

Garett Stevenson

From: pamela baillie
Sent: Wednesday, October 14, 2020 9:23 AM
To: Garett Stevenson
Subject: [EXTERNAL] Crematorium— a mistake

Hi Garrett,

I just wanted to share my thoughts regarding the idea of a crematorium at Henry Walser:

I was shocked and saddened to hear that a crematorium has been a possibility in my area, and extremely upset that this potential reality hasn't been more widely publicized.

I'm concerned that lack of more transparency about the crematorium has occurred due to the environmental hazards associated with them, and the subsequent risks which will impact the community in the VERY residential surrounding vicinity. This neighbourhood, I might add, has a high population of seniors, who will be only one of the vulnerable groups most at risk of the negative effects from the building of a crematorium. There are also SEVERAL elementary schools, teeming with children, who call the close-by streets home before and after school, my own included.

I am vehemently opposed to the erection of a crematorium at Henry Walser funeral home due to its health risks for all.

I am not at all comfortable nor complacent with the environmental pollutants which will be released into our immediate atmosphere from a crematorium. There are cumulative effects of particulate matter which, when released from the cremation process, will bioaccumulate in the human body over time. There is a gross lack of studies that have been performed to assess the release of radioactive particles from crematoria.

How will this crematorium be consistently monitored to determine the negative contribution to local air quality?

How can the community be assured there will be no immediate or long term birth defects, congenital abnormalities, or factors which will both immediately and negatively impact those with existing heart and lung issues, those who are immunocompromised from cancer, or those with other conditions such as diabetes? And this is just the tip of the iceberg.

It is not a prudent decision to permit such an irresponsible "venture" with both the known, AND unknown factors, both equally unspoken and critical to this matter, hiding in the shadows.

Don't do it. It will be a grave mistake.

Garett Stevenson

From: Michael Bean
Sent: Friday, September 15, 2017 8:32 AM
To: Garett Stevenson
Subject: FW: Application OP17/003/F/GS & ZC17/010/F/GS

Resending ...

From: Michael Bean
Sent: Friday, September 15, 2017 6:55 AM
To: 'garrett.stevenson@kitchener.ca' <garrett.stevenson@kitchener.ca>
Subject: Application OP17/003/F/GS & ZC17/010/F/GS

Garrett:

Thanks for taking the time at last night's meeting to provide background information on the application submitted to change the official plan designation and zoning for the lands currently occupied by the Walser Funeral Home and the properties on Becker Street.

I will be providing a formal written submission in the near future. However, in the meantime, here is the link to the PBS program "10 Parks That Changed America" that I referred to in our earlier conversation and again last night.

<http://www.pbs.org/program/ten-that-changed-america/10-parks-changed-america/>

I had no difficulty viewing this program from my residence computer. So, there shouldn't be any restrictions for people viewing in Canada. (I also forwarded the link to Scott Davey and he had no problems viewing it either.) If you have difficulties, try pasting the link directly into your browser or viewing from home. Your office may have software that automatically blocks streaming from sites that are not explicitly designated as acceptable.

Note that there are two other programs in the series, "10 Towns That Changed America" and "10 Homes That Changed America", that people specializing in planning may also find interesting.

Regards,
Michael

P.S. My short answer to the first question on your comment form is "urban forest".

Garett Stevenson

From: Michael Bean
Sent: Sunday, September 17, 2017 6:26 PM
To: Garett Stevenson
Cc: Scott Davey
Subject: Application OP17/003/F/GS & ZC17/010/F/GS

Garett:

I came across the attached background document "Developing a Sustainable Urban Forest Program", which was prepared by the City of Kitchener's Operations Environmental Services, Infrastructure Services Department earlier this year. If you have not already read this document in its entirety, I would strongly encourage you to do so.

Here is the link:

[http://www.kitchener.ca/en/livinginkitchener/resources/urban-forest/background-document---developing-a-sustainable-urban-forest-program_final-march-17-2017 .pdf](http://www.kitchener.ca/en/livinginkitchener/resources/urban-forest/background-document---developing-a-sustainable-urban-forest-program_final-march-17-2017.pdf)

This document raises many important points including the need to protect and expand the existing urban forest. It clearly points out that mature trees are significantly more valuable than recently-planted ones and states that efforts should be made to preserve them. (See "Quick Fact #2" on page 13.) It also notes that 56% of Kitchener's urban forest is on privately-owned property and suggests that the city "use tools (i.e. bylaws) to maintain, protect and enhance the urban forest" (page 34).

I think this document and others on the City's website related to the protection and promotion of the urban forest are very relevant for the official plan and zoning change application submitted by the Walser Funeral Home.

Feel free to contact me if you wish to discuss further.

Regards,
Michael

Garett Stevenson

From: Garrett Stevenson
Sent: Thursday, October 12, 2017 4:41 PM
To: 'Michael Bean'
Subject: RE: Response to Application OP17/003/F/GS & ZC17/010/F/GS

Hello Michael,

Thank you for your comments - I can confirm that I have received your comments.

Thanks,

Garett

From: Michael Bean
Sent: Tuesday, October 10, 2017 8:34 PM
To: Garrett Stevenson
Cc: Scott Davey; Sarah Marsh
Subject: Response to Application OP17/003/F/GS & ZC17/010/F/GS

Garett:

Please find attached my formal response to the application submitted by the Henry Walser Funeral Home Ltd. to amend the Official Plan and change the zoning for the subject properties and acquire the Becker Street right-of-way that is currently owned by the City.

Feel free to contact me if you would like to discuss my concerns and the reasons that I **strongly oppose** this application. My contact information is included in the attached letter.

I have attached two copies of the letter: the original PDF version and a scanned version with my signature.

Please keep me informed of all future developments related to this application.

Regards,
Michael Bean

P.S. Sarah - I am cc'ing you because the properties in question, although in Ward 1, border on Ward 10 and are at the gateway to the downtown area, so decisions made with respect to this application will have an impact on your ward as well. Feel free to contact me if you wish to discuss my concerns further.

Kitchener, Ontario

October 10, 2017

Mr. Garrett Stevenson
Planner
Community Services Department, Planning
City of Kitchener
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7
garrett.stevenson@kitchener.ca

Dear Mr. Stevenson,

Re: Application by Henry Walser Funeral Ltd. to amend the Official Plan and change the zoning for 507 Frederick Street, 40, 44 and 48 Becker Street, and to acquire Becker Street north of Fife from the City of Kitchener (OP17/003/F/GS, ZC17/010/F/GS)

I am writing to advise you that I **strongly oppose** the application by Henry Walser Funeral Home Ltd. to:

- amend the City of Kitchener's Official Plan to change the land use designation for the subject properties from Mixed Use and Low Rise Residential to Commercial,
- change the zoning for the properties currently zoned Residential Six (R-6) with Special Use Regulation 362U to Commercial Residential Two (CR-2) with Special Use Provision 268U, and
- have Becker Street north of Fife Avenue declared surplus, closed and sold to the applicant

for the purpose of demolishing the existing residential structures and mature trees on the Becker Street properties, constructing an addition to the existing funeral home, and constructing a large surface-level parking lot with space for approximately 200 vehicles.

I am strongly opposed to the application for the following reasons:

- The proposal as currently put forward **would have a materially adverse impact on the only pedestrian, cyclist and transit link (Frederick Street) between Downtown Kitchener and the neighborhoods east of the expressway**, as well as a materially adverse impact on Krug Street, which is the only other pedestrian link between the neighborhoods east and west of the expressway.¹ In particular, the proposal would

¹ There are only four streets in Kitchener that link the neighborhoods east and west of the expressway: Victoria, Frederick, Krug and Ottawa. Victoria and Ottawa Streets are arterial roads that are designed to handle large volumes of traffic; neither street is pedestrian-friendly or cyclist-friendly, and this is not expected to change for the foreseeable future.

- exacerbate rather than help to mitigate the barrier that the expressway already creates between the neighborhoods east and west of the expressway,
 - discourage people east of the expressway from using the new LRT or going downtown even though for many people in the neighborhood, the Frederick LRT stop is only a 20-30 minute walk away, and
 - discourage people in the neighborhood immediately east of the expressway from patronizing the natural commercial hub for the area (Frederick Street Mall), which for most people is only a 5-10 minute walk away, and instead encourage them to get in their cars and drive to a more distant commercial hub.
- The proposal as currently put forward **would have a materially adverse impact on the environment.** In particular, it would
 - result in the destruction of a number of houses and large, mature trees, which serve to clean the air, moderate the air temperature, reduce the risk of flooding and provide a noise barrier, important functions given the proximity of the surrounding properties to the expressway, the direction of the prevailing winds (west to east) and the fact that the expressway passes over Krug Street, and
 - replace them with a large surface-level parking lot, which has no such environmental benefits and would in fact create an urban desert.
- The proposal as currently put forward **does not meet the higher standards that should be expected of proposals involving the acquisition of public assets.**
 - Proposals to acquire publicly-owned land for redevelopment purposes, particularly land that is as strategically-located as this, must demonstrate a clear benefit to the public.
 - In the downtown area, the City has used the sale of City-owned land as a means of spurring innovative, high-quality, mixed-used development that promotes walking, use of public transit, and opportunities for living and working in the same area; City-owned property has not been sold (and would not be sold) to private interests for the sole purpose of constructing a large surface-level parking lot.
 - Given the proximity of the area to the downtown (20-minute walk) and its strategic location, the same standard should be applied.
 - The Becker Street right-of-way should only be sold to a developer with an innovative redevelopment plan that is aligned with the City's long-term objectives and fully realizes the potential of this strategically-located site.
- The proposal as currently put forward **would set a bad precedent for future redevelopment in the area.**
 - A number of the residential properties along Frederick Street and in the block bounded by Frederick, Bruce, Ephraim and Ann Streets are candidates for redevelopment.
 - Redevelopment that supports walkability, use of transit, and living, working and accessing services within the same neighborhood should be encouraged.
 - However, approval of the current proposal would send the message to other developers that car-centric developments with 200-space surface-level parking lots are appropriate for the area, which would eventually turn Frederick Street into another Victoria Street.

