

# **1036, 1082 and 1094 Wilson Avenue Colt Canada**

Official Plan & Zoning By-law Amendments

August 12, 2024

# Colt Canada

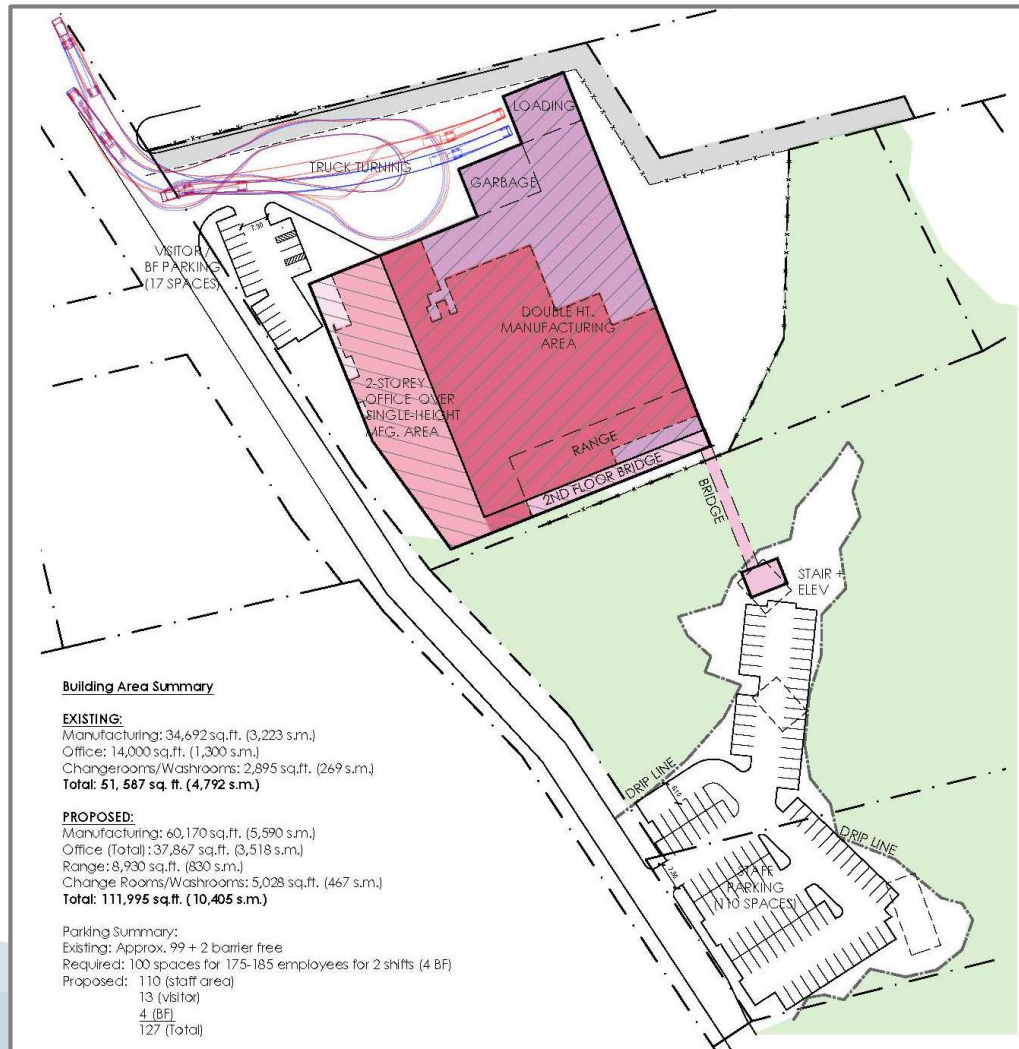
- One of five companies in the Canadian Government Munitions Supply Program (MSP)
- Works in collaboration with Canadian Armed Forces (CAF) and the National Department of Defence to design and develop products for soldiers and law enforcement agents
- Long-standing history at current location, starting in 1976 as former Diemaco Inc. (acquired by Colt Canada in 2005)
- Colt Canada military customers to include Netherlands, Denmark, UK, Norway, Botswana, Romania and France
- Law enforcement customers include RCMP, OPP, Toronto Police Services and Vancouver Police
- Current facilities approximately 50,000 ft<sup>2</sup> in size with approximately 149 full-time employees

