: OPA24/006/W/TS

Hi Neil and Jim,

Thank you for your comments. At this time no decision has been made on the application, and all the comments received during the commenting period will be taken into consideration. I have added your emails to my email list to receive further information, and you can also get up to date information on the City's website. Let me know if you would require any more information.

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Current-Applications/#data_s=id%3AdataSource_10-Planning_Applications_Active_5584%3A112

To answer your questions, the 2 residential dwellings that are currently on the properties are proposed to be removed. They have been vacant for some time now. The properties are proposed to be used for parking, as the existing building on 1036 Wilson is proposed to be expanding and constructing within the

current parking area, the parking is then being relocated to this location. Should the application be approved and move forward, a storm water management brief will be required as part of a complete site plan application and our engineering staff will ensure that stormwater will be handled correctly.

Further to Jim's question, this is not near Bleams Rd. as the closest intersection that Bleams intersects is the roundabout at Manitou Dr.. This is a fair distance from that.

If you have further questions, please let me know.

Thanks,

Tim Seyler, BES, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca



From: Neil Taylor <[REDACTED]>

Sent: Tuesday, June 4, 2024 6:57 AM

To: Tim Seyler <Tim.Seyler@kitchener.ca>; Jason Deneault <Jason.Deneault@kitchener.ca>

Cc: Lynda & Dave Thomson <[REDACTED]>; Scott Mackenzie

<[REDACTED]>; Patrick Jagielski <[REDACTED]>; Jim McDowell

Subject: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment
Application Summary: Cross-reference: OPA24/006/W/TS

Attention: Tim Seyler

Sir,

I wish to receive more information re. this application. For instance, what becomes of the residential buildings on the property? How

will the application result in any difference to the owner of the property relative to employment? How will the storm water runoff be managed to new impermeable surfaces?

I request an immediate response to these questions in writing and a telephone call a.s.a.p.

In general, I stand opposed to the application.

Respectfully submitted.

Neil E. Taylor

[REDACTED]

[https://www.facebook.com/\[REDACTED\]](https://www.facebook.com/[REDACTED])

"Adopt the pace of nature: her secret is patience." - Ralph Waldo Emerson (1803-1882)

"The richness I achieve comes from nature, the source of my inspiration." - Claude Monet

"In the end, we conserve only what we love, we will love only what we understand and we will understand only what we are taught." -- Baba Dioum

Tim Seyler

From: Jim McDowell <[REDACTED]>
Sent: Wednesday, June 5, 2024 9:48 AM
To: Neil Taylor; Tim Seyler; Jason Deneault
Subject: Re: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

I appreciate the correspondence to date and the details being addressed as well as the site clarification offered by Tim S. Water issues and environmental concerns are always important.

If the log wall is historically important I would favor further investigation and a suitable proposal about it before application approval is granted.

The Taylor Woods area is a great treasure. Let's do all we can to maintain and enhance it. I'm also interested in the nearby Hidden Valley area and plugged into the appropriate focus group.

Thanks, men.

Jim

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From: Neil Taylor <[REDACTED]>
Sent: Tuesday, June 4, 2024 4:53:19 p.m.
To: Tim Seyler <Tim.Seyler@kitchener.ca>; Jim McDowell <[REDACTED]>; Jason.Deneault@kitchener.ca <Jason.Deneault@kitchener.ca>
Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

June 4, 2024

Thanks for your response Mr. Seyler. The 2 buildings that you refer to have been vacant by choice of the the owner, Colt Canada. I have had people enquiring re. rental. At a time when there is a huge shortage of housing, not only in this municipality, but across the

Tim Seyler

From: Neil Taylor [REDACTED] >
Sent: Monday, June 17, 2024 9:03 AM
To: Tim Seyler
Cc: Jason Deneault; Jim McDowell
Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094
Wilson Ave.

Good morning Tim

I have reviewed though not in detail all parts of the 1036, 1082 & 1094 Wilson Avenue City of Kitchener, Region of Waterloo Scoped Environmental Impact Study.

**I have searched in vain for specific site plans that I thought should be readily available for all proposed changes within the application at 1036, 1082 & 1094 Wilson Ave., Kitchener ON, e.g. location of set-backs, buffers, light standards, size of parking spaces, elevations of structures etc.
Please forward these a.s.a.p.**

Respectfully requested,

Neil E. Taylor

C.c Interested parties

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

From: Tim.Seyler@kitchener.ca

Tim Seyler

From: Neil Taylor [REDACTED]
Sent: Tuesday, June 18, 2024 9:24 PM
To: Tim Seyler; Jason Deneault; Jim McDowell
Subject: Re: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094 Wilson Ave.

Hi Tim

I was actually looking for a site plan for 1082 and 1094 Wilson Ave. showing all buffers, setback, dimensions of parking spaces, or any proposed structures, lighting standards and locations, etc.

I included these addresses in the request on June 17.

Please forward these a.s.a.p.

Respectfully requested,

Neil E. Taylor

C.c Interested parties

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

From: Tim.Seyler@kitchener.ca

To: [REDACTED]

Sent: Tuesday, June 18th 2024, 15:19

Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment
Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094 Wilson Ave.

Hi Neil,

Thanks for the email. At this time there is no site plan application for 1036 Wilson Ave.

The application that has been submitted is only for the lands addressed at 1082 and 1094 Wilson Ave. At this time the requirements you are looking for in regards to the changes to the building at 1036 Wilson have not been submitted nor are they required to be submitted to the City with this application. They have provided the initial site plan in their planning justification report to see what they are intending to do. However the site plan will go through the full process once and if the OPA/ZBA have been approved by Council. The application is to change the zoning and the designation of the lands to Business Park Employment from Residential zoning. The Natural heritage zoning is not being altered with this application.