- The City's ownership of Becker Street is a valuable option that should not be squandered on the construction of a large surface-level parking lot, but should be used to promote the development of a bona fide mixed-use hub on the periphery of the downtown.
- The proposal as currently put forward **is not consistent with the City of Kitchener's pedestrian charter**. In particular, it is not consistent with the following provisions:
 - "create walkable communities by giving high planning priority to compact, human-scale and mixed land use",
 - "support and encourage the planning, design and development of a walking environment in public and private spaces (both exterior and interior) that meets the travel needs of pedestrians", and
 - "ensure that residents' access to basic community amenities and services does not depend on car ownership or public transit use".
- The proposal as currently put forward **is not consistent with the protection, maintenance and enhancement of Kitchener's urban forest**, which the City of Kitchener has identified as an important objective.
 - See, for example, the March 17, 2017 background document "Developing a Sustainable Urban Forest Program" prepared by the City of Kitchener's Operations Environment Services, Infrastructure Services Department and section 4.1 of the City's Strategic Plan (2015-2018), which identifies the urban forest as a strategic initiative.
- The proposal as currently put forward **would generate high volumes of vehicle traffic on Becker, Fife, Ann and Bruce Streets and impede the access of emergency vehicles to residences on these streets**, many of which house elderly people.
 - The proposal calls for a large surface-level parking lot encompassing all the properties along Becker Street north of Fife Street, including the existing Becker Street right-of-way, with an entrance at the corner of Becker and Fife Streets.
 - Vehicles exiting the parking lot would either travel along Becker Street or, if they are headed for the expressway, take Fife Street and turn at either Ann or Bruce Streets.
 - Unlike the traffic associated with a medical building, for example, the traffic associated with a funeral home comes in waves, e.g., at the beginning and ending of funerals or visitations. During these times, Ann, Fife, Bruce and Becker Streets are likely to become clogged and inaccessible to the people who live there.
 - Absent significant on-street parking restrictions on Ann, Fife, Bruce and Becker Streets, visitors to the funeral home would continue to park on these streets, with the result that the homes on these streets would be effectively inaccessible to emergency vehicles such as ambulances/paramedics during times when large numbers of vehicles are entering or leaving the funeral home parking lot.
 - As there are funerals and visitations held virtually every day of the week, often several times a day, this would be a daily problem.
- **Changing the land use designation in the Official Plan to Commercial is not necessary.**

- The Mixed Use designation, which is the current land-use designation for the existing funeral home property, already allows for the operation of a funeral home. Changing the designation to Commercial is not necessary.
- Only the land-use designation for the Becker Street properties, currently designated Low Rise Residential, would need to be changed to proceed with the proposal, and the change would only need to be to Mixed Use.
- Land use designations should be set based on what is best for the community, not just to maximize the resale value of a particular owner's property.
- Any future owner of the subject properties contemplating development that falls outside the boundaries of the Mixed Use designation should have to apply for and justify changing the land use designation to Commercial.

The Henry Walser Funeral Home has been successful and grown substantially since its beginnings in the early 2000s. This success is to be congratulated. The funeral home has already expanded its operations and parking lot once in the current location during the past 10 years and now seeks to expand again, effectively doubling the size of its current building and parking lot. It is understandable that, as a successful business, it would wish to continue expanding. However, there comes a time in the life of every successful business when it outgrows its current location and needs to relocate elsewhere. It is becoming increasingly clear that this time has come.

Given that funeral homes are primarily visited by people in cars from across the entire city and region, they are not really well-suited for a neighborhood hub that is intended to promote walking, use of public transit, and opportunities for living and working in the same area. A better location for such a large funeral home would be on an arterial road such as Victoria Street or Ottawa Street. There are many locations on Victoria Street that would provide excellent access to the expressway and have ample space for current and future needs.

The Henry Walser Funeral Home Ltd. is planning to make a substantial investment in its business and clearly has the financial resources to do so. Rather than attempting to expand in a location that it has clearly outgrown, it would be better for it to direct its investment to a location that is more suitable.

I appreciate your bringing this application to my attention. I trust that you will give these comments careful consideration. Feel free to contact me if you wish to discuss any of these comments further. I can be reached by telephone at _____
or by postal mail at the return address on this letter.

Please keep me informed of all future developments related to this application.

Sincerely,

Michael Bean

cc: Councilor Scott Davey, Ward 1, scott.davey@kitchener.ca
Councilor Sarah Marsh, Ward 10, sarah.marsh@kitchener.ca

Garett Stevenson

From: Michael Bean
Sent: Friday, September 18, 2020 4:33 PM
To: Garett Stevenson
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

Garett,

Thank you for sending this notification. I will review it carefully and provide a formal objection.

However, based on what I have read thus far, I think it is outrageous for Mr. Walser to want to locate a crematorium in a residential neighborhood. The revised official City Plan indicates that such facilities belong in a Heavy Industrial Employment Zone.

As I stated in my original letter of objection, I think it is clear that Mr. Walser has outgrown the current location and he should be relocating his business elsewhere. Based on the direction in which he wishes to take his business, this should be a Heavy Industrial Employment Zone.

Regards,
Michael

From: Garett Stevenson [mailto:Garett.Stevenson@kitchener.ca]
Sent: Wednesday, September 16, 2020 4:54 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

Hello,

Please see my letter attached. If you have previously provided me with your mailing address, you will also receive a hard copy in the mail.

We are having some delay in posting the materials online – I hope that is resolved tomorrow or Friday.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

Kitchener, Ontario N2B 1Y3

October 15, 2020

Mr. Garrett Stevenson
Senior Planner
Community Services Department, Planning
City of Kitchener
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7
garrett.stevenson@kitchener.ca

Dear Mr. Stevenson,

Re: Revised Application by Henry Walser Funeral Ltd. to amend the Official Plan and change the zoning for 507 Frederick Street, 40, 44 and 48 Becker Street (OP17/003/F/GS, ZC17/010/F/GS)

I am writing to advise you that I **oppose in the strongest possible terms** the most recent application by Henry Walser Funeral Home Ltd. to:

- amend the City of Kitchener's Official Plan to change the land use designation for the subject properties to Commercial and add a special policy to permit the construction and use of a crematorium on these properties, and
- change the zoning for the subject properties, including those currently zoned Residential Six (R-6) with Special Use Regulation 362U, to General Commercial (COM-2) with Special Use Regulation 268U

for the purpose of demolishing the existing residential structures on the Becker Street properties, constructing a large surface-level parking lot, and constructing a crematorium.

In my letter to you dated October 10, 2017, I explained why I strongly opposed the original proposal. The reasons that I gave in that letter are still valid, and so in the interest of brevity, I will not repeat them here. Instead, I will focus on the most serious problem with the revised application, which is the request to construct a crematorium on these properties.

Simply put, this is an outrageous proposal that is incredibly disrespectful of the people who live in this neighborhood and the extensive work that the City has done over the past several years to develop a new zoning by-law, which City Council approved last year.

It is also very disturbing that a proposal like this would be put forward during a global pandemic when people are focused on the health, safety, and financial well-being of their families, and it is very concerning that so few people received notification of it.

Background

In 2019, the City of Kitchener passed a new zoning by-law governing zones that can broadly be described as mixed use (MIX), commercial (COM), employment (EMP), and institutional (INS). Given the number of significant changes to the zoning categories and permitted uses in the new zoning by-law, it is reasonable to assume that:

- City staff spent a significant amount of time developing the framework for the new by-law,
- the permitted uses within each zoning category were determined using a structured process, and
- the by-law reflects the most up-to-date thinking of City planners regarding which uses should be permitted in which zones.

In the 2019 by-law, funeral homes are permitted uses in the Institutional zones (INS-1 and INS-2) and Commercial zones COM-2, COM-3, and COM-4. Based on the 2019 by-law, the City rezoned the property where the existing Henry Walser funeral home building is located (507 Frederick Street) as General Commercial (COM-2). According to the 2019 by-law, “the purpose of this zone is to accommodate retail and commercial uses within the City’s Urban Corridors and Community and City Nodes”.

By contrast, the 2019 by-law only allows crematoriums to be located in the Heavy Industrial Employment zone (EMP-3). Moreover, in the regulations that accompany the permitted uses, the by-law states that a crematorium “shall not be located within 250 metres of a residential use, a day care facility, elementary school, secondary school or a post-secondary school or a lot zoned to permit a residential use, a day care facility, elementary school, secondary school or a post-secondary school”.

According to the 2019 by-law, “the purpose of [the EMP-3] zone is to accommodate industrial uses, including noxious uses, on lands that are separated from sensitive land uses.” For context, other uses that are only permitted in the EMP-3 zone include “adult sex film theatre”, “outdoor recycling operation”, “propane facility”, and “salvage or scrap yard”.

The 2019 by-law defines noxious uses as “the use of a premises which from its nature, or from the manner of carrying on same, causes or is liable to cause a condition which may become hazardous or injurious with regard to health or safety of any person, including but not limited to the escape of any destructive gas or fumes, dust, objectionable odour or noise, or a contaminant (as defined by the Environmental Protection Act)”.

Crematoriums are facilities whose sole purpose is to incinerate human corpses and the caskets in which they are contained. **By its very nature, cremation results in toxic emissions being released into the atmosphere. These emissions are particularly hazardous for people with respiratory problems and compromised immune systems. City planners clearly understood this and decided that such a facility should not be located where people live or students go to school.**

Reasons That the Application Should Be Rejected

There are many reasons that the application of Henry Walser Funeral Home Ltd. to construct a crematorium on the subject properties should be rejected. However, in this letter, I will highlight the following four:

1. The City just enacted a new by-law that restricts crematoriums to properties that are zoned Heavy Industrial Employment (EMP-3) and are located away from where people live and students go to school. Allowing a crematorium to be constructed on the subject properties would undermine the credibility of the new by-law and the planning process at a time when the City is being transformed and a principles-based approach to planning is needed to guide that transformation.
2. Special Use Regulations should not be used to modify the zoning of a property in a way that is contrary to the stated purpose of the property's zoning category. They should only be used to modify the property's zoning in an incidental way. Allowing a crematorium to be built on a property that is zoned Commercial or Institutional is not an incidental modification.
3. The Rosemount neighborhood is a perfect example of what planners refer to as "the missing middle", i.e., neighborhoods with a variety of housing options ranging from single-family detached to low-rise multiplexes that support walkability, local retail, and the use of public transit. Allowing a crematorium to be constructed on the subject properties would send the message that the City is not really serious about encouraging the development or sustainability of such neighborhoods.
4. The Walser Funeral Home does not need to locate a crematorium on the subject properties. If it wishes to enter the cremation business, it can build a crematorium elsewhere on a property that is zoned for that purpose and transport remains that are to be cremated to that location in the same way that it transports remains that are to be buried to a cemetery.

New By-law Restricts Crematoriums to EMP-3 Zone

The drafters of the new by-law placed crematoriums in the same zoning category as outdoor recycling operations, propane facilities, and salvage or scrap yards, and with good reason. All these facilities are potentially hazardous to the environment and the health and safety of people nearby. Moreover, the drafters added a regulation to prohibit crematoriums from being located within 250 metres of a residence or school even if the property was zoned EMP-3. Hence, it is clear that the drafters did not believe that a crematorium should be located anywhere near a residential neighborhood or commercial or institutional area.

To permit the construction of a crematorium where the Henry Walser Funeral Home is currently located, planners would have to acknowledge that the framework they used to draft the new by-law was flawed or the way in which it was applied to assign uses to zoning categories was flawed. Either way, the planning department's credibility would be undermined at the very time in the City's evolution when a principles-based approach to planning is needed more than ever.

Special Use Regulations Are Not Intended to Permit Uses That Are Contrary to a Zone's Purpose

The applicant has requested that the subject lands be zoned General Commercial (COM-2) with a Special Use Regulation to permit the construction and operation of a crematorium, effectively circumventing the requirements that a crematorium be located on property zoned Heavy Industrial Employment (EMP-3) and be at least 250 metres from residences or schools. However, Special Use Regulations are not intended to be used in this way.

