

# **1036, 1082 & 1094 Wilson Avenue**

Official Plan Amendment Application

**OPA24/006/W/TS**

Zoning By-law Amendment Application

**ZBA24/011/W/TS**

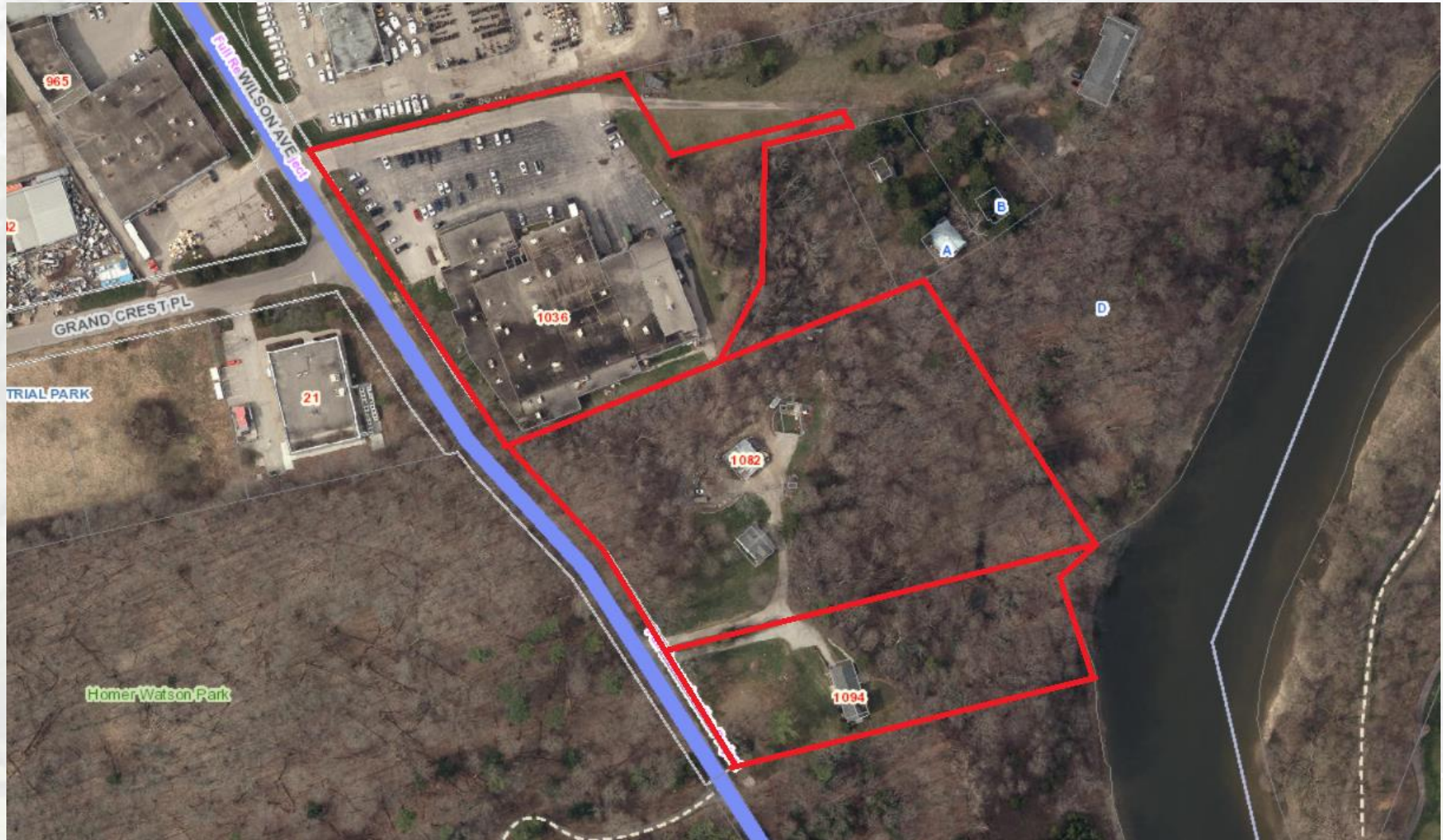
Owner: Colt Canada Corporation

**Planning & Strategic Initiatives Committee**

**August 12, 2024**



# 1036, 1082 & 1094 Wilson Avenue Site Context





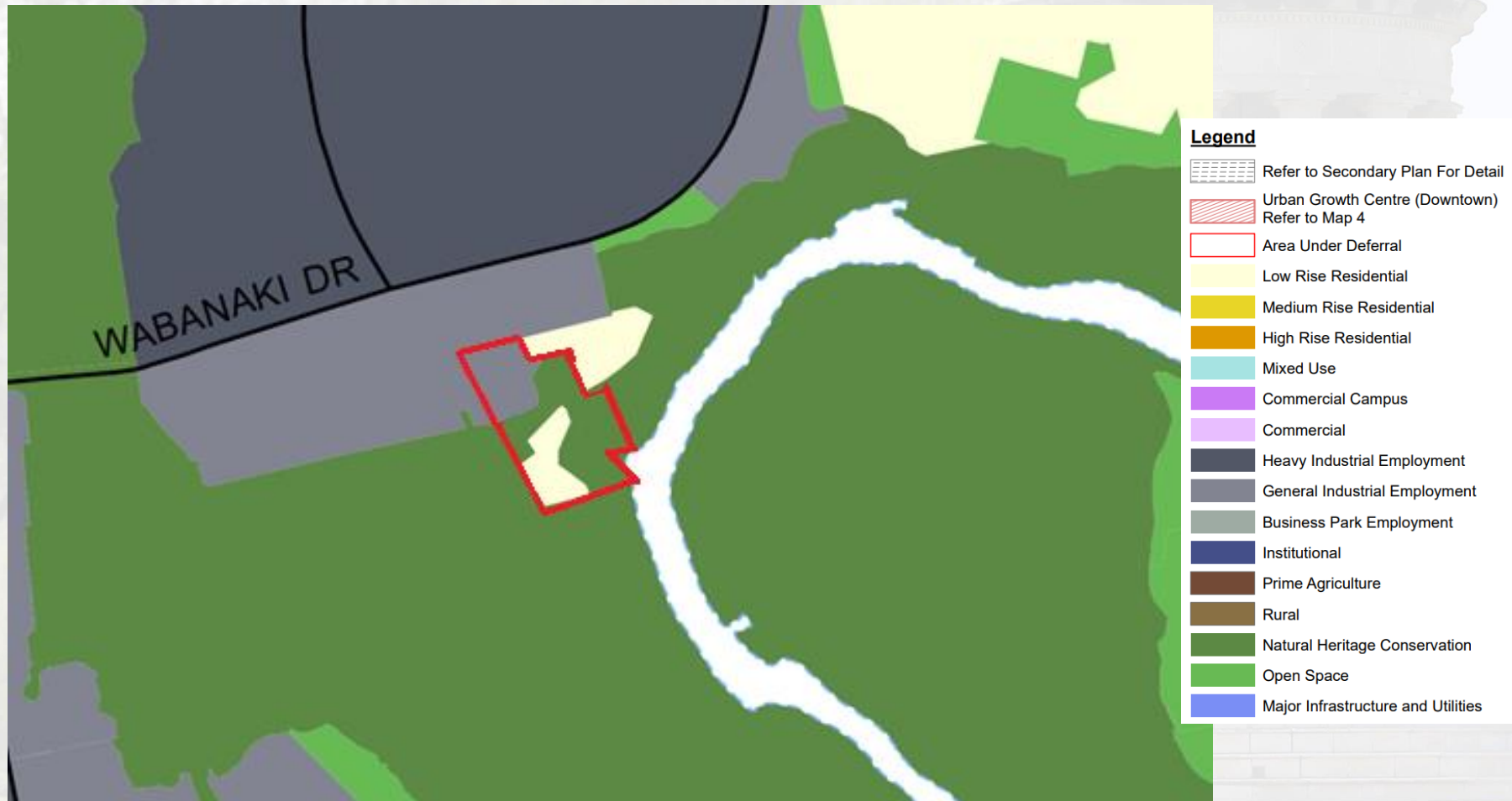
# Background



- Properties are located on Wilson Avenue near the intersection of Wilson Ave. and Wabanaki Dr., and are adjacent to the Grand River
- Located within a Community Area
- Surrounded by Employment uses, Natural Heritage Areas, and Low Rise Residential uses.
- 1036 Wilson contains the Colt Canada Corporation facility
- 1082 & 1094 Wilson contain 2 single detached dwellings that are currently vacant