NEIL E. TAYLOR

KITCHENER, ON

June 21, 2024

Attention:

Tim Seyler, Senior Planner
City of Kitchener,

Re:

**Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS -
1082 & 1094 Wilson Ave.**

As per our telephone conversation today, we had an understanding that you would undertake to forward to me any documents, report, studies, etc. pertaining to this application beyond the scoped environmental impact study.

Respectfully submitted,

Neil E. Taylor

Neil E Taylor

C.c. Interested parties

NEIL E. TAYLOR

KITCHENER, ON

June 22, 2024

Attention:

Tim Seyler, Senior Planner
City of Kitchener,

Re:

**Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS -
1082 & 1094 Wilson Ave.**

As per our telephone conversations and various correspondence, I have sought details on various aspects of the proposed development. These include:

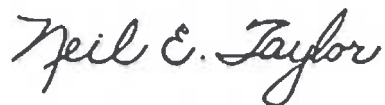
- The ill-consideration of demolishing two residences and another structure that might be converted into a residence at a time when there exists a massive shortage of housing in the City of Kitchener.
- The absence of information re. an application to the Region of Waterloo (the upper tier municipality) re. an amendment to the ROP (2022). “**The Regional Official Plan** is a statutory document that sets out land use policy to guide future growth and development. If an owner proposes to develop a property differently than what is prescribed by the Regional Official Plan, they must apply to the Region for a Regional Official Plan Amendment. Regional Council is the approval authority for Regional Official Plan Amendments.” Since the owner is requesting a City Official Plan

Amendment to redesignate a portion of the properties from Low Rise Residential to Business Park Employment and a Zoning By-law amendment to change the zoning from RES-1 to EMP-2 to permit the expansion of a manufacturing facility and associated parking, why is there not an application to the Region for an Official Plan Amendment

- The absence of a Traffic Study for Wilson Ave. between the intersection of Wabanaki Dr. and the cul de sac (parking area) near 1094 Wilson Ave. This should include studies parking of visitors to Homer Watson Park along Wilson Ave.
- The absence of any consideration for the widening of Wilson Ave. into the ESPA 31 (Homer Watson Park). The areas adjacent to Wilson Ave. are designated Natural Heritage. The Woodland is considered Regionally Significant and is a Regional Core Environmental Feature. Where is a study on this matter?
- The absence of consideration of lighting for the proposal in a meaningful way. There is no mention of lighting that will negatively impact upon the closest residential neighbour. Why not?
- The absence of consideration of any method of handling snow. A reasonable person could surmise that it will be plowed it over the steep bank or across Wilson Ave. into the Natural Heritage Areas. Please explain.
- The absence of s specific site plan that delineates the buffers and setbacks for the development as well as the location and height of lighting, etc. How will this be addressed?

These matters are of great concern.

Respectfully submitted,



Neil E Taylor

C.c. Mayor and Council, City of Kitchener

Melissa Mohr, Senior Planner, Region of Waterloo

Interested parties

Tim Seyler

From: Patrick Jagielski <[REDACTED]>
Sent: Friday, June 28, 2024 3:16 PM
To: Tim Seyler
Cc: Neil Taylor
Subject: Concerns with development on Wilson Ave.
Attachments: Letter to the City of Kitchener re. Colt June 22, 2024 (1).docx

You don't often get email from [REDACTED] [learn why this is important](#)

Dear Mr. Seyler,

I am writing in support of concerns raised by Neil E. Taylor on June 22nd of this year regarding the demolition of homes on Wilson Ave. (see his attached letter for reference). I second Mr. Taylor's comments and concerns and wish to be included in correspondence on the matter going forward.

Professionally (as a Wildlife Biologist), I have concerns with developing within (or near) the Homer Watson Park ESPA. The two homes are already in place and have a low ecological footprint on the area. The same cannot be said for the expansion of a factory and parking lot, which will bring with it more noise, light, and physical (garbage) pollution.

Please consider this matter seriously as we (myself, Mr. Taylor, and concerned citizens) seek answers from the city.

I regret that I will not be able to attend the meeting on July 10th as I will be away for fieldwork in the Arctic, but I support Mr. Taylor as he brings the matter forward to the council that day.

Sincerely,
Patrick Jagielski
Concerned Citizen of Kitchener

NEIL E. TAYLOR

KITCHENER, ON

July 2, 2024

Attention:

Tim Seyler, Senior Planner
City of Kitchener,

Please distribute to the Mayor and Council:

Re:

**Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS -
1082 & 1094 Wilson Ave.**

And

Planning Justification Report

Please respond to the following:

1. What is the official response of city planning staff to the responses provided in the Planning Justification Report prepared by GSP re. the Provincial Policy Statement?
2. What is the official response of city planning staff to the responses provided in the Planning Justification Report prepared by GSP re. the Places to Grow: Growth Plan for the Greater Golden Horseshoe?
3. What is the significance of Holding Provision 22H? What is the status of that Holding Provision? Why should the status be permitted to be removed?

Respectfully requested,

Neil E. Taylor

Neil E. Taylor

C.c. Interested Parties

Tim Seyler

From: Jim McDowell [REDACTED]
Sent: Tuesday, July 2, 2024 4:44 PM
To: Neil Taylor; Tim Seyler
Subject: Re: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mr Saylor,

I've been following this matter as an interested party. Neil Taylor has done a lot of work on this matter and I believe he has raised valid points with respect to land that is very close to our precious Grand River. To see a parking lot pavement covering any of the ecosystem by such a river would be tragic.

Therefore I urge that Taylor's points be given careful study and that long term values govern the outcome on this question.

Please convey my concern and its basis to those who will study and decide.

With respect and trust,

James McDowell
[REDACTED]

Kitchener.

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From: Neil Taylor [REDACTED]
Sent: Tuesday, July 2, 2024 3:38:44 PM
To: Tim.Seyler@kitchener.ca <Tim.Seyler@kitchener.ca>
Subject: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

July 2, 2024

Attention:

Tim Seyler, Senior Planner

City of Kitchener,

Please distribute to the Mayor and Council:

Re:

Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment
Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

Please see the attached letter of this date. I ask for responses as soon as possible.