Special Use Regulations should only be used to modify a property's zoning in an incidental way, not in a way that is contrary to the stated purpose of the property's zoning category, as doing so undermines the principles-based framework of the by-law.

The stated purpose of the General Commercial zone is "to accommodate retail and commercial uses within the City's Urban Corridors and Community and City Nodes". By their very nature, such uses will attract people. However, by placing crematoriums in a zone whose purpose is "to accommodate industrial uses, including noxious uses, on lands that are separated from sensitive land uses", the drafters of the new by-law made clear that crematoriums do not belong in places where groups of people are expected to congregate.

The Existing Neighborhood is a Perfect Example of the "Missing Middle" That Planners Advocate

Planners and urban design experts have been advocating that cities focus on developing neighborhoods that make up what is called "the missing middle". These are neighborhoods with a mixture of low-rise housing types (single-family detached, duplex, triplex, and multiplex) that support walkability, local retail, and the use of public transit.

The Rosemount neighborhood is a perfect example of the type of "missing middle" neighborhood that planners and urban design experts advocate. It has a mixture of low-rise housing types, a number of independent retailers, and does not require a car to get around. In fact, I know of many residents who do not own a car at all and walk or use public transit to get where they wish to go.

Locating a crematorium in this neighborhood would have a materially adverse effect on it and send a strong message that the City is not really interested in sustaining much less promoting "missing middle" neighborhoods.

The Funeral Home Does Not Need To Locate a Crematorium on This Site

The funeral home does not need to locate a crematorium on this site. If it wishes to enter the cremation business, it can build a crematorium elsewhere on a property that is zoned for that purpose and transport remains that are to be cremated to that location in the same way that it transports remains that are to be buried to a cemetery. Moreover, if it needs to have a "cremation tribute center" to facilitate various rituals immediately prior to cremation, it can locate that center with the crematorium on the separate site. It does not need to have the crematorium or cremation tribute center in the same location as the funeral home. Committal services are routinely conducted at grave sites, after all.

In summary, there is no valid reason for permitting a crematorium to be constructed on the current site of the Henry Walser Funeral Home or adjacent lands, and no valid reason for changing the zoning of the properties on Becker Street to General Commercial for the purpose of demolishing the existing residential structures and building a large surface-level parking lot.

The Walser Funeral Home does not need to locate a crematorium on these properties. If it wishes to enter the cremation business, it can construct a crematorium in a different location with the proper zoning for that purpose. If it is not willing to separate the crematorium from the funeral home, then the Walser Funeral Home needs to move its entire operation elsewhere.

It has become increasingly clear that the Walser Funeral Home has outgrown its current location, and will need to relocate at some point in the future. With that in mind, I believe that the best course of action would be for the City to reject the entire proposal and assist the Walser Funeral Home in finding a more suitable location for its operations. This would enable the subject properties to be redeveloped in a way that is compatible with the surrounding neighborhood and the City's vision for the Frederick Street corridor.

Feel free to contact me if you wish to discuss any of these comments further. I can be reached by telephone at 519-569-8958, by email at _____ or by postal mail at the return address on this letter.

Please keep me informed of all future developments related to this application.

Sincerely,

Michael Bean

cc: Councilor Scott Davey, Ward 1, scott.davey@kitchener.ca
Councilor Sarah Marsh, Ward 10, sarah.marsh@kitchener.ca

Garett Stevenson

From: Michael Bean
Sent: Thursday, November 25, 2021 10:11 AM
To: Garett Stevenson
Subject: [EXTERNAL] RE: Henry Walser Funeral Home Meeting Survey

Garrett,

I tried completing the attached survey, but when I got to the final page, I wasn't able to submit my answers. (The "submit" button wasn't working.) You may want to have your IT staff look into this.

In the event that this problem is not fixed in time for me to complete the survey, I would like to make you aware of two ways in which engagement could be improved:

- The postcard notifications appeared to many people to be "junk mail" and were thrown out. You should consider how such notifications can be made to look less like junk mail in the future.
- The postcard notifications came right after a letter from the City regarding the construction of sidewalks on Becker and Ann Streets, and some people in the neighborhood thought the meeting was going to be about that, not the proposed development at the Wasler funeral home.

My takeaway: Don't underestimate how busy people are and how easily distracted they can become. Important notifications like this need to be absolutely clear and not easily confused with something else.

Michael

Better notification of events and more clarity on what is being discussed. I almost threw out the postcard notification thinking it was junk mail, and I know people in the neighborhood who thought the event was to discuss the letter regarding construction of sidewalks on Becker and Ann Streets, which was sent out the week before.

From: Garett Stevenson [mailto:Garett.Stevenson@kitchener.ca]
Sent: Wednesday, November 24, 2021 8:39 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Henry Walser Funeral Home Meeting Survey

Hello,

Thank you for participating in the virtual Neighbourhood Meeting (NM) for the Official Plan and Zoning By-law Amendment applications application for **Henry Walser Funeral Home (507 Frederick Street)** held on **November 23, 2021**.

Here are the next steps:

Previous steps:		Current status:	Next steps:	
1	Notice of development sent and feedback requested	3	Staff consolidating all feedback in order to finalize a recommendation to be considered by Planning Committee and City Council	
2	Neighbourhood information session held		4	Council decision communicated back to residents who participated in information sessions

I have updated the City's website with the presentation from the meeting (takes a few days to update), as well as a recording of the meeting, which can be found online at www.kitchener.ca/planningapplications.

We know it is important for community members to be involved in decisions that affect them. In order to better serve the community, we would like to understand who currently participates in City-led engagement activities related to development services (e.g. urban planning, transportation planning, engineering, economic development). Please complete a short survey: <https://www.engagewr.ca/engagement-survey-planning>. We will use this information to help develop new engagement strategies that reach all members of our community.

Thank you for your participation at the meeting and for your comments and questions on this application. I will evaluate the comments received to date and will be in touch on the next steps for engagement.

Sincerely,

Garett

Garett Stevenson, BES, RPP, MCIP

Manager of Development Review | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

Garett Stevenson

From: Patricia Bellamy
Sent: Friday, October 16, 2020 10:38 PM
To: Garett Stevenson
Subject: [EXTERNAL] Walser Funeral Home/Crematorium

Good evening Garett,

I wanted to share my feelings around the proposed request for a zone change to build a crematorium at the Funeral home on Ann St. in Kitchener.

I am a resident in this neighbourhood for many years and feel a crematorium doesn't belong so close to our homes. I also worry that a crematorium so close to our home will bring down our property values. I also fear the smell could take away from our enjoyment in our yard. This is a lovely older neighbourhood and I do not agree with this change in the landscape. Nothing against Walsers and any addition just the crematorium., doesn't fit my residential neighbourhood.

Thank you,
Bellamy 's

Garett Stevenson

From: Julie Bender
Sent: Friday, October 16, 2020 1:41 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Crematorium

Hi Garrett,

Thank you! I appreciate how after some phone tag we were able to connect. At times it is easier to say something verbally than to try and write a novel in an email.

My name is Julie Bender. My cell as you know is My home info is:

I truly am thankful how there is transparency and open dialogue to include not only nearby residents but everyone (school boards, retailers, people living beyond borders)!

Living in this neighborhood is fantastic! As an example, it takes me 5 min to walk to Henry Walser Funeral home. It's established, it is a mature hood and we really are central to everything.

I'd like to provide you with a personal email you can use for your records (besides having my work email

Thank you again for your time.

Julie Bender

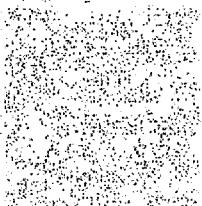
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Garett Stevenson

From: Rogers
Sent: Thursday, October 15, 2020 12:37 PM
To: Garett Stevenson
Subject: [EXTERNAL] Fwd: Henry Walser Zone Changes

Sent from my iPhone

Date: October 15, 2020 at 12:33:19 PM EDT
To: Victoria Best
Subject: Re: Henry Walser Zone Changes



Good Morning Garett,

After receiving this disturbing letter/notice of zone request changes to allow Henry Walser to expand their business to include construction
Of a crematorium on their property I am very concerned.

- 1) Not to long ago the City went through the exercise of revising its zoning bylaw and determined that a Crematorium belongs in a heavy industrial zone and do not belong within 250 meters of a existing or potential future residential area. I also agree with this decision.
I am hoping that this exercise wasn't a waste of tax payers money.
- 2) The existing City bylaw was not created 20 years ago, my understanding is the land was rezoned as COM-2 in the Zoning By-law 2019-051.
From what I read COM-2 does not permit Crematoriums, COM-2 only permits Crematoriums to be built in the new Heavy Industrial Employment Zone (EMP-3). Does this mean that the exercise that the city planners went thru, where, they determined that crematorium belongs in a heavy industrial zone was a waste of time and tax payers money (time spent on the 2019 re-zoning)? **What has changed since this decision was made in 2019?**
If the City approves this request it calls into question the credibility of the City's own planners.
- 3) This proposal is trying to get around the By-law 2019-051 by attaching a "Special Use Regulation" to the "General Commercial" Zone.
My understanding the "Special Use Regulation" is only used if the impact is incidental, I do not consider a Crematorium incidental, **DO YOU?**

- 4) Putting a crematorium on site will have a significant negative impact on our surrounding neighborhood. My understanding is that the City wants to promote neighborhoods that are "walkable" and with a variety of low-rise housing types. Our Neighborhood is currently exactly what The City is trying to promote. If re-zoning is passed the message the City is sending is not what they say they are promoting.
- 5) I am also concerned about the effect it will have on re-sale of our property.....Would you or the decision makers want to purchase a house with a crematorium in your backyard? I would not purchase.

Kelly Best

Garett Stevenson

From: sunny owl
Sent: Saturday, October 3, 2020 1:43 PM
To: Garett Stevenson
Subject: [EXTERNAL] Zone Change Application for Henry Walser Funeral Home

Re-Circulation of Amended Applications
Official Plan Amendment OP17/003/F/GS
Zone Change Application ZC17/010/F/GS
Henry Walser Funeral.Homes Ltd.
Leeann Marie Walsher, Henry James Walsher
254470 Ontario Ltd.
507 Frederick Street, Kitchener, ON

I would like to voice my concerns with regards to the proposed above-noted changes to the Plan and Zoning By-Law for crematorium/cremator in the new portion of the building at Henry Walsher Funeral home, 507 Frederick Street, Kitchener, ON.

As I reside in the neighbourhood directly behind the funeral home, I am concerned of the overall feeling and visual implications as well as any associated smell that would occur when the cremator is in use. I feel that as this is primarily a neighborhood with young families, it is important to keep the integrity of the neighbourhood as residential. And, adding this crematorium would create an industrial environment which would undermine the overall residential feel of the neighbourhood.

Therefore, please accept my application to reject the amendment of the Official Plan and the Zoning By-law for these changes to 507 Frederick Street, Kitchener, ON

Please keep me informed of any next steps and/or any future opportunities to provide input with regards to this application.

Here is my contact information:

Shelly Bowman

Best Regards,

Shelly Bowman

Sent from Yahoo Mail on Android

Garett Stevenson

From: Esther Braun
Sent: Wednesday, October 7, 2020 9:13 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser - re-zoning

To Garrett Stevenson

This email is to express my concern and objection to the Henry Walser Funeral home putting in a crematorium.