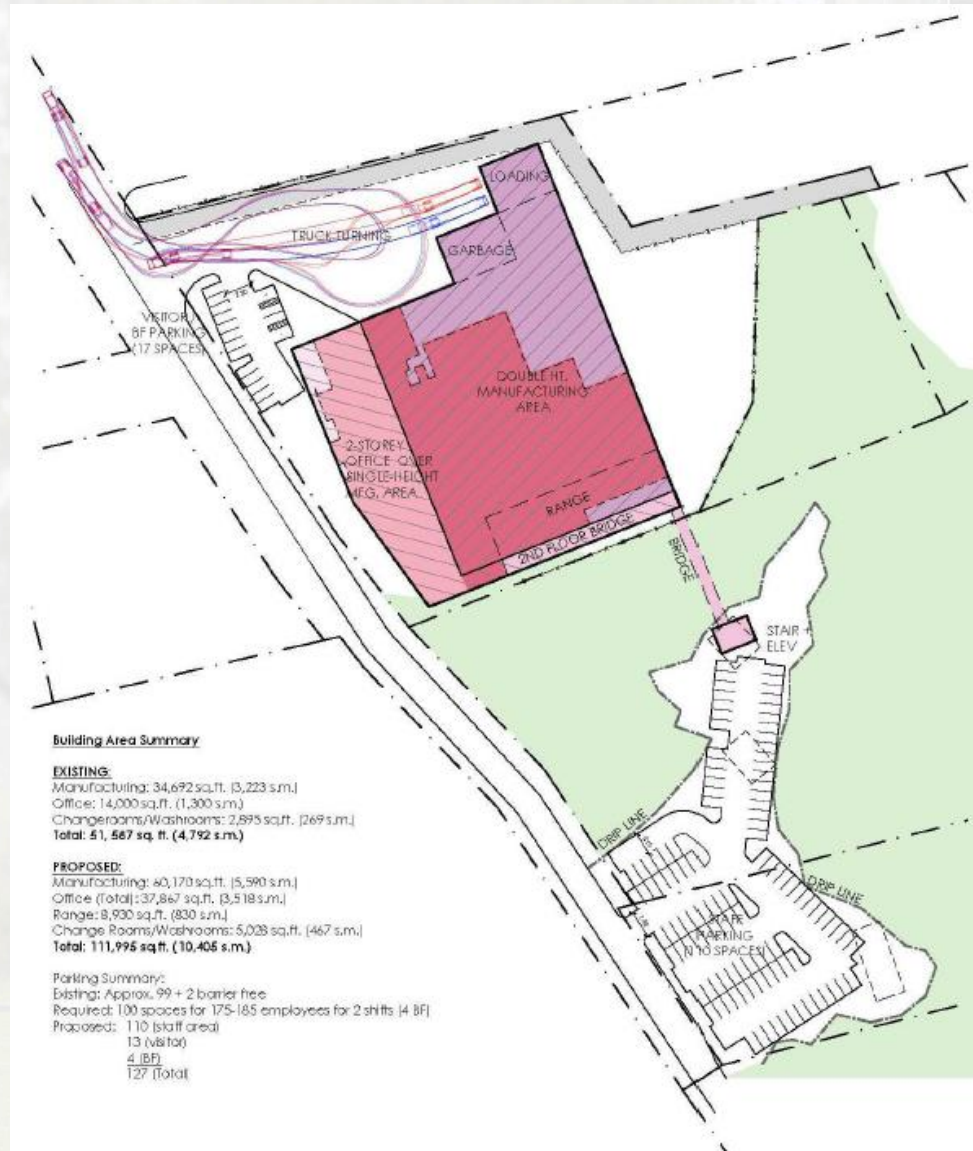


# Existing Policy Context





# Site Layout





# Proposed Amendments



## Official Plan

Official Plan Urban Structure Designation from 'Community Areas' to 'Industrial Employment Areas' and the Land Use Designation from 'Low Rise Residential' to 'General Industrial Employment' within the City of Kitchener Official Plan.

## Zoning By-law

Zoning from 'Low Rise Residential One Zone (RES-1) with Holding Provision (22H) in Zoning By-law 2019-051 to 'General Industrial Employment Zone (EMP-2) with Site Specific Provision (405).

Site Specific Provision (405) will allow for a minimum parking rate of 1 parking space per 105m<sup>2</sup> for Manufacturing use, and 1 parking space per 50m<sup>2</sup> for Office use.

Note: All lands designated Natural Heritage Conservation (NHC-1) are not part of the Official Plan Amendment and Zoning By-law Amendment and are remaining Natural Heritage Conservation



# Opportunity



- Redevelop an existing Employment use by permitting a building expansion and parking lot relocation
- Supporting economic growth and job creation
- Limiting the development to only areas outside of the Natural Heritage Conservation lands and protected environmental features
- Contribute towards a complete community



# Highlights and Conclusion



- Staff are recommending approval of the Official Plan and Zoning By-law Amendment applications to permit the Institutional use on the property.
- Recommending approval for the Site-Specific parking rate, and removal of the Holding Provision.
- The proposed Zoning By-law and Official Plan Amendments demonstrate good planning principles and are consistent with and conform to the Provincial, Regional and City planning policies.