

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Cc:** [Berry Vrbanovic](#); [Marilyn Mills](#)  
**Subject:** April 15, 2025 - 249 West Oak Trail - Minor Variance Application (A 2025-041)  
**Date:** Friday, April 11, 2025 3:55:29 PM

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## Dear Mayor & City Councillors,

I would like to exercise our right to the **“FIGHT BACK ACT”** for the minor variance application for **249 West Oak Trail** - Minor Variance Application (A 2025-041).

Please accept this letter on behalf of myself Kyla Pugliese and of those residing in the 92 townhouse condominium units

We have received a letter on April 2nd indicating the minor variances for the new build taking place in the vacant space attached directly to our property line.

We understand that the builders/owners want to request less than the city by-law zoning/planning permits for visitors parking and parking requirements for tenants. Including making the spaces smaller.

This will only raise concerns and issues for those local businesses, neighbouring residents & by-law enforcement officers.

Since our condominium has been occupied in 2023, we have had a huge influx of neighbouring residents utilizing our visitors parking spaces for over 2 years. We recently had to seek an outside source (Links Security) to pay to come monitor our visitors parking lot. This comes at a high cost for our community at owners' expense & we really had no other option but to seek this route.

Our community accommodates 92 units and has 19 visitors parking spaces. Everyday our visitors parking spaces are FULL. On top of that we have some visitors parking on municipal streets attached to our property. We have 46 driveways/garages plus 76 surface parking spaces & 4 barrier free. Again, this is to accommodate 92 units. In our community of 92 units, we have a high number of rentals. Almost 85-90% of the units are rentals and most units have a vehicle or up to 3 vehicles with one parking spot. Most of which never had a vehicle prior to signing a rental agreement but soon realized how they required one to reside here.

This means an apartment building right next to us will have almost double the units with less visitors' spots & parking spaces than us.

ANSWER THIS: If we are running into parking issues how will this 8 story apartment building not?

There's been an influx of issues with parking violations within our community, this community will be impacted furthermore by the builders trying to avoid the minimum visitors parking requirements as per city guidelines. Please look at the facts and stats. I've owned 3 townhouses since moving to Kitchener in 2019 all 3 locations built in different parts of the city had to seek private security for visitors parking issues. These 3 residents all had the minimum requirements for parking spots as per zoning/planning bylaw requirements.

When I lived in Mississauga for over a decade we never ran into these issues or had to pay for private parking authorities to monitor the property. This is because Kitchener bylaws are not for the residents it supports the businesses to generate more revenue rather than taking care of the people it serves.

Truth be told once the builders have completed their job, it becomes a municipal and residential issue, the builders & owners to these builds walk away from the REAL problems. Residence utilizing city resources for example to call by-law enforcement puts the taxpayers at risk for tax increases. Not to mention the ticketing at the cost of the community with all these barriers to access a visitors parking space.

It is visibly noticeable if you take a drive in our community how many residential homes have legal and illegal duplexes and have taken out all their own grassed area to put a second material in their driveways. After completion they illegally utilizing those spaces as extra parking spaces. Even homes need more parking spots let alone a 172-174 apartment building accommodating the working middle-aged class. These are NOT affordable low-income units with families who possibly don't have income to purchase a vehicle.

Visitors come from all over the world. For example, myself, I am not originally from Kitchener. I moved here in 2019. A vast majority of Kitchener residents are newcomers and immigrants who will more than likely have visitors. This city has grown substantially. Limiting visitors' spaces to a bare minimum will result in those families/tenants not having regular visits from family & friends. I know I personally avoid visiting those with

limited access to visitors parking spaces & the same applies for me having visitors. This could impact someone mental health rapidly especially those who are seniors or individuals who require daily medical visits & living in these apartments with limited access to parking for their support workers.

This part of the city does not have the resources for people without access to vehicles. This means a vehicle is almost necessary to get to most places within the city.

Let me remind you ... *THIS IS NOT DOWNTOWN KITCHENER* or anywhere near it.

We have no GO train service, no ion service, no direct bus service to college/university or malls. We don't even have 1 covered bus shelter or safe sidewalks from Fischer-Hallman Road Huron Road to Bleams. I've witnessed multiple times people driving on the shoulder to pass cars turning into the Williamsburg Cemetery or Portuguese Club nearly hitting pedestrians trying to utilize the areas off the road. This doesn't encourage safe walking, biking or even standing for a city transit.

Also, the access to a direct GRT is near impossible. For example, you need to take 2 or more city buses to reach a destination from this area. This tedious process does not attract or encourage biking or walking to work from here. Please look into the GRT routes to see how long and discouraging the transit times run around this area. The city bus routes will take years before they are established in this area to accommodate the growing numbers of students and people without access to a vehicle. How fair is to have them come to an area with limited resources to community services to walk to and from. (Such as: community services for those on disability and unemployment, hospitals, college/university etc...)

This area has one grocery store one of the most expensive grocery stores in our region (Longo's). In which most days the parking lot is empty and they had to cut the part time employees hours to one 3 hour shift every two weeks. With these limited resources around us there's limited employment opportunities to accommodate walking or biking to work close to home.

With the high cost of rent with the new expensive luxury rentals, units will most likely be rented by multiple people splitting the cost of rent. This also means more than likely 2-3 vehicles per unit. Only the middle working class will be able to afford these units which they most likely will need to drive into work. This area is residential with homes, apartments, condos, and small commercial businesses.

Limiting the amount of parking spaces to half of the requirements is absurd. Squeezing SUVs and trucks into smaller parking spaces will create havoc too. Imagine not being able to open the car door to access an infant car seat or to get your children out due to the size being so tight and not accessible.

Outside the large apartment building there will be no direct access to street parking due to the commercial space across & the mediums in the middle of the boulevard.

This means those future tenants will have to take up parking spots from small businesses. They will be in the same situation as we are and will require parking control at an expense that will increase the small businesses rent. In other words, this minor variance can't create major problems in the long run for the businesses directly across.

Please consider the high tax paying families in this neighborhood, who will be affected the most with this decision to limit parking spaces for those residence in the upcoming apartments.

Although it's a right to appeal from a personal perspective, I don't believe builders should be permitted to a request of such in an area that isn't designated for walking to work and accessible to important public services.

We welcome the growth but only if the requirements are met and followed through as per by-law **WITHOUT** minor variance applications to create nuisances to already existing concerns in our community.

Please consider the future burden on the local businesses, residents & future tenants by enabling the issue in our neighbourhood by accepting this minor variance application.

I would like to thank you for considering this letter we are hopefully that are voices and concerns will be addressed.

We hope this will help with determining a vote that is fair for the already established community it serves & upcoming community to come.

With gratitude,

Kyla Pugliese