I have lived on Becker Street for over 25 years, I know the neighbourhood well, but in no way will support the re-zoning of that area to allow for a crematorium. That type of service has no business in being "in or anywhere close" to a residential neighbourhood. The zoning should not be changed !

If it weren't for Covid, I would be expressing these feelings loud and clear in person, in that the City should not allow a crematorium of any type or form to be operated on that property.

Please note my objection as being "completely and totally opposed" to allowing this.

What the resident's of this neighbourhood agreed to over 20 years ago, was for a funeral home only, nothing more. If he thinks he still needs a crematorium let him build it somewhere else.

NOT in Favour !

Esther Braun

Kitchener, ON

--
Esther Braun
Email: _____

Garett Stevenson

From: Roger Braun
Sent: Thursday, October 8, 2020 8:11 PM
To: Garett Stevenson
Subject: [EXTERNAL] Walser Proposed Expansion

Hello,

We just wanted to voice our opinion that we are quite shocked at the turn of events and will NOT BE SUPPORTING A crematorium just a few hundred feet from our home where we live.

Roger Braun

--

Thank you,

Roger Braun

Garett Stevenson

From: Jessica K Braun
Sent: Thursday, October 8, 2020 8:44 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Funeral Home Zoning

Dear Garrett Stevenson,

This email is to express my concern and objection to the installation of a crematorium at Henry Walser Funeral home in Kitchener.

I have lived on Becker Street for my entire life, I know the neighbourhood well, but in no way will support the re-zoning of that area to allow for a crematorium. That type of service has no business in being "in or anywhere close" to a residential neighbourhood. The zoning should not be changed!

Please note my objection as being "completely and totally opposed" to allowing this.

NOT in Favour !

Jessica Braun

Kitchener, ON

Garett Stevenson

From: Bev Drobot
Sent: Wednesday, October 14, 2020 6:01 PM
To: Garett Stevenson
Subject: [EXTERNAL] Zone Change Application - Henry Walser Funeral Home

Dear Mr. Stevenson,

I received the letter regarding the revised plan for the Walser Funeral Home. I am a tenant at 127 Ann St in Kitchener and my concern would be the environmental impact a crematorium would have in a residential area. I understand there could be greenhouse gases, mercury and other harmful chemicals emitted into the air. There is also a creep component to having bodies being cremated in my backyard.

Mr. Walsers also owns the apartment building I live in and would appreciate knowing if there has been an application submitted to rezone this address

I would like to remain on your mailing list and added to your email list _____.

Regards,

Bev Drobot

Kitchener ON

Garett Stevenson

From: Garrett Stevenson
Sent: Wednesday, October 14, 2020 11:17 AM
To: 'Jessie.'
Subject: RE: Proposed Crematorium

Hello Ms. Eulenberg,

Can I please have your full mailing address so I may ensure you are circulated on future notices for these applications?

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP
Senior Planner | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

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

From: Jessie . >
Sent: Tuesday, October 13, 2020 8:50 PM
To: Garrett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] Proposed Crematorium

Hello Garrett,

I am a resident on Hohner Avenue in Kitchener (about 1 km from Henry Walser Funeral Home).

Since I do not live in the area surrounding the funeral home, I did not receive any information about this. I feel that my family is still quite close to the proposed crematorium, and I have some concerns about this operation in our neighborhood.

I have to admit that I do not know a lot about crematoriums. But, my logic tells me that the air quality, smell and noise will be a concern for all of us living in the area- especially, the air quality and potential for harmful emissions. Do you have any environmental reports about the environmental/health impact of living near a cremation facility? If crematoriums were limited to industrial areas, why is this rezoning allowed to go through? And, of all places, why in the middle of the city in a neighbourhood?

I respect this funeral home, and I think they do great work for our community. But I think they can continue to use the City's current cremation facilities. I would love to hear more and encourage you to share the news of this rezoning with the community.

Yours truly,
Jessie Eulenberg

Garett Stevenson

From: Little Fairey
Sent: Tuesday, September 29, 2020 1:01 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry walser proposed crematorium

Hi. I have lived in this neighborhood for 32 years. I would not want this plan to move forward.
Worried about smell and toxins in our RESIDENTIAL neighborhood
Karen Fairey

Garett Stevenson

From: Liz Feil
Sent: Friday, October 16, 2020 12:28 PM
To: Garett Stevenson
Cc: Scott Davey
Subject: [EXTERNAL] Henry Walser Crematorium Proposal

Dear Mr Stevenson,

I'm writing this letter in response to the information we have received about the application by Henry Walser Funeral Home to add a cremator to his building. We did know that he had acquired land and applied to expand the building for more rooms and more parking spaces. However since we are out of the 120 meter range needed, we didn't know about the application for the crematorium to be added as well. My husband, daughter and I are not in favour of this. He is a very smart businessman knowing he only had to inform those directly around him. Now we have received a letter in our mailbox from him inviting us to a meeting on October 27th with guest speakers from the cremator company and environmental consultants with which he has had contact. He will also discuss plans and take questions after their input.

My husband grew up in this house and so has seen many changes in the neighbourhood in his 61 years. He grew up smelling Westons bread baking where his father worked. Our children enjoyed the same as we still do. However, our kids also experienced playing soccer at Bechtel Park when Parkview Cemetery was performing cremations. The smell was very unpleasant.

I can appreciate that Henry Walser wants to incorporate all aspects of the industry into his business and all under one roof to save on transport and travel expenses. I have been a nurse for 40 years with the last 18 years in Palliative Care. We realize that many more people are choosing cremation but there are reasons for by-laws and we believe this is one such case. We aren't saying he shouldn't own a crematorium, but it should be in a separate building away from the residential neighbourhood. We don't believe that in this case that there should be an exemption made to the by-law. This wasn't any part of the proposal when they applied for a family funeral home 20 years ago. There are many buildings around in the industrial areas that they can acquire and install a burner, away from thriving neighbourhoods, schools, shops and parks.

We are also concerned about how this will affect our real estate and property values. A lot of people are not in favour of cremation and it still is not widely accepted. We get many calls a year asking us if we want to sell our house as it is a desirable location. Our daughter, who is in her 20's, is looking to buy into real estate in this area and yet Mr. Walser has bought houses that he is going to tear down instead.

We are just disappointed that Henry Walser-with whom we have had business with at the funeral home- would, it seems, try to slip in a crematorium into his plans without informing the whole neighbourhood. We are not sure as a family now, that we could have another service there knowing there could be cremations being done in the same building.

When we looked at the proposal, we saw as well that he had requested to close the end of Becker Street. We still use that sidewalk beside the expressway to walk the dog and hopefully grandchildren on the way over to Weber Park or to the stores. We were happy to see that that request was turned down. There are enough changes going to be happening in our neighbourhood when the expressway exits are closed for the highway#7 flyover work and expansion.

Thank you for your work on this matter. I will be writing to Sarah Coutn to ask to be informed on this proposal. We will continue to be involved as this unfolds.

Elizabeth, Brian, and Rachel Feil

Garett Stevenson

From: Chris Fernick
Sent: Thursday, October 15, 2020 11:16 PM
To: Garett Stevenson
Cc: Scott Davey
Subject: [EXTERNAL] Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser, & 2544770 Ontario Inc

Senior Planner Stevenson,

Re: Re-Circulation of Amended Applications
Official Plan Amendment OP17/003/F/GS
Zone Change Application ZC17/010/F/GS
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser, &
2544770 Ontario Inc.
507 Frederick Street, 40, 44, & 48 Becker Street
https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_HenryWalser---Revised-Circulation-Letter.pdf

My Name is Chris Fernick and I purchased a home at _____ year. I have recently been contacted by a neighbour about the planned addition of a crematorium at the Henry Walser Funeral home. I would like to voice my concerns about such practices taking place so close to my home and my neighbours. I am quite distraught by the idea that there will be something like this so close to my home. I was also informed that the city passed a bylaw against having crematoriums so close to other business and homes. If this is the case why is this still being considered?

Please consider this to be a protest against this proposed change.

Thank you

Chris Fernick

Kitchener ON

Garett Stevenson

From: Glenda Forward
Sent: Monday, September 21, 2020 6:34 PM
To: Garett Stevenson
Subject: [EXTERNAL] Fwd: Official Plan Amendment OP17/003/F/GS & Zone Change Application ZC17/010/F/GS

Hi Garett Stevenson,

I am the property manager for 99 Becker Street since January 2017. I am writing with my comments and concerns regarding this application. The installation of a cremator is of concern for my tenants. We understand the applicants don't think it will disturb the residents, however we do not believe that will be the actual result and therefore are not in support of the application. In addition the expansion requires the elimination of existing housing. The City of Kitchener needs to ensure that residential housing is not eliminated especially given the lack of affordable housing and our homelessness situation.

Please keep me advised on this application.

Thank you,
Glenda Forward,

Garett Stevenson

From: JOHN GAMBLE
Sent: Wednesday, October 14, 2020 9:07 PM
To: Garett Stevenson
Subject: [EXTERNAL] Re: Henry Walser Funeral Home OPA/ZBA

I'm writing this email to inform you of my feelings about this important issue:

We should NOT have crematoria in a residential neighbourhood, but rather crematoria need to be located safely in an industrial area of the city for many reasons.

Before you read the arguments I have outlined below, allow me to express a major concern.

I've just learned about this proposal from watching the local news item a short while ago and was not aware of all the other meetings that occurred earlier. Suddenly I learn that this is coming to a vote during the current Covid 19 Pandemic.

We, the residents in and around this neighbourhood, have not been able to congregate together to discuss this situation, to go door-to-door to collect names on a petition, nor to discuss this very important issue publicly at this time because of the danger to our health that would entail.

Not only is it unfair to make this decision now, but one might interpret it as an attempt to push this issue through.

Notwithstanding the apparent poor timing of this proposal, here are 6 reasons why Crematoria should not be in residential neighbourhoods:

- **AIR POLLUTION:**

A Quote "The fact that this permit (to build crematoria on site is a funeral home) was approved is surprising because there is strong scientific evidence that crematoriums produce dangerous pollutants which are linked with serious health problems, especially for children. These pollutants include mercury, dioxins, dibenzofurans, sulfur dioxide, nitrogen oxide and hydrogen chloride.

In 2010, the United States Environmental Protection Agency stated that toxins are released into the environment through the cremation of human bodies. The most dangerous of these is mercury. During the cremation process, the mercury in the body becomes vaporized into a colorless, odorless gas. Even the new state-of-the-art facility that Galbreaith-Pickard wants to build is not capable of filtering the mercury vapors out of the exhaust from the smokestack.

Mercury is especially dangerous in this heated vaporized form because when it is inhaled, it is quickly absorbed into the bloodstream and carried to the brain and other organs. Even very small amounts of mercury can be dangerous. The EPA confirms that there are serious health effects from even low-level exposure to mercury.