Respectfully submitted,

Neil E. Taylor

C.c. Interested Parties

Tim Seyler

From: Stuart MacDonald [REDACTED]
Sent: Saturday, July 6, 2024 2:17 PM
To: Tim Seyler; Jason Deneault
Cc: Christine Michaud
Subject: Re: Colt factory expansion concern

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

(Resend due to mis-spelling Jason's email address; I had to copy it manually from the "postcard" PDF. Protip: Things on the web should always be made copy and pasteable.)

On Sat, Jul 6, 2024 at 2:14 PM Stuart MacDonald [REDACTED] wrote:
Hello City of Kitchener reps,

I've just become aware of the Colt factory expansion plans. I am unopposed to expanding the factory.

I am opposed to remaking 1094 Wilson into parking for the factory. That address has been a residence for the 20+ years I've lived in the immediate area. If it's not going to be a residence any more, it should be returned to, or merged into, the surrounding park/green space. Even if that means turning it into a small parking lot that services the park.

The park could really use a bit more parking space. It's very popular, the existing parking is often over-run and the lot at the south end of Wilson appears to be unmaintained; unpaved/unmaintained pavement and developing pot holes.

Full disclosure: Christine and I know each other and live in the same condo complex. I've CCed her as a "nextdoor Councillor" that might be interested in the proposed development. I am not attempting to leverage our relationship for any purpose.

Thanks,
...Stu

Thanks,
...Stu

Tim Seyler

From: Neil Taylor [REDACTED]
Sent: Wednesday, July 10, 2024 7:54 AM
To: Tim Seyler; Jason Deneault
Subject: Re: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.
Attachments: Letter to City of Kitchener re. Colt Canada July 4, 2024.docx

July 10, 2024

Attention:

Tim Seyler, Senior Planner, City of Kitchener,

Please distribute to the Mayor and Council:

Re:

Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law

Amendment Application Summary: Cross-reference: OPA24/006/W/TS - 1082 &1094 Wilson Ave.

And

Planning Justification Report GSP Group (Report)

And

Provincial Policy Statement, 2020

And

Places to Grow: Growth Plan for the Greater Golden Horseshoe

Good morning Tim,

I have just had my land line and internet restored after 4 days of outage. Until you call yesterday afternoon, I was unaware that I had not included the attachment on Sunday when I tried to use the internet at Shoppers Sunday afternoon.

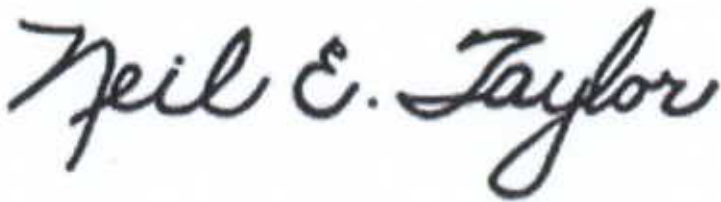
I stand 100% opposed to these applications.

1. The purpose for the Application with accompanying reports can not be achieved.
2. Demolition of houses is offensive to the General Public in a time of housing shortage.
3. There are other nearby locations better suited for the parking.
4. The subject properties are surrounded by Natural Heritage designation as well as Low-rise Residential properties.. The proposed brightly lit parking lot with glass enclosed stairs and bridge will present an inappropriate development to an area that has been low light and low intensity of activity for many decades.

Please see the attached document with other objections and rationale.

I hope to attend the Zoom meeting at 7:00 p.m. if I don't have more internet outages or other issues.

Respectfully submitted,

A handwritten signature in cursive script that reads "Neil E. Taylor".

Neil E. Taylor

----- **Original Message** -----

From: Tim.Seyler@kitchener.ca

To: [REDACTED]

Sent: Monday, July 8th 2024, 09:52

Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment

Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094 Wilson Ave.

Hi Neil,

Thanks for the email however there was no letter attached to it. Would you be able to resend with the attachment?

Thanks,

Tim Seyler, BES, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | Tim.Seyler@kitchener.ca



From: Neil Taylor [REDACTED]
Sent: Sunday, July 7, 2024 5:20 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment
Application Summary: Cross-reference: OPA24/006/W/TS - 1082 & 1094 Wilson Ave.

Attention: Tim Seyler

Please see the attached letter dated July 4, 2024

Respectfully submitted,

Neil E. Taylor

<https://www.fightforfarmland.com/>

<https://images.squarespace-cdn.com/content/v1/65fca845277db5669ac677f7/643b1ed8-15d7-4d90-8a96-b21f36371a20/Fight+For+Farmland+Logo+Transparent+two+tonwshorizontal.png?format=1500w>

NEIL E. TAYLOR

KITCHENER, ON

July 4, 2024

Attention:

Tim Seyler, Senior Planner, City of Kitchener,

Please distribute to the Mayor and Council:

Re:

**Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS -
1082 & 1094 Wilson Ave.**

And

Planning Justification Report GSP Group (Report)

And

Provincial Policy Statement, 2020

And

Places to Grow: Growth Plan for the Greater Golden Horseshoe

This application is not for a simple “proposed development” as represented by a 9” X 6” post card invitation to a neighbourhood meeting. The proposed development includes:

- a significant addition to the existing Colt Canada manufacturing plant (1036 Wilson Ave.)
- reduction of parking at 1036 Wilson Ave.
- demolition of 2 habitable residences and another significant building
- the construction of a parking lot (1082 and 1094 Wilson Ave),
- the construction of a glass three-storey enclosed stairway (1082 and 1094 Wilson Ave),
- the construction of a glass enclosed pedestrian bridge connecting to the manufacturing plant, and
- the erection of significant lighting structures for parking adjacent to a Natural Heritage Area and a residential property.