# Subject Property



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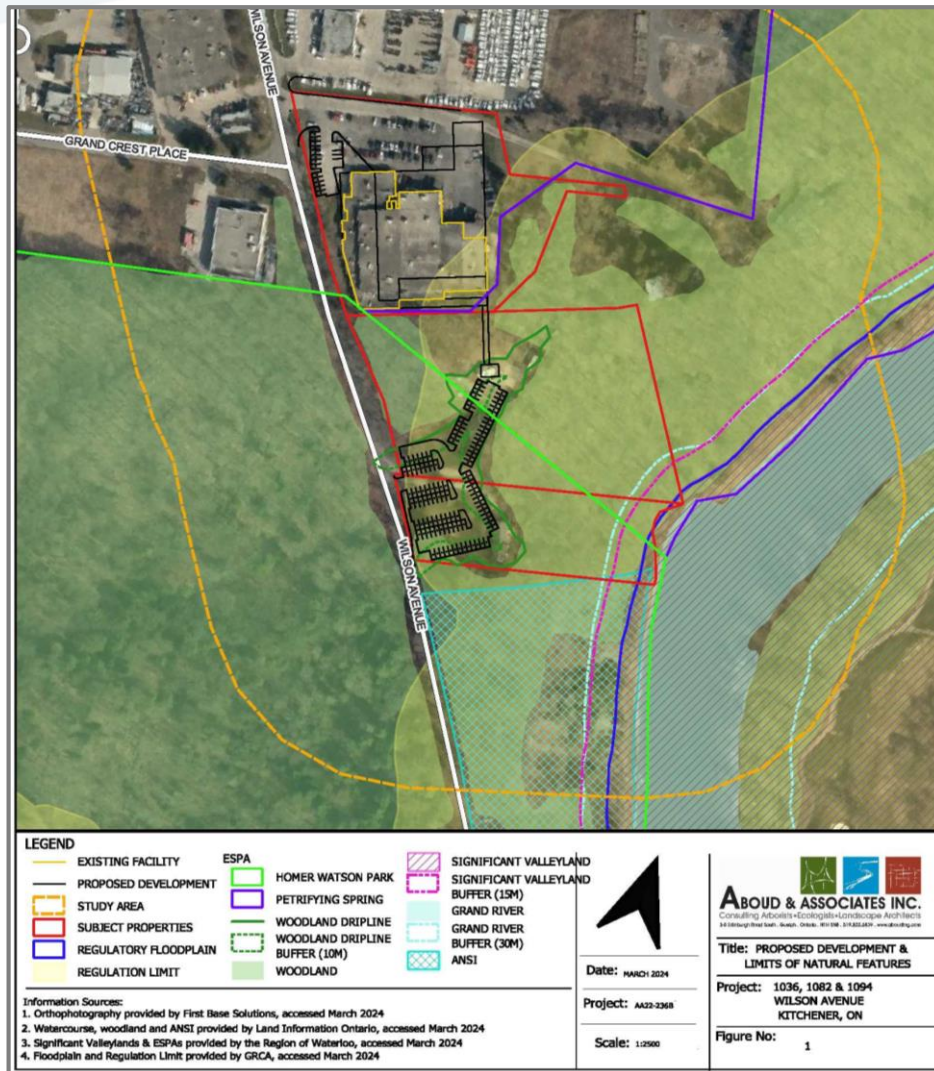
# Proposed Development