Young children and unborn babies are the most vulnerable because their brains and nervous systems are still developing. Studies done by researchers at the University of Texas Health Science Center found that close proximity to sources of mercury release were associated with increases in learning disabilities, autism and special education rates. Adults can also develop problems with the brain and nervous system, as well as the lungs, kidneys and immune system."

[REFERENCE:

Should a Crematorium Be Built in a Residential Neighborhood?[POLL]

Ray Rossi

Published: April 21, 2014]

- **ASHES** from crematorium emissions:

From former complaints from people who lived in areas with crematoriums.

"They couldn't figure out what the ash was that kept falling on their back deck. It turned out to be exhaust from the crematorium behind their house."

"Down the quiet street in Saanich district, Joe Tanner regularly finds his car and his black Labrador dog covered in white, greasy ash."

"Interior Health wanted to avoid these kinds of problems in Kamloops, Mr. Ferguson said, adding that the thinking is that no level of air pollution is safe. "With crematoria, there's very, very little emission control. In fact, there's none in British Columbia. So when you put those reasons together, in our minds, it would be a bad public-health decision to locate a crematorium in a residential neighbourhood," he said."

According to Health Canada, elemental mercury from dental fillings doesn't generally pose a health risk, but mercury can change from one form to another in the environment and is most dangerous in a vapour form, when it can be carried by wind currents, staying in the atmosphere for long periods.

Since mercury emissions from crematoriums are not monitored by any regulatory body, there is no way to know if they are increasing or decreasing. Cremations, however, are rising steadily in British Columbia. According to the Cremation Association of North America, cremations in the province rose to 78 per cent of deaths in 2004 from 71.4 per cent in 1996. This is well above the Canadian average of 56 per cent in 2004, and for this reason the province should be paying attention, Dr. Willaеys said.

There is little Canadian data on the amount of mercury released per cremation, but Dr. Willaеys estimates that Canadian crematoriums were the source of between 110 and 410 kilograms of atmospheric mercury in 2004.

[REFERENCE:

NB Even though this is an older article, it may definitely may still apply to the situation on hand.

Besides which there is no need to worry about these issues to this extent if crematoria are located in industrial areas.

TARA CARMAN

VICTORIA

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED FEBRUARY 22, 2007]

• **SMOKE:**

Smoke from crematoriums contain particulate matter, which has been linked to heart attacks, bronchitis, exacerbation of asthma and other respiratory conditions

-due to little pieces of ash from human remains.

"If operators are trained properly and have an understanding of how to do things the right way, you should very seldom see smoke."

But he said even the most experienced crematory operators periodically will encounter issues that result in dark smoke.

"Sometimes you can misjudge a situation — the size of the person or the amount of fatty tissue they have, the container they're in — and it will have an adverse impact," said Nicodemus, who operated a crematorium in Virginia for 34 years.

[REFERENCE:

The Palm Be

REAL NEWS STARTS HERE

Residents fired up over smoke pouring from Lake Worth crematorium

By Joe Capozzi

Posted Jul 16, 2015 at 12:01 AM

Updated Sep 23, 2016 at 3:59 PM]

- **SMELL:**

-“Do crematoriums smell?

The operators at **crematoriums** heat bodies to 1,750 degrees Fahrenheit for two to three hours; they liken the **smell** close-up to a burnt pork roast. ... The scent is nauseating and sweet, putrid and steaky, or something like leather being tanned over a flame. The **smell** can be so thick and rich that it's almost a taste. Mar 26, 2007”

-“The operators at crematoriums heat bodies to 1,750 degrees Fahrenheit for two to three hours; they liken the smell close-up to a burnt pork roast. Unless someone's standing at the door of the actual cremator, however, it's unlikely anyone will catch a whiff. Modern cremation systems feature smoke stacks and exhaust fans that remove almost all odor.”

- please note this information says the fans remove “almost all odor”

[REFERENCE:

By MICHELLE TSAI

MARCH 26, 2007 6:33 PM]

- **HOUSE VALUE:**

Devaluation of housing in this and surrounding neighbourhoods will most likely occur. Crematoria project such a negative impact.

We, here in Kitchener, are a thriving neighbourhood attracting many house buyers from the GTA and elsewhere during this Covid time. We need to ensure more business in this respect by creating our warm and friendly city image, devoid of any negative industrialism structures in a residential area where one can possibly buy and relocate.

- **PSYCHOLOGICAL/EMOTIONAL:**

Finally, do we want our city to be known to be home to crematoria located in one of our residential neighbourhoods - the incineration of human beings with all the negative connotations from past history associated with such trauma?

Thanking you in advance for reading my thoughts, and for keeping me informed as to the progress of this proposal.

Marilyn Gamble

gamblej@rogers.com

On Oct 13, 2020, at 4:43 PM, Garrett Stevenson

<Garrett.Stevenson@kitchener.ca> wrote:

Hello,

Please see my circulation letters and Land Use Compatibility study which are posted online (3rd file down):

<https://www.kitchener.ca/en/planning-and-development-consultations.aspx#Proposed-Official-Plan--Zoning-By-law-Amendments---507-Frederick-Street-and-40-44--48-Becker-Street>

I look forward to receiving your comments.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca

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Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

Kitchener, ON .

December 14, 2020

Garett Stevenson, BES, RPP, MCIP
Senior Planner, Planning Division
City of Kitchener

Dear Mr. Stevenson:

Henry Walser's rezoning application to expand his funeral home by adding two crematoria and a 112-car parking lot to his existing facility is, in my opinion, problematic and will not only affect the immediate residential neighbourhood negatively but will set a precedent of rezoning much needed housing into industrial land.

It should not happen for many reasons I will outline below.

The Heavy industrial Area designation, smack in the middle of a quiet residential area, will have a negative impact, not only on that particular neighbourhood but also on those neighbourhoods nearby, as well as on the City of Kitchener in general.

This rezoning classification benefits only one particular business while taking away the beauty and character of the residential areas without giving anything back to the neighbourhood, surrounding neighbourhoods, or even to the city of Kitchener.

We are in the middle of a real estate boom. People are wanting to move from the GTA to areas outside of Toronto such as Waterloo Region. Our competitive edge will be negatively affected as we will be presenting an inferior neighbourhood with Henry Walser's addition of ovens, chimneys, and a huge parking lot.

Prospective buyers will be repulsed by a mix of housing and heavy industry instead of the quiet and quaint area it now offers with the much-needed desirable mix of single and multiple family housing. Rightly or wrongly, crematoria represent a negative psychological image to many with fear of future odours and emissions and the pollution of our immediate neighbourhood.

Prospective buyers will see an eyesore: Two chimneys and a 112-car parking lot instead of residential housing.

They will see the facility and panic and will not even bother looking into housing in the area. Prospective buyers will be difficult to convince whether or not a crematorium is safe, or is going to smell, be noisy, or is spewing poisonous fumes now or in the future. They will simply turn their backs and look elsewhere.

Prospective buyers do not want to live in or near a Heavy Industrial Zone. The 2 ovens and 2 chimneys are NOT going to attract buyers to this area.

In the past, in my experience, the trend in our region has been the opposite of this particular situation, where industrial zones are re-zoned in order to in-fill much needed housing.

At least two examples come to mind:

The corner of Cameron and Weber streets became the home of the Smiles & Chuckles factory in 1964. It was shut down in 1970 six years later. The property was left alone, creating an eyesore for over 20 years until the late 1990's when much-needed condominium townhouses were built and sold (to the relief of homeowners in that area).

The former Schneiders Meat Processing Plant was closed in 2015 and sold to Auburn Developments in 2017. This company is known for its redevelopment of the Arrow Lofts on Benton Street and The Barrels Yards community in Uptown Waterloo.

The Schneiders Meat project is being spearheaded by a local construction management firm Stonerise Construction. Auburn Developments, a London-based firm, is redeveloping the property. The plans include adding 2800 modern units on that 27-acre site.

The horrible smell and ugly space from the former Industrial Area are gone! These, in my opinion, are the directions our zoning by-laws should be taking us.

I did attend the virtual meeting Henry Walser conducted on October 27, 2020 where he discussed the reasons for his expansion plans to build TWO crematoria with a 112-car parking lot.

He came across as a sincere concerned citizen who attempted to allay all fears regarding up to two crematoria. He brought in his "Professionals" to explain how harmless a crematorium addition to his funeral home would be; however, his apparent concern for the residents put up all kinds of red flags for me.

The reports provided by "professionals" corroborated the points he wanted to make which, of course, added to the one-sided perspective.

He reported that he had not heard of any complaints from other crematorium facilities. This statement seemed therefore questionable and to be expected, of course.

Because the facility would be new, the multifaceted incinerating procedure would be clean, efficient and inspected on a regular basis. Safeguards would be in place—a backup system for hydro, etc.

However, this procedure is based on a trust issue which seems feasible only for now. Industrial facilities do not remain new. Things can and do change in time. New personnel in charge of the facility can occur. Operating schedules can be changed, and equipment parts can break down due to use and/or human error. Because there are two ovens and two chimneys involved, there are twice the possibility of problems, mistakes, and human error. The life span of the equipment, according to Henry Wälsler, is 25-30 years. He could not say what would happen to the facility after that. Current housing in and around the neighbourhood will definitely last longer than those thirty years. Housing can stay the same or can be renovated.

Several questions remain.

Would allowing this facility a zone change permit more industrial projects access to the neighbourhood? Although, we were told that the decision would be on a one-to-one basis, the precedent would have already been set.

Does allowing special permission for this one funeral home over others suggest that the City of Kitchener is favouring one funeral home over another?

Henry Wälsler did say that he would be providing better service to bereaved families by having a "one stop shop" where they wouldn't have to drive to a crematorium. How is driving to a crematorium any different than driving to a cemetery for a burial? This specific point made no sense to me as many people are now either having a graveside service or having a "celebration of life" at another time and location - whether or not it is a burial or cremation. This new and improved service benefits only his particular cliental at the expense of local residents.

The length of time and the working hours of cremation at his facility were brought up. Henry Wälsler explained that the process takes 90 minutes in duration, but only when needed. He also said that the facility should be done by 11:00 pm, unless a family had no choice but to come in later. He states that he is expecting no more than 5 cremations a day, about 500 over a year. Are there guarantees barring future increase in volumes?

Here again, he was downplaying the severity of the situation. In his presentation, he did not talk about the eventual expansion of his business and the probable use of his crematoria. It is conceivable that he would want the crematoria aspect of his facility to expand. He is, of course, thinking of his own future prosperous gains by excluding possible problems residents will have to deal with. Otherwise, why build two crematoria with a 112-car parking lot? The negative impact and potential for traffic, noise, emissions, etc. on this small residential neighbourhood is staggering!

Can he guarantee a pollution free operation? The smell emitted from the emissions can be experienced by driving by the crematorium on Victoria Street just before Forewell Rd. which, as it should be, is located in a heavy industrial area. Periodically there is a horrible odour, smelling like burning hair, coming from the facility. One can only imagine horrible smells, smoke, etc. resulting from the breakdown of a modern facility from general wear and tear as

well as the aging process. It can only be detrimental to the area. Please note that housing, on the other hand, can be easily fixed or renovated. Indeed, most houses and small apartment buildings in the area well exceed sixty years of age and have been impeccably maintained by their proud owners.

How many much-needed housing units will be displaced?

Henry Walser provided only a very short time to talk about his expansion and building plan. He briefly informed us that housing would be demolished. He seemed to be sugar-coating his plans by saying the expansion would be done in a "as needed" basis. However, the addition will displace many families in the process.

This important issue was sloughed over. Affordable housing will be demolished. The residents will be forced to find another place to live. Both rental and purchased units are now very difficult to find. The stress placed onto these residents would be enormous as scrambling for another place to live within their means may be a difficult task. Affordable housing right now is in a crisis in our region. This situation is exacerbated by expulsion during or after the Covid pandemic. Now is not the time to demolish homes for parking lots.

Is this the beginning of industrial expansion in our residential neighbourhood?

Although he stated that the crematoria would be limited to his own funeral home, Henry Walser did say that if fellow funeral homes were in need of a place, he would, of course, "help them out". The worrisome issue is that "helping out", could or would eventually grow into another profitable future business endeavour for Henry Walser. One can therefore expect even more pollution, more noise, more traffic, more smells, and more health risks favouring an already profitable business over a well-established, quiet residential neighbourhood.

Will residential property values be negatively affected?

The issue of present property values going down in the surrounding areas is another major concern. When questioned, Henry Walser evaded the issue by saying that no one had said anything to him, one way or another, relating to property values. He had again deflected the issue and therefore devalued our concerns by changing topics.

We have worked hard to maintain the integrity of our homes and neighbourhoods, and find it terribly unfair that Henry Walser would be allowed special permission to benefit only himself and his own business.

Please do not allow this unnecessary change to our zoning by-laws.

Sincerely,

Marilyn Gamble

Garett Stevenson

From: JOHN GAMBLE
Sent: Monday, November 22, 2021 5:22 PM
To: Garett Stevenson
Subject: [EXTERNAL] Nov.23/21 Neighbourhood Meeting

Marilvn Gamble

Kitchener, ON

November 22, 2021.

Garett Stevenson, BES, RPP, MCIP
Senior Planner, Planning Division
City of Kitchener

Dear Mr. Stevenson:

I'm wondering why yet another meeting regarding Henry Walser's proposal for a crematorium has been called for. The contentious issues have not gone away nor have the important points changed. The issues, the situation and the arguments are exactly the same. Calling for another meeting does not change any of these points.

This meeting is also being called during this Covid Pandemic. I, as well as others, cannot safely go around the neighbourhood discussing this and encouraging people to attend the virtual meeting in order to discuss the expansion and building of a crematorium addition to Henry Walser's Funeral Home. Is this meeting then a popularity contest in which the squeakiest wheel wins?

If not, then I would appreciate if you would include my December 14, 2020 e-mail to you into your deliberations. Please also include past similar points reported by other neighbourhood residents as found in the "Nextdoor Central Frederick" emails as well as those reported in The Record (Liz Monteiro, Nov.18/21: A crematorium doesn't belong in a neighbourhood, say Kitchener residents).

I also feel the email and the announcement card for this meeting is misleading and is quite biased in four main ways:

(i) Firstly, the drawing of the proposed crematorium shown does not accurately depict the plans as publicly presented by Henry Walser: The first and then eventually the second proposed chimney is missing! Instead, a beautiful building with these inaccuracies is being presented as truth!!

(ii) Henry Walser's depiction of his plans are shown existing in a very open green area and NOT in the busy residential neighbourhood where his funeral home is actually located.
(By the way, a crematorium as portrayed SHOULD exist in an already designated industrial zone AWAY from any residential neighbourhood.)

(iii) The word "cremator" is a brand new word for Henry Walser - It's a less commonly used term, and, in my opinion, purposely being used to try to soften the emotional impact of the word he had always used in the past, "crematorium".

(iv) This particular 'notice of proposed development' does not include important information: Henry Walser's name, location and reason for his proposal.

To repeat myself, we have all worked hard to maintain the integrity of our homes and neighbourhoods, and find it terribly unfair that Henry Walser would be allowed special permission to benefit only himself and his own business.

Please do not allow this unnecessary change to our zoning by-laws.

Finally and ironically, one main worry regarding the air quality being negatively impacted by the crematoriums is now personally problematic to me:

Since the beginning of these discussions, my husband's health has deteriorated. He has severe COPD and is currently being assessed to see if he can qualify for a lung transplant. As a result, I am emotionally drained at this time and unable to attend the neighbourhood meeting scheduled for tomorrow evening.

Please continue to keep me in the loop. I would like to know the results of the Planning Committee and City Council's decision regarding this issue.

Thanking you in advance,

Marilyn Gamble

Garett Stevenson

From: Pete Gatto
Sent: Thursday, October 15, 2020 2:55 PM
To: Garett Stevenson
Cc: Robin Gatto
Subject: [EXTERNAL] Comments in regards to ZC17/010/F/GS, OP17/003/f/GS

Dear Garett Stevenson;

I would like to write to you on my and my father's behalf in regards to Kitchener Zone Change application ZC17/010/F/GS and its amendment OP17/003/f/GS for the re-zoning of land at 507 Frederick street and 40, 44, and 48 Becker street.

My father and I moved into _____ in March of 2018 after my father completed his knee surgery and was no longer able to maintain his skilled jobs in the furniture restoration business. Finding this house was a godsend to us as we had finally, after an extremely long search, found a house that was affordable, comfortable, and safe.

Since then, it has sometimes been difficult for our household to maintain the money we need, but we manage and we are happy. I work from home full time and we are lucky to have the Canadian government benefits helping us out in terms of my father's unemployment insurance. The threat of losing this house due to the submitted zoning change request would overturn the entire lives of not only ourselves, but the other families living in the remaining houses in this application as well.

The act of having to find a new place to live in the current environment, both socially and economically, is a downright terrifying thought due to the lack of affordable, safe, and large enough housing available. An agreed upon settlement given as a "moving subsidy" would also not help to alleviate the worry, as it does nothing to solve the issue of finding a similar place to live.

We go above and beyond what is expected in our rental agreement to ensure that the house is maintained on the inside and out, looks pleasant, and continues to stay in a safe neighbourhood. It does not seem fair to be removed from the house due to the desire for additional parking. We have noticed in the last year that the additional parking space that has been added across the road has not been filled to capacity - perhaps it would be more pertinent to purchase another location in the city than to remove numerous families from their homes if more parking is needed down the line.

In summation, I believe that this proposal would negatively affect the lives of our family and those in the other houses listed – all of which have families with small children. I would like alternative plans to be considered that do not involve the removal of our homes, especially in such a difficult time as the Covid-19 pandemic.

We appreciate you taking the time to listen to our concerns and presenting them to the City Planning council. This issue is important to us and the opportunity to have a voice is crucial.

With Best Regards,

Peter Gatto & Robin Gatto

Kitchener, Ontario

October 15, 2020

CITY OF KITCHENER PLANNING DIVISION

200 KING STREET WEST | KITCHENER

As the owners of _____, we would like to make our opposition clear to the Official Plan Amendment OP17/003/F/GS and Zone Change Application ZC17/010/F/GS specific to Special Use Regulation (updating 268U) permitting use of a crematorium/cremator on site.

While we value Henry Wasler Funeral Home as a respected business within the City of Kitchener, and appreciate the land use compatibility study they had Trinity Consultants Ontario Inc. prepared, the proposed changes are still not compatible with the City of Kitchener's Official Plan or Zoning Bylaw. A crematorium/cremator in a commercial zone is not good for city planning and the City's new Official Plan has guidelines that crematoriums be in Industrial zones for this purpose.

It is important that these plans be followed not just for environmental purposes, and because they are close to businesses, but they are also close to residential properties. This crematorium needs to be in an Industrial zone.

MICHELLE GINGERICH AND LARRY HACKBART

139 Ann St

RECEIVED

OCT 12 2017

OP17/003/F/GS & ZC17/010/F/GS

Walser Funeral Home

Neighbourhood Information Meeting - Comment Form

COMMUNITY SERVICES DEPT.
PLANNING DIVISION

Please provide your feedback using this comment sheet. Please return (by mail, email or fax) to the address listed below by **October 16, 2017**.

1. What do you like most about your community?

I like that we have the amenities of a big city but still have a well cared for feel. Most residents take pride in their properties.

2. What changes would you like to see in your community?

There is a problem with traffic flow. It has become increasingly more difficult to get around the city.

3. What aspects about the proposed development do you like?

I feel that the development will be done responsibly and tastefully.

4. What concerns or comments do you have regarding the proposed development?

I am concerned that the noise level and pollution from the expressway will increase with the removal of grass, trees, and buildings. The residential feel of this block will be drastically changed and the traffic will increase. I do not agree with the proposed zoning change.

5. What do you think it is the one, single most important issue for Planning staff and Council to consider for these applications?

The zoning change to commercial does not appear to be necessary and gives me concern for the future. It

OP17/003/F/GS & ZC17/010/F/GS

...the whole feel of our neighbourhood.

Garett Stevenson

From: doreen groff
Sent: Thursday, October 15, 2020 12:13 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Funeral Homes Amendment and Zone Change Application

I am responding to your letter of September 16, 2020. As I have stated previously, I am opposed to changing the zoning to commercial. This has been a residential area for many years and changing the properties on Becker Street to commercial zoning changes the whole feel of the neighbourhood. I am not totally opposed to Henry Walser's plans but am concerned that in the future if he would sell the funeral home property we could end up with completely different commercial properties. I am also concerned that removing these homes and having a parking lot will cause more pollution and cause more noise from the expressway. I have already experienced this with the three homes that have already been removed on Becker Street.

As for the crematorium addition, I don't think that it would be a great environment problem but it seems like a residential area is not the suitable location for a crematorium. I am concerned that all the changes proposed might affect the value of my property. Henry is a good property owner and has been very informative about his plans for the future but I think an industrial or commercial area would be more suitable. The amount of property he has obtained is considerable and one wonders where it will lead in the future.

Doreen Groff

Kitchener, On

Garett Stevenson

From: Ashley E Harasym
Sent: Friday, October 16, 2020 1:26 PM
To: Garett Stevenson
Subject: [EXTERNAL] Zone Change - Henry Walser Funeral Homes

Hello,

It has come to my attention about a proposed crematorium and zone change in my neighbourhood of Rosemount. I did quickly review the land use compatibility study that was on the Kitchener website, but wonder the objectivity of that with the Funeral home paying for this service.

With a private crematorium being located up the road on Victoria street already (in what would be considered more industrial), what is the need for this to be created in our backyard, a residential community. And 2 stacks to appear? Where has cremation services been happening up until this time?

There are two elementary schools just over 1km from the location as well.

I think more information should be provided to a wider swath of homes in the neighbourhood and as a property owner, i would not approve of such a change and it does not seem to be in line with the current proposed bylaws.

Regards,
Ashley

Garett Stevenson

From: Allison Remillard
Sent: Tuesday, October 27, 2020 9:23 AM
To: 'mkfwalloschek@rogers.com'
Cc: Sarah Marsh; Maria Kalte; Gloria MacNeil; Steve Vrentzos; Garrett Stevenson
Subject: FW: New Response Completed for Property Standards Complaint Form

Good Morning Deborah,

Thank you for your complaint submission regarding the Henry Walser Funeral Home application to add a crematorium as a permitted use.

As this matter has to do with zoning, I have forwarded your comments and concerns on to our Senior Planner, Garrett Stevenson.

There will be more opportunities for community members and interested parties to provide comments on the proposal – no recommendation or decision has been made and no Committee or Council meeting has been scheduled to consider the Official Plan Amendment and Zoning By-law Amendment applications.

Kitchener Planning staff will hold an informal public meeting virtually in November or January and will provide ample notice to everyone that participated in the process.

If you would like to learn more about the application, please contact Garrett Stevenson at garett.stevenson@kitchener.ca, copied above.

Kind regards,

Allison Remillard

Constituency Assistant to Council | Office of the Mayor and Council | City of Kitchener
519.741.2200 x7768 | TTY 1-866-969-9994 | allison.remillard@kitchener.ca



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From: noreply@kitchener.ca <noreply@kitchener.ca>
Sent: Friday, October 23, 2020 11:51 AM
To: Info - Bylaw "Contact List" <Info-Bylaw@kitchener.ca>
Subject: New Response Completed for Property Standards Complaint Form

Hello,

Please note the following response to Property Standards Complaint Form has been submitted at Friday October 23rd 2020 11:49 AM with reference number 2020-10-23-021.

- **First name**
Deborah
- **Last name**
Harnack
- **Phone number**
- **Email address**
- **Address**
- **Postal code**
- **Address**

- **What is your concern/complaint about the property?**

I have just read that Henry Walser intends to build a crematorium in the neighborhood and wish to voice my concerns. I do not want this built in this area. We already have enough toxins to deal with from the expressway exhaust fumes. The noise levels and high traffic that this neighborhood has witnessed over the past 5 years is enough to deal with much less adding a smoke stack and 500 plus cremations a year. Who would ever want that so close to homes? Enough is enough. They are speeding up and down Dumfries Ave and the city won't do anything about it. The noise levels from the expressway is making it harder to enjoy our backyards and the ministry will not increase the noise barrier.

Allowing a crematorium to be added to this mix is over the top. Please do not allow this to take place. If Henry wants this let him buy a property out of town and build it. Please do not say yes to this project.

[This is an automated email notification -- please do not respond]

Garett Stevenson

From: Scott Davey
Sent: Tuesday, November 23, 2021 8:08 PM
To: Judi Hartman
Cc: Garett Stevenson
Subject: Re: [EXTERNAL] Re: H. Walker proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Judi & Mike,

Apologies for the inconvenience. Unfortunately the pandemic has forced changes in how we conduct meetings. I would welcome any suggestions but being that we cannot yet meet in groups it greatly limits out options.

Regardless... as you have copied Mr. Stevenson, he will ensure your questions are addressed.

Respectfully,

Scott Davey
Councillor, Ward 1
City of Kitchener

From: Judi Hartman
Sent: Tuesday, November 23, 2021 7:46:31 PM
To: Scott Davey <Scott.Davey@kitchener.ca>
Cc: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] Re: H. Walker proposal

Dear Mr. Davey;

My husband and I called in to tonight's neighbourhood meeting regarding the Henry Walser Funeral Home proposal for a crematorium.

As we don't have internet access (like many other older residents in this neighbourhood, we are not tech savvy) we joined by telephone. We do not appreciate the method or timing for this meeting - it is confusing and inaccessible to many without Zoom - the phone participants don't have the ability to indicate they are at the meeting, see the presentations, follow along with slide shows or ask questions. We are not able to engage. This is disappointing to say the least.

As a result, we wish to share the following points:

1. A crematorium requires a 'heavy industrial' zoning. Our neighbourhood is residential with mixed retail. The city recently spent considerable time and effort to update its zoning bylaw. We do not want the zoning in our neighbourhood changed to include heavy industrial. And what does it say about the bylaw if a business can obtain such an exemption so easily (at the whim of the current council)? Such a precedent could have significant consequences for those living near the business even though we trusted the city zoning bylaw.

2. This heavy industrial use will add to the already loud noise levels and heavy emissions from: the expressway, the trains, the airport etc.
3. If this equipment is gas-fired, how does this align with climate change and the city's plans to mitigate the climate emergency?
4. In a housing crisis, removing housing stock to make room for parking and the dead is irresponsible and inconsistent.
5. Mr. Walser's cremations are currently conducted at other sites. According to news reports, he does 700 cremations/year. This proposal would mean we are supposed to give up our health and the enjoyment of our property and neighbourhood 365 days a year so that Mr. Walser's customers are more comfortable and, presumably his costs are lower/profits higher. We feel like the residents are sacrificial lambs.

We have now hung up from the call as we cannot follow the speaker's references to slides etc. We wish to be kept informed of any future public meetings, consultations, decisions etc.

Respectfully,
Judi and Mike Hartman

Sent from my iPhone

On Oct 14, 2020, at 12:29 PM, Scott Davey <Scott.Davey@kitchener.ca> wrote:

Hi Mike and Judi,

Just a quick note to let you know that I've received your email. Thanks for sending your thoughts and concerns on the issue. While it's inappropriate for me to take a position without the benefit of all input, and the staff-report, please know that the points you have raised will be included in the decision.

Respectfully,

Scott Davey
Councilor, Ward 1
City of Kitchener

From: Judi Hartman. >
Sent: Wednesday, October 14, 2020 12:20:12 PM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Cc: Scott Davey <Scott.Davey@kitchener.ca>
Subject: [EXTERNAL] H. Walker proposal

Dear Mr. Stevenson;

My husband and I live in the Rosemount neighborhood and have become aware of the official plan amendment application and zoning bylaw amendment application to add a crematorium to the Henry Walker Funeral Home.

We want to start by saying that we have no issues with the funeral home or crematoriums. However, we do not support these applications.

While we do not live immediately adjacent to this business, we purchased our home in this established neighborhood with an understanding of the existing mix of residential and commercial properties and usages which includes single family homes, several small apartment buildings and a wide variety of retail and service sector businesses.

Since then, the city has made several significant alterations to our neighborhood eg. the approval of duplexing single family homes; allowing parking on aprons and the boulevards; and the construction of townhouses on Rosemount where single family homes were promised.

We did not expect or anticipate that the zoning nearby would be changed to allow 'heavy industrial' use. Crematoriums are classed as 'heavy industrial' according to the city's own bylaws.

We also walk within 250 metres of the funeral home several times a day for health and environmental reasons (as do many others). We already experience increased air quality and particulate pollution related to the traffic on the expressway (when the Covid-19 pandemic lockdown happened, we learned what the air quality could be like with reduced traffic!).

Approving these applications and changing the zoning to 'heavy industrial' sets this area up for further degradation of what was once considered a very desirable neighborhood. In our opinion, approval would be inconsistent with municipal bylaws, 'heavy industrial' does not fit with the neighborhood (with its pedestrian friendly boulevards, bicycle lanes and mature trees,) and would further erode neighborhood health and property values beyond what would be considered reasonable.

We appreciate the opportunity to provide these comments and wish to be kept informed of this process and decision- making.

Respectfully,
Mike & Judi Hartman

Kitchener ON

Sent from my iPhone

Garett Stevenson

From: Linda Haufe
Sent: Thursday, October 15, 2020 4:35 PM
To: Garrett Stevenson; Scott Davey
Subject: [EXTERNAL] Zone Change Application/Official Plan Amendment concerns

Dear Mr. Stevenson,

Re:
Re-circulation of Amended Applications
Official Plan Amendment OP17/003/F/GS
Zone Change Application ZC17/010/F/GS
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser & 2544770 Ontario Inc.
507 Frederick Street, 40, 44, & 48 Becker Street

Thank-you for sending your letter advising residents of the Official Plan Amendment application for the Henry Walser Funeral Home property (507 Frederick Street). As a home owner in the area, I have a few questions and concerns that I hope you can help address:

1. You mentioned you will forwarding the Land Use Compatibility Study from Trinity Consultants to the "appropriate agencies" to assist in your review.
 1. Who are these agencies?
 2. Is there a conflict of interest in that the applicant hired the consultants?
 3. Will your review look into the completeness of the report and ensure all facets of Land Use were addressed?
2. As to the new zoning by-laws:
 1. Crematoriums are not permitted in the COM-2 zone, will this Special Use Regulation (268U) open up the zone to other uses as well or just crematoriums/cremators?
 2. As crematoriums/cremators are allowed in the EMP-3 (Heavy Industrial Employment) zone, does this mean that the zone in question may be changed again?
 - If so, does this open up the zone to other industrial uses?
 3. The new crematorium/cremator is within 250 metres from a residential zone and subsequently against the current by-law. Does this apply to all zones?
 4. Does any by-law speak to the auditing, control and reporting processes in place for crematoriums/cremators (for example, ensuring air quality on a daily basis is within acceptable levels)?
 - If so, would there be consideration to amending these processes to to the proximity of homes/businesses?
3. Environmental and economical impacts:
 1. Will the rezoning and location of the crematorium/cremator impact my property value?
 2. The Land Use Compatibility Study states an ECA application will be submitted to MECP for review. Will residents be made aware of the results of this review?

With that said, I would like to thank Henry Walser Funeral Home for their transparency and including resident's input in their zoning change request. I greatly appreciate their local family run business and in the past have used their services because of this. I also appreciate the growth of their business and addressing the need to expand their business as well as alleviate the traffic congestion on both Ann and Becker Street.

Thank-you,

Garett Stevenson

From: Garett Stevenson
Sent: Saturday, October 10, 2020 8:53 AM
To: 'kendra hilborn'
Subject: RE: crematorium

Hello Ms. Hilborn,

Thank you for your comments. May I have your mailing address please for future City correspondence on this file?

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

From: kendra hilborn.
Sent: Friday, October 09, 2020 4:59 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] crematorium

Hi Mr. Stevenson,

I currently live in the area of the new proposed crematorium in Kitchener. I, like many of my neighbors have deep concerns regarding this in our residential area. I have been doing some research on the smoke, smell, environmental and emotional impact such a business can have on this area. While some say modern systems will control some of the smell and smoke concerns, it is not a guarantee. That alone is cause to stop this application from going through.

I hope you consider not granting this application. The negative impact on the neighborhood far out way the benefits to the business.

Sincerely,

Kendra Hilborn

Garett Stevenson

From: Ed Hummel
Sent: Tuesday, October 13, 2020 12:07 PM
To: Garett Stevenson
Cc: Your Turn
Subject: [EXTERNAL] Henry Walser Funeral Homes

Hi

We are opposed to the zone changes that would allow a crematorium in our residential neighbourhood. A crematorium is industrial equipment that requires industrial zoning. Henry Walser has changed their zoning request for special use provisions 362U and 268U seems to be a way to try to minimize their effect on the neighbourhood and camouflage the fact that this industrial process will be operating within around 30 meters of a home. Even in Williamsburg the nearest home is 130 meters away. On Fredrick St the prevailing winds are from the north-west direction so any possible pollutants due to everyday use or equipment failure would drift directly into our neighbourhood. When doing a Google search for crematorium, the Henry Walser's company name comes up listed first. It is clear that they have access to cremation from other close by furnaces this side of Kitchener. Financial benefit seems to be their reason for this zone change request not benefit for the neighbourhood.