- The information on the postcard and on the identical posted sign at the subject property **is incomplete and misleading**. There is no real indication to the public of the intent to demolish 2 well-constructed habitable houses and a third structure. The postcard boldly states with accompanying icons that the purpose is “Employment Use” and “Relocation of Parking”. The report states that Colt currently has 149 employees. **I am unable to find any suggestion that the employment number will increase if the Application is successful.** Accordingly, the information is disingenuous. Moreover, the Report states that the intended number of parking spaces at 1082 and 1094 Wilson Ave. will be only 127. Even with the retention of 16 spaces at 1036 Wilson Ave., the plans for parking in the Application will not accommodate all employees and visitors. **The purpose for the Application with accompanying reports can not be achieved.**
- The **absence of a specific site plan** that delineates the buffers and setbacks for the development as well as the location and height of lighting, etc., leaves a reasonable person to question the plan and whether it is in full adherence to all zoning requirements.
- **The Planning Justification Report has not been peer reviewed.** It contains unsubstantiated subjective responses to criteria expected in:
 1. Provincial Policy Statement (2020),
 2. Places to Grow: Growth Plan for the Greater Golden Horseshoe,
 3. Regional Official Plan (2022),
 4. City of Kitchener Official Plan (2019) and the
 5. City of Kitchener Zoning By-law (2019-051)

This 9” X 6” post card invitation to a neighbourhood meeting has been a frustrating exercise. Links on the internet send the public to a site that has 191 Applications. One is then referred to 4 document links as follows:

- [Engagement Neighbourhood Notice and Postcard 1 page](#)
- [Environmental Impact Study 187](#)
- [Geotechnical Report 80 pages](#)
- [Planning Justification Report 40 pages](#)

Important Information Unavailable to the General Public.

- No application to the Region of Waterloo (the upper tier municipality) re. an amendment to the ROP (2022).
- No specific site plan that delineates the buffers and setbacks
- No traffic Study for Wilson Ave. between the intersection of Wabanaki Dr. and the cul-de-sac (parking area) near 1094 Wilson Ave.

- No studies re. parking of visitors to Homer Watson Park along Wilson Ave. at the subject site.
- No consideration for the widening of Wilson Ave. into the ESPA 31 (Homer Watson Park).
- No real consideration of lighting for the proposal as it affects the Natural Heritage area and the close residential property.
- No consideration of any method of handling and removal of snow.

Rationale for the City of the Kitchener to deny the Application

1. Parking History at 1036 Wilson Ave., Kitchener

- Colt Canada and/or previous owners removed berms and landscaping at the manufacturing site at 1036 Wilson Ave. to allow expansion of the original building. This was permitted by the City.
- Other expansions took place with permission from the City. This has resulted in serious reduction of the original parking spaces.
- Colt Canada has further reduced parking spaces at 1036 Wilson Ave. by having a space reserved for a static security vehicle, a static company truck and several bins.
- Limitation of parking has resulted in regular illegal parking by employees on a right-of way adjacent to the Colt Canada property.

2. Application for Official Plan and Zoning Amendments

- After many years of having the Region and City labeling the properties at: 1016A, 1016B, 1016 D, 1082 and 1094 Wilson Ave., as Open Space, The Region and City, after site visits by staff of the Region, City and the GRCA, and during the comprehensive review of the zoning bylaw (CRoZBy), the City properly placed the appropriate zoning for the land use, i.e. Low Rise Residential. **Serious proper planning would not contemplate or permit amendments within months (March 21, 2022).** It is an insult to the word 'planning' and the phrase 'sound planning principles'.
- **The application ignores the purpose, intention, and words of Section 5.2 of Zoning By-Law 2019-051.**
 - a) "Parking spaces and bicycle parking stalls shall be provided and maintained for each use located on a lot and shall be located on the same lot as the use(s) requiring the parking spaces and bicycle parking stalls. Land used for a hydro corridor on the same lot as the use(s) requiring the

parking spaces and bicycle parking stalls may be used for required parking spaces and bicycle parking stalls.

b) Despite Subsection a), parking spaces, other than barrier-free accessible parking spaces, electric vehicle parking spaces, or visitor parking spaces may be located on another lot within 400 metres of **the lot containing the use requiring the parking spaces. These parking spaces shall not be located on a lot within a residential zone, or OSR, NHC, or EUF zone unless it is within the same zone as the use requiring the parking spaces. “**

3. The City Official Plan (2022) states:

3.2.7. To maintain the stability of Community Areas for residential purposes and related community infrastructure.

Response: There has been a small residential community on Wilson Ave. for many decades. I have resided here for 50 years. Demolition of 2 homes is not maintaining this unique community.

3.C.2.2. The City will generally not support changes in land use designation and zoning within Urban Structure Components that could reduce the planned density and/or compromise the planned function or intended built form of Intensification Areas unless the City is satisfied that the change in land use designation and/or zoning will achieve other goals and objectives of this Plan.

Response: The change in land use will not achieve the desired purpose of the Application.

3.C.2.6. The City will only consider expansions to Intensification Areas identified on Map 2 as follows: iv) the expansion to accommodate the additional lands is compatible with adjacent properties and the surrounding area.

Response: The proposed intensification is not compatible with the surrounding Natural Heritage areas nor with the Low-rise Residential community.

4.1.5. To encourage and support the retention and rehabilitation of older housing or the reconstruction of existing housing to maintain the housing stock and the stability and community character of established residential neighbourhoods.

Response: Demolition of scarce housing is not maintaining the housing stock and the stability and community character of an established residential neighbourhood existing for many decades.

4.C.1.11. A demolition control application will be required for any requests to remove residential dwelling units from the housing supply in accordance with the Demolition Control Policies in Section 17.E.25.

Response: No demolition control application is apparent.

6.C.2.22. On lands zoned to recognize an existing use, a change in use may be permitted through a Zoning By-law Amendment provided: a) that the subsequent use is compatible with surrounding land use;

Response: The zoning By-law Application must be denied since the subsequent use is incompatible with surrounding land use. i.e.