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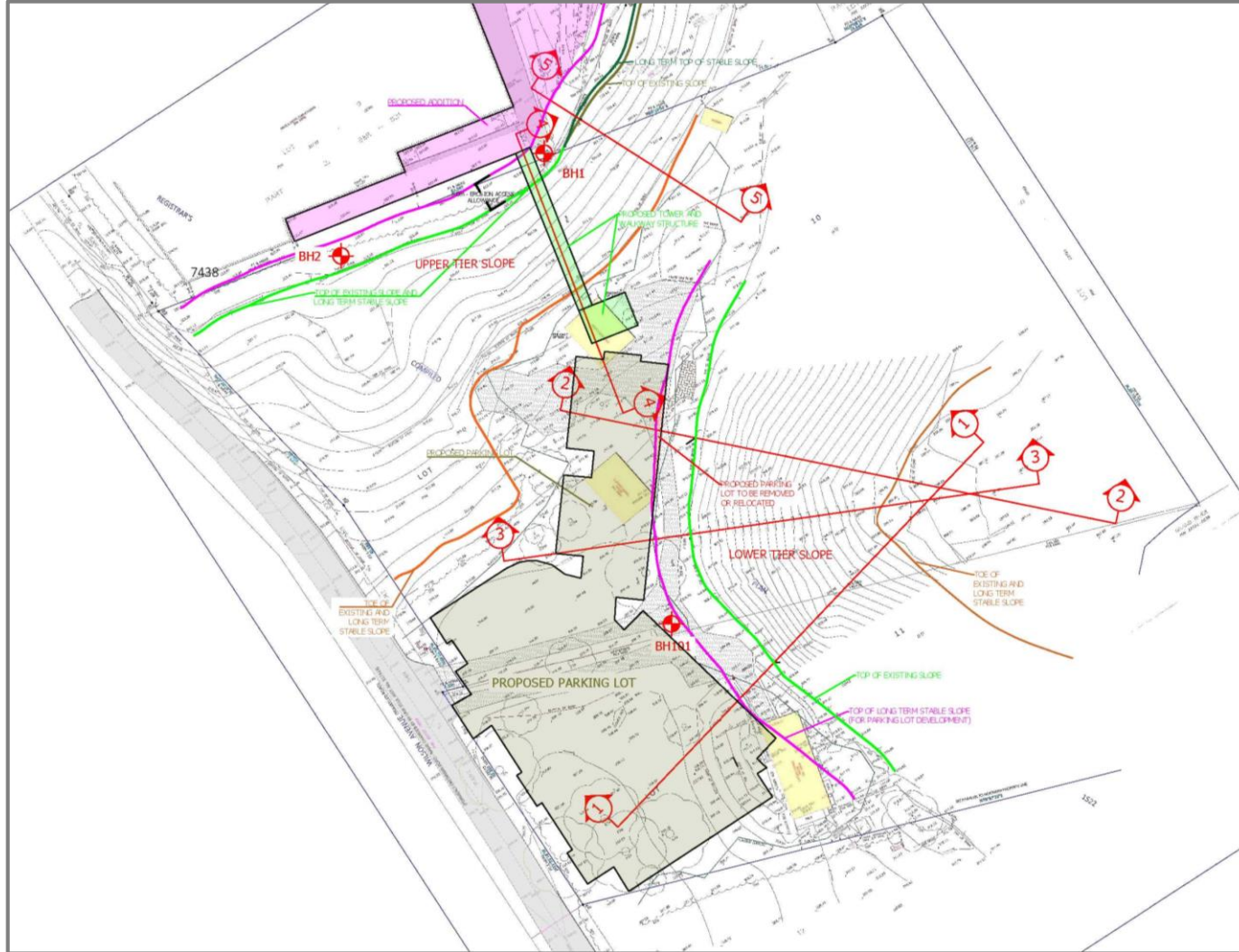


# Environmental Impact Assessment



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# Slope Stability Assessment



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# Proposed Official Plan & Zoning By-law Amendments

- Redesignate portion of property from “Low Rise Residential” to “General Industrial Employment”
- Maintain “Natural Heritage Conservation/Core Natural Heritage Feature/Region Core Environmental Feature” designation on balance of property
- Rezone portion of the property from “Low Rise Residential One (RES-1) Zone” to “General Industrial (EMP-2) Zone” with slightly reduced parking requirement
- Maintain “Natural Heritage (NHC-1) Zone” on balance of property

# What We Heard

- Traffic on Wilson Avenue
- Impacts on existing natural features
- Loss of residential dwellings
- Security and privacy concerns (adjacent residential uses)
- Potential light and noise impacts



# Questions & Discussion

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