Many religions allow cremations and as a Christian, I believe in it. You should be aware that there are Muslims that are forbidden to take part in the act of cremation in any way, including witnessing the event or even stating approval of it.

Homes that are sold here are on the market for just days indicate that many buyers are looking to live close to downtown Kitchener but not too close. Our neighbourhood provides an alternative to urban sprawl in subdivisions.

Please put my Email address on your list for future developments.

Thanks

Ed & Jane Hummel

Garett Stevenson

From: Ed Hummel
Sent: Saturday, November 20, 2021 3:21 PM
To: Garett Stevenson
Cc: Your Turn; Hummel Jane
Subject: [EXTERNAL] Henry Walser zone change

Hi Garett

I disagree with the zone change request for the Walser crematorium. My reasons follow.

This request for a zone change is a bad idea. The Rosemount area is a residential not an industrial park. It should not be allowed for several reasons.

- 1/ It is too close to homes especially on Ann Street and Fife Ave.
- 2/ It will add noise during the day inside the expressway sound barriers and add to that already noisy situation.
- 3/ This is an industrial furnace traditionally only allowed in an industrial zoning area.
- 4/ The smoke stack will add exhaust toward the neighbourhood most days due to the north-west prevailing winds.
- 5/ There has been much debate about allowing backyard fires on our properties but now the request is asking that a large industrial furnace be allowed.
- 6/ Henry Walser has been quickly growing a successful business providing cremations at an offsite less sensitive area. That has proved that the present situation without an onsite crematorium is financially feasible for his business.
- 7/ Home values can be affected especially very close ones.
- 8/ Home owners who agree with the proposal may be employees of Henry Walser.
- 9/ What argument will the city and the Rosemount residents have when a second furnace is requested, or even a third one?
- 10/ There is a "yuk" factor to the burning of human corpses right near our homes.
- 11/ This does come down to quality of life vs financial gain.

ALSO a comment on the info I have received makes no mention of a crematorium or even the possibility of a second one. Should that zoning change requirement be included?

Thanks for your attention to this issue.

-2456

Garett Stevenson

From: Danny Jagas
Sent: Thursday, November 4, 2021 9:18 PM
To: Garett Stevenson
Subject: [EXTERNAL] Becker Properties

Hi Garett,

Are these zoning changes literally taking old houses or triplex and creating more oe larger units? What do they want to do there?

I don't undertand all the zoning numbers but I am a teaxher and multi unit landlord and like being informed on what people are doing in our city.

Danny Jagas

Garett Stevenson

From: Anne Jung
Sent: Wednesday, October 14, 2020 8:48 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser proposal

Hello Garett,

I recently became aware of Henry Walser's plan to build a crematorium at his Frederick St location.

As homeowner at , I am against a crematorium being built in my neighbourhood.

I know many people, myself included, who would not want to buy a house in an area with a crematorium. My neighbours feel the same. Let Mr. Walser find an industrial location, not our residential neighborhood.

Which brings me to the other point, I also feel strongly against Walser's application for commercial zoning. Leave our neighborhood a residential one.

Thank you for listening and gathering comments,

Anne Jung and family

Kitchener, ON

Garett Stevenson

From:
Sent: Monday, October 12, 2020 10:44 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser funeral home application

Hello Garrett,

My name is Darcy Jewer and I live on Bournemouth ave near the Henry walser funeral home and I am writing you to let you know that a lot of people living in this area do NOT want this plan for a crematorium to go through. There have been studies to show they can put toxins in the air.

"In 2010, the United States Environmental Protection Agency stated that toxins are released into the environment through the cremation of human bodies. The most dangerous of these is mercury. During the cremation process, the mercury in the body becomes vaporized into a colorless, odorless gas. Even the new state-of-the-art facility that Galbreath-Pickard wants to build is not capable of filtering the mercury vapors out of the exhaust from the smokestack.

Mercury is especially dangerous in this heated vaporized form because when it is inhaled, it is quickly absorbed into the bloodstream and carried to the brain and other organs. Even very small amounts of mercury can be dangerous. The EPA confirms that there are serious health effects from even low-level exposure to mercury." It has also been shown that crematoriums in residential neighbourhoods can lower the property value any where from 5-10%

Please do not let this happen.

Thank you for your time

Darcy J.

Garett Stevenson

From: Arnie Karnupis
Sent: Thursday, October 15, 2020 7:38 PM
To: Garett Stevenson
Subject: [EXTERNAL] crematorium

Dear Mr. Stevenson,

In regards to the request for permission to build a crematorium on the land at 507 Frederick Street, 40, 44, & 48 Becker Street, I've been a resident and home owner in this neighbourhood for over 57 years and do not want such a business starting up in our back yards. A crematorium should never be allowed to move in to an existing residential area.

Sincerely,
Arnie Karnupis

Kitchener, Ontario

Garett Stevenson

From: Scott Davey
Sent: Thursday, November 25, 2021 2:07 PM
To: Jane Keller
Cc: Allison Remillard; Garett Stevenson
Subject: Re: [EXTERNAL] Living in Rosemount Area

Hi Jane,

Thank you for contacting on these two issues. I'm happy to help.

Firstly on the Walser Funeral home issue... we have a much wider notification area than required. I believe it's double (240M radius) but Islington Ave is 400M-800M away depending on where you live on the street... so you are well outside of the notification area. I have, however, cc'd the Planner on this file to provide you with a link to the recorded meeting, and to include you in future communications in anticipation of this coming to council for decision.

On the second item, a quick look at your address shows the city picks up leaves "as necessary" in your area. I've copied my assistant to confirm, but I believe this means workers will return for a final leaf removal.

Respectfully,

Scott Davey
Councillor, Ward 1
City of Kitchener

From: Jane Keller <
Sent: Thursday, November 25, 2021, 9:15 a.m.
To: Scott Davey
Subject: [EXTERNAL] Living in Rosemount Area

Good morning Scott,

We love living in the Rosemount area of Kitchener.
We chose this area a number of years ago and have no regrets.

I am dismayed at two things though.
We live on Islington Avenue.

We follow the protocol for putting leaves out on the edge of the road. We had leaf pick up ONCE. This was early in the process when hardly any leaves had fallen off trees. Now piles of leaves are still sitting there. These will soon be covered by snow and potentially ice, becoming a hazard. So, when indeed will these leaves be cleared off the roads? In all honesty, trying to follow the City of Kitchener's link on the website is not great!

Secondly, the proposal for Henry Walser crematorium in a RESIDENTIAL AREA.

Sure, the funeral home borders on an area that is both business and residential but it seems the neighbourhood people have a right to question why here? Seems like a convenience for the funeral home. Does what they are currently doing not suffice?

I missed the meeting, again had no idea there was a meeting????
How was it publicized?

No announcement appeared in my letter box.

There are so many questions surrounding a crematorium in a mostly residential neighbourhood. One cannot control the way the wind blows. So, pollution, odor, etc etc. If this proposal went ahead and issues occur in the future, then what would the City of Kitchener do if major concerns, health hazards occur? We all know it's hard to undo things after the fact.

I thank you for looking into these matters.

Jane Keller

Garett Stevenson

From: Marguarite Knechtel
Sent: Thursday, October 8, 2020 3:35 PM
To: Garett Stevenson; michaelabean@rogers.com
Subject: [EXTERNAL] Walser funeral home extension

Dear Mr. Stevenson,

I totally object to the erection of a crematorium at the Walser Funeral home location on Frederick Street. I live on Edinburgh Rd, just a few streets south and do not want to be near the emissions from said planned crematorium. I also object to the fact, given that I will be in direct line of fumes, obnoxious smells etc., that I had to hear this information from a neighbour and the local newspaper. Notice of this type of addition should have been sent further afield in the neighbourhood than the few metres that are listed in the by-law.

Please forward my objections to the City Council.

Sincerely,

Margarite Knechtel

Kitchener, ON |

OP17/003/F/GS & ZC17/010/F/GS**Walser Funeral Home****Neighbourhood Information Meeting - Comment Form**

Please provide your feedback using this comment sheet. Please return (by mail, email or fax) to the address listed below by **October 16, 2017**.

1. What do you like most about your community?

A QUIET NEIGHBOURHOOD AND VERY
CLOSE TO ALL AMENITIES

2. What changes would you like to see in your community?

NOT REALLY A LOT

3. What aspects about the proposed development do you like?

A BUSINESS IS EXPANDING
HOPEFULLY CREATING EMPLOYMENT
HOPEFULLY PARKING OFF THE STREET

4. What concerns or comments do you have regarding the proposed development?

= THE SIDEWALK CONNECTING FIFE TO FREDERIC.
THAT IT IS MOSTLY STRAIGHT OR PEOPLE WILL
WALK ANYWHERE
- A ^{NEW} SOUND BARRIER?

5. What do you think it is the one, single most important issue for Planning staff and Council to consider for these applications?

FUTURE COMMERCIAL USE IN A QUIET RESIDENTIAL
NEIGHBOURHOOD



Thank you for taking the time to fill out this form. Staff can only consider comments if they include a name and address. Please note that all comments and addresses noted on this form may be used as part of a public staff report; however your name and any other personal identifying information will be kept confidential in accordance with Freedom of Information regulations.

Name: RICHARD & HEATHER KRAFT
Signature: Richard Kraft
Address: KITCHENER N2B-1X3
Phone: _____
Email: _____
Date: Sept 18, 2017

To learn more about the planning process, you can check out the Ministry of Municipal Affairs and Housing's publication Citizens' Guide to Land Use Planning at: <http://www.mah.gov.on.ca/Page338.aspx>

Please Direct All Questions, Comments, and Forms to:

Garett Stevenson
garett.stevenson@kitchener.ca
City Hall, P.O. Box 1118
200 King Street West, Kitchener, Ontario N2G 4G7
519.741.2200 x 7070, FAX: 519.741.2624, TDD\TYT: 866.969.9994

Please complete this section if you attended the Neighbourhood Information Meeting. The City's Planning Division appreciates your input on the meeting as well.

1. I found the information to be presented in a clear and understandable manner.
(disagree strongly) 1.....2.....3.....4.....(5)(agree strongly)
2. I feel that my questions and concerns were heard by City staff.
(disagree strongly) 1.....2.....3.....4.....(5)(agree strongly)
3. I found the meeting location and time convenient.
(disagree strongly) 1.....2.....3.....4.....(5)(agree strongly)
4. How did you find out about the Neighbourhood Information Meeting?
HEATHER HAD A SIGN IN FRONT OF HIS BUILDING
5. Do you have any other comments regarding this Neighbourhood Information Meeting?
THE SPEAKERS TRIED TO KEEP THE MEETING ON TRACK

Garett Stevenson

From: Rick Kraft <
Sent: Sunday, September 27, 2020 9:33 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry wWakser Amendments

Hi