Natural Heritage and Low-rise residential.

7.C.2.15. Where lands contain two or more features of the Natural Heritage System, the more restrictive policies in this Plan pertaining to those features will apply in the event of any conflict.

Response: There are 3 Natural Features: Petrifying Springs ESPA, Homer Watson ESPA and the World Heritage Grand River. The more restrictive policy must apply. Deny the applications.

7.C.2.18. All proposals for development, redevelopment or site alteration within, or adjacent to, any features included as part of the Landscape Level System or Core Environmental Features outlined in Policy

7.C.2.17 will be reviewed in accordance with the Regional Official Plan.

Response: No review has been presented re. the Regional Official Plan.

7.C.2.58. Notwithstanding Policy 7.C.2.57, where feasible, the City will consider acquiring land to protect and improve the Natural Heritage System.

Response: The subject land is surrounded by Natural Heritage designation. This is an opportunity to acquire significant properties to extend, protect and improve this Natural Heritage system.

7.C.2.59. Any decision considered by the City for any development application with respect to land on or within adjacent lands of a natural heritage feature will be made in consultation with the appropriate authorities, in accordance with the policies of this Plan, using the best available information at that time.

Response: The Reports submitted are replete with subjective comments and opinions without the benefit of peer review.

7.C.4.4. Development applications will be required to demonstrate to the satisfaction of the City, through the completion of a Sustainability Report/Checklist in accordance with the Complete Application Requirements Policies in Section 17.E.10, that the proposal meets the

sustainable development policies of the Plan and that sustainable development design standards are achieved.

Response: The Official Plan is new (2022) and took years to develop. Its relevance is indisputable. The applications do not meet the sustainable development policies of the Plan and sustainable development design standards.

17.E.2.16. The City will consider applications for site-specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The owner/applicant of an Official Plan Amendment may be required to submit satisfactory reports to demonstrate the rationale for the amendment and to evaluate and address such matters, including but not limited to the: a) conformity with Provincial and Regional policies and plans; b) conformity to the vision, goals, objectives and policies of this Plan; c) need for the proposed use; d) suitability of the lands for the proposed use; e) land use compatibility with the existing and future uses of surrounding lands; f) adequacy of infrastructure and community infrastructure to support the proposed use; and, g) precedents which may be established by the approval of the amendment.

Response: No site-specific plan has been submitted and the application does not demonstrate the rationale for the amendment and to evaluate and address such matters, including but not limited to the: a) conformity with Provincial and Regional policies and plans; b) conformity to the vision, goals, objectives and policies of this Plan; c) need for the proposed use; (employment) d) suitability of the lands for the proposed use; e) land use compatibility with the existing and future uses of surrounding lands (Natural Heritage); f) adequacy of infrastructure and community infrastructure to support the proposed use; and, g) precedents which may be established by the approval of the amendment. (Demolition of structurally sound houses)

17.E.10.5. The City may require, as part of a complete application, a site plan, elevation drawings, 3D model, shadow study, angular plane analysis, urban design brief and/or urban design report and any other appropriate plans and/or studies in accordance with the Urban Design Policies in Section 11, to: a) demonstrate that a proposed development or redevelopment is compatible; b) address the relationship to and the privacy of adjacent residential development; and, c) ensure compatibility with the existing built form and the physical character of the established area and/or neighbourhood.

Response: No site plan exists to satisfy the requirements of a), b), or c).

17.E.10.8. The City may conduct a peer review of any part of the submission or other information and materials submitted where necessary to determine whether the quality of the submission is satisfactory. Such peer review will be completed by an appropriate agency or professional consultant retained by the City at the owner/applicant's expense.

Response: This is a prime example where a peer review is required of the subjective reports developed in the interests of the proponent.

17.E.10.9. Additional information or reports may be required as part of the complete application in addition to the other information and materials listed in Schedule B: Other Information and Materials, where circumstances necessitate the need for such information in the decision-making process.

Response: See other responses.

17.E.22.10. The City may require owners/applicants to fulfill conditions of site plan approval and enter into an agreement with the City relating to said conditions where there is construction of one or more buildings or structures, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a parking lot, and/or in other circumstances deemed appropriate by the City pursuant to the provisions of the Planning Act.

Response: A Site Plan must be required to ensure that all Zoning requirements are met without exception and that the application is in full compliance with the Planning Act.

17.E.11.2. The completion of an Environmental Impact Study or alternative environmental study does not guarantee that the proposed development, redevelopment or site alteration will be approved. Proposed development, redevelopment or site alteration will not be approved where it is in conflict with the other policies of this Plan;

Response: The proposed development is in conflict with many policies of the Plan. See responses above.

17.E.25.1. The City may prepare, enact and enforce a Demolition Control By-law in accordance with the provisions of the Planning Act, to prevent the premature demolition of residential buildings within designated areas of the City.

Response: The City must protect the 2 residential houses within the appropriately zoned Low-rise Residential zoning. The City recognized the need to change the land use and zoning during the

rigorous CRoZBy process to recognize the need to maintain properties as residential. The Region endorsed this in the ROP.

17.E.25.3. The City will consider the following when reviewing demolition control applications:

- e) consultation with the neighbourhood where appropriate; and,
- f) any other site specific issues.

Response: No consultation has taken place with neighbours.

17.E.26.1. The City may enact and enforce a Site Alteration By-law in accordance with the Municipal Act, to regulate the placement or removal of fill, or alteration of land that may disrupt natural vegetation and/or drainage.

Response: Reference to this section is absent from all reports.

17.E.26.2. Should site alteration be undertaken without the approval of the City prior to a development application being submitted, the City may refuse to process the application until the site has been rehabilitated to the satisfaction of the City.

17.E.26.3. The City will encourage development and construction practices that minimize the levels of soil erosion and siltation.

Response: In the absence of a specific site plan and any reference to the treatment of snow removal, the application should be denied.

4. Demolition of Residential Dwellings in a Low-Rise Residential Zone

- In a time of a massive housing deficiency and where the province and the City is cutting ribbons and amending zoning by-laws to permit housing development, any reasonable person must conclude that “sound planning principles” becomes an oxymoron with respect to this application.

5. Failure to Conform with Provincial Legislation

The City must dismiss the application on the basis of provincial legislation e.g. **Provincial Policy Statement, 2020.**

- **1.2.6 Land Use Compatibility**

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures: a) there is an identified need for the proposed use; b) alternative

locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated. **No alternative locations for the proposed use have been presented or evaluated.**

- **2.1 Natural Heritage**

2.1.1 Natural features and areas shall be protected for the long term. 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. **Contrary to assertions in the biased Planning Justification Report, the subject properties are surrounded by Natural Heritage lands.**

6. Expansion of the manufacturing facility Colt Canada at 1036 Wilson Ave.

- The parking area was adequate for the original footprint of the structure at Colt Canada at 1036 Wilson Ave. and was adequate for the best part of 50 years.
- The need for further manufacturing building capacity should take place on a different properly zoned site and thus maintain the parking space needs. Historically the company contemplated or had other sites to meet the manufacturing requirements thus recognizing that from time to time their employment needs varied in extremes along with the needs for parking for employees. **This extreme exists in July, 2024.**

7. Proposed New Parking at 1082 and 1094 Wilson Ave.

- The notice of development depicts a tiny insert “Concept Drawing” 5.5 cm. X 5 cm. The parking spaces abut the Natural Heritage zoning with no set back.
- This placement to the very lip of the very steep bank of the ‘World Heritage’ Grand River does not provide mitigation from erosion or for destruction to the vascular plants during weather events let alone snow removal. This is of particular concern since the City does not exercise due diligence in managing the fencing and ongoing erosion at the lookout at Homer Watson Park that is within metres of the subject property.
- It is of concern that the development proposes to pave over existing septic bed systems, lawns, etc. with impermeable material within metres of an Environmental Sensitive Policy Area (31) permanently changing the existing sources of water and moisture.

- Existing topography on the properties is not level. Any changes will impact adversely the adjacent Natural Heritage areas.
- There is an absence of consideration of any method of handling snow. A reasonable person could surmise that it will be plowed over the steep bank toward the Grand River or across Wilson Ave. into the Natural Heritage Areas.

8. Traffic on Wilson Ave. between 1016 Wilson Ave. and the Parking Lot at the Cul de Sac in Homer Watson Park

- During Covid times and since, Homer Watson Park, Huron Natural Area, etc., have witnessed an unprecedented use. Insufficient parking has required visitors to park on Wilson Ave. extending from the cul-de-sac up the hill to 1036 Wilson Ave. I see no acknowledgement of this issue. Any widening of Wilson Ave. between 1036 Wilson and the frontage of 1094 would have irreparable repercussions on the existing Natural Heritage area.

9. Lighting at proposed new parking lot and on/in glass three-storey enclosed stairway and pedestrian bridge at 1082 and 1094 along Wilson Ave.

The Planning Justification Report states:

- “All exterior lighting to be directed away from the edge of the natural feature and only as bright as necessary;”
- “Windows that do not have overhangs or do not have setbacks should have small decals or dots less than 2 inches apart to prevent avian window collisions.”

The current properties are quiet with large unlit areas suitable to the surrounding Natural Heritage areas. The proposed development is incompatible with the surrounding Natural Heritage areas and to the nearby residential property.

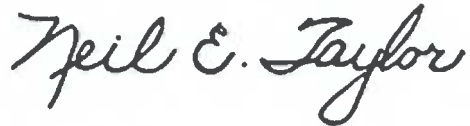
10. Planning Justification Report

- **The mapping on page 8 is incomplete and misleading.** While it recognizes and labels Low Density Residential within 800 metres of the subject properties, **it does not recognize or label Low Density Residential within 400 metres of the subject properties.**

11. Concern for protection of rare native trees and shrubs on or adjacent to the properties.

- Swamp Chestnut Oak
- Witch Hazel (*Hamamelis* spp)
- Various species of elm and beech

Respectfully submitted,

A handwritten signature in cursive script that reads "Neil E. Taylor". The ink is dark and the signature is fluid, with a large, stylized 'N' and 'T'.

Neil E. Taylor

C.c. Interested Parties.

Tim Seyler

From: Jim McDowell [REDACTED]
Sent: Wednesday, July 10, 2024 9:41 PM
To: Tim Seyler; 'Neil Taylor'
Subject: Re: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS

You don't often get email from [REDACTED] [in why this is important](#)

Good day, Tim,

I attempted to connect via Zoom Wednesday evening several times. It seems to me that the person admitting participants may not have noticed me a few minutes into the meeting. I use Zoom all the time with no trouble. However, I did the next best thing - the phone connection - and heard the bulk of the meeting. Unfortunately phone participants remained muted and could not speak, which is what I had planned to do.

However, I am glad that you are receiving further input into the decision process and appreciated the moderation of the meeting.

First off, I should acknowledge to you that a good part of my heritage is Mennonite from the earliest settlements in Niagara, Waterloo and Markham, and I'm quite aware of Colt's business! However, it is important to be fair, and I do subscribe to "just war" ideology with strong concerns for peace-making.

Now about the Colt expansion. I appreciate the industrial and technological acumen of Waterloo region and know so many people who have contributed to that. Colt certainly should be able to expand and that will require the present parking lot unless they were to find a whole new building to become a viable option. It sounds as if they've considered it and I hope they will continue to explore that. Perhaps the city's decision will point them in that direction.

My main point, Tim, is that I believe the day of single level carparks is essentially past. Could the city/region encourage Bell and Colt to co-operatively build a multilevel parkade on the Bell lot? Access to the new building would be very easy - across Taylor lane. Or could Bell be persuaded to relocate to a new space to allow for a Colt parkade?

Failing that option, could the city/region encourage a multilevel parkade on a much smaller portion of the area being considered for paved single level parking. It would perhaps come up to the level of the factory, making a much more convenient entry path for employees and very easy driving access, descending down and going up from the Taylor lane level. Perhaps an elevator could be installed. The chief value of this would be the much smaller footprint onto the natural/residential area, and the possibility of sale of the recently vacated houses to owner-occupants.

There are many things I'm not up to speed on, but I do believe the city/region has an opportunity to make a statement and perhaps a policy here about single level parking lots on our precious space, particularly space in heritage areas and downtown. I see much value in some civic leadership on this particular application.

Finally I will conclude with this. As you know, we had extensive rainfall today (hurricane's gift to S. Ontario). At 5:45 tonight I drove down Taylor lane into Taylor woods and once past the parking lots on either side of the lane, the idyllic atmosphere where the residences are was enchanting. It was nature at its best as the rain gently fell. As Shakespeare said, "all the glisters is not gold." I wanted to be able to speak that into the meeting tonight, but Zoom did not permit.

As you likely know, I am a friend of Neil Taylor and share his love of the natural heritage. Neil has done far more than I in conservation efforts and I respect his multifaceted involvements, including his presentation tonight. He knows much more than I about details. But my over-arching broad strokes may have some value; so, with respect, I wish to speak through you into the application proceedings. To you, and all decision makers dealing with this, I say, do your best for the city and its children and their's, please.

Thank you,

Jim McDowell

Kitchener

Sent from [Outlook](#)

From: Tim Seyler <Tim.Seyler@kitchener.ca>

Sent: June 4, 2024 3:08 PM

To: 'Neil Taylor' [REDACTED]; Jim McDowell [REDACTED]

Subject: RE: Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law Amendment Application Summary: Cross-reference: OPA24/006/W/TS

Hi Neil and Jim,

Thank you for your comments. At this time no decision has been made on the application, and all the comments received during the commenting period will be taken into consideration. I have added your emails to my email list to receive further information, and you can also get up to date information on the City's website. Let me know if you would require any more information.

https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/page/Current-Applications/#data_s=id%3AdataSource_10-Planning_Applications_Active_5584%3A112

To answer your questions, the 2 residential dwellings that are currently on the properties are proposed to be removed. They have been vacant for some time now. The properties are proposed to be used for parking, as the existing building on 1036 Wilson is proposed to be expanding and constructing within the current parking area, the parking is then being relocated to this location. Should the application be approved and move forward, a storm water management brief will be required as part of a complete site plan application and our engineering staff will ensure that stormwater will be handled correctly.

Further to Jim's question, this is not near Bleams Rd. as the closest intersection that Bleams intersects is the roundabout at Manitou Dr.. This is a fair distance from that.

If you have further questions, please let me know.

Thanks,

Tim Seyler

From: Neil Taylor [REDACTED]
Sent: Thursday, July 11, 2024 9:21 AM
To: Tim Seyler
Subject: Zoom Meeting

Good morning Tim

Could you provide me a copy of the presentations made last night? I was unable to see the various people in attendance at the Zoom meeting. That is the first time I have experienced that. Accordingly could you provide me with the list with their contact information as soon as possible?

Respectfully requested,

Neil (E. Taylor)

<https://www.fightforfarmland.com/>

<https://images.squarespace-cdn.com/content/v1/65fca845277db5669ac677f7/643b1ed8-15d7-4d90-8a96-b21f36371a20/Fight+For+Farmland+Logo+Transparent+two+tonwshorizontal.png?format=1500w>

[https://www.facebook.com/\[REDACTED\]](https://www.facebook.com/[REDACTED])

"Adopt the pace of nature: her secret is patience." - Ralph Waldo Emerson (1803-1882)

"The richness I achieve comes from nature, the source of my inspiration." - Claude Monet

"In the end, we conserve only what we love, we will love only what we understand and we will understand only what we are taught." -- Baba Dioum

NEIL E. TAYLOR

KITCHENER, ON

July 12, 2024

Attention:

Tim Seyler, Senior Planner, City of Kitchener,

Please distribute to the Mayor and Council:

Re:

**Application Number: ZBA24/011/W/TS Application Type: Zoning By-Law
Amendment Application Summary: Cross-reference: OPA24/006/W/TS -
1082 & 1094 Wilson Ave.**

And

Planning Justification Report GSP Group (Report)

And

Provincial Policy Statement, 2020

And

Places to Grow: Growth Plan for the Greater Golden Horseshoe

As I have said before, this application is not for a simple “proposed development”.

Staff recognized already before the neighborhood meeting on zoom that concerns had been raised about house demolition, lighting on the subject properties, effects on the surrounding Natural Heritage Areas, traffic on Wilson Avenue adjacent to the properties and failure to conceive of a method of snow removal on the proposed new parking area at 1082 and 1094 Wilson Avenue.

None of these issues were addressed in the meeting.

- I submit that the failure of the notice and posted sign with its incomplete information did not inform the public in a transparent manner. Witness the lack of public participation in spite of the often flaunted invitation to the public to “ENGAGE”. I reiterate that the information on the postcard and on the identical posted sign at the subject property is incomplete and misleading. There is no real indication to the public of the intent to demolish 2 well-constructed habitable houses and a third structure.

- The postcard boldly states with accompanying icons that the purpose is “Employment Use” and “Relocation of Parking”. The report states that Colt currently has 149 employees. **I did not hear at the public meeting any suggestion that the employment number will increase if the Application is successful. The purpose for the Application with accompanying reports can not be achieved.**
- That **a specific site plan** that delineates the buffers and setbacks for the development as well as the location and height of lighting, etc., is still unavailable leaves a reasonable person to question the plan and whether it is in full adherence to all zoning requirements. This site plan should include the setbacks at the proposed additions at 1064 Wilson Avenue.
- **The Planning Justification Report has not been peer reviewed.** It contains unsubstantiated subjective responses to criteria. At the zoom meeting, it was suggested that various agencies and stakeholders had reviewed all the reports. That is not even close to the standard expected in a true Peer Review.

Important Information still not answered or provided:

- No application to the Region of Waterloo (the upper tier municipality) re. an amendment to the ROP (2022).
- No specific site plan that delineates the buffers and setbacks
- No traffic Study for Wilson Ave. between the intersection of Wabanaki Dr. and the cul-de-sac (parking area) near 1094 Wilson Ave.
- No studies re. parking of visitors to Homer Watson Park along Wilson Ave. at the subject site.
- No consideration for the widening of Wilson Ave. into the ESPA 31 (Homer Watson Park).
- No real consideration of lighting for the proposal as it affects the Natural Heritage area and the close residential property.
- No consideration of any method of handling and removal of snow.

Please reply to each and every rationale for the City of the Kitchener to deny the Application as outlined in my July 4th letter to the city.

Concerning no application for amendment to the regional official plan Official Plan, no official from the region was present at the public information meeting to respond.

No consultation has taken place with neighbours at any time during the studies or during the concept design.

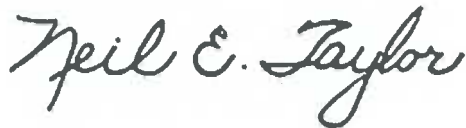
Re. Proposed New Parking at 1082 and 1094 Wilson Ave., the representative from Colt and city staff did not respond to the suggestion that there is more appropriate parking available at the northeast corner of Wabanaki and Wilson Avenue.

1. Traffic on Wilson Ave. between 1016 Wilson Ave. and the Parking Lot at the Cul de Sac in Homer Watson Park

The current properties are quiet with large unlit areas suitable to the surrounding Natural Heritage areas. The proposed development is incompatible with the surrounding Natural Heritage areas and to the nearby residential property.

Re. Planning Justification Report there seems to have been a determined denial of recognizing existing low-level residential homes adjacent to the subject property. This is evident in mapping that fails to **label Low Density Residential within 400 metres of the subject properties**. One property is within 50 m of the subject properties.

Respectfully submitted,

A handwritten signature in cursive script that reads "Neil E. Taylor".

Neil E. Taylor

C.c. Interested Parties.

Tim Seyler

From: David Alton they-them <[REDACTED]>
Sent: Thursday, July 18, 2024 10:22 AM
To: Garrett Stevenson
Cc: Natalie Goss; Tim Seyler; Debbie Chapman
Subject: Re: Back from sick leave

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Garrett,

Thank you for the insights.

From what I am hearing from you is that because it is a currently operating use, I would need to get the federal government to remove their license to cease operations.

And then to have zoning exclude future weapons manufacturing facilities, I would need to find sufficient planning rationale, either through arguing an interpretation of current policy or through lobbying the province to update policy in ways that more explicitly prohibit this land use.

My next question I think is for the licensing team. Can we create a licensing process for manufacturers that would add stipulations to how weapons facilities operate?

I am going to keep digging. I know this is an uphill battle, but might as well shake every tree :)

I will see Tim at the August committee meetings :)

-David

On Tue, Jul 16, 2024 at 6:02 PM Garrett Stevenson <Garrett.Stevenson@kitchener.ca> wrote:

Hi David,

Councillor Chapman passed along your other email as well.

Tim Seyler is currently processing an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application to allow for a new parking area and expansion of the existing facility. The details of the application can be found here -

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/Supporting_Documents_List_714348.pdf

The OPA is seeking a land use change from Low Rise Residential to General Industrial Employment. This would allow for a parking lot in the area currently cleared of trees. The zoning will allow for parking and the expansion.

The proposal is to relocate the existing parking lot further down Wilson Avenue and add an addition to the existing facility at 1036 Wilson Ave. No development will be permitted within lands designated Natural Heritage. City, Regional and GRCA staff are reviewing further materials including an Environmental Impact Study. Two residential dwellings are proposed to be demolished that are currently vacant.

The applications are being reviewed from a land use planning perspective. While I appreciate the political nature and sensitivity of the use (weapons manufacturing), especially given current global conflicts, there is no land use planning rationale to support a prohibition of this particular manufacturing use. Further, firearms in Canada are regulated by the federal government and any manufacturing of weapons requires a federal license from the Chief Firearms Officer. Even if the City did attempt to prohibit this use through the Zoning By-law, the existing operation would be legal non-conforming and could continue and could be expanded in accordance with the Planning Act.

The OPA and ZBA applications are scheduled for the Planning and Strategic Initiatives Committee meeting on August 12 and Council on August 26.

Please let me know if you would like to discuss further.

Thanks,

Garett Stevenson (he/him), BES, RPP, MCIP

Director, Development and Housing Approvals Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



From: David Alton they-them <[REDACTED]>
Sent: Tuesday, July 16, 2024 12:29 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>; Natalie Goss <Natalie.Goss@kitchener.ca>
Subject: Back from sick leave

Hi Garett and Natalie,

I am off my sick leave finally! Let me know when you want to connect next about LEWG.

In the meantime I hope you will let me do a bit of advocacy. I saw that the Colt factory is seeking an expansion. Can you keep me posted on public meetings for that process so I can disrupt it.

Furthermore, I have been talking to councilors about the need to restrict arms manufacturing in the city. Debbie connected me to Steve in bylaw who says there is nothing on the books, yet. I think there are bylaws possible as plenty of municipalities have bylaws against arcades and similar 'morally depraved' (lol) businesses. Steve also pointed me to yall as zoning could have weapons manufacturing as a restricted use.

I know its probably going to take several years to implement such zoning or a bylaw. But can you help point me in the right direction so I can direct my mennonite pacifist army of advocates in the right direction?

-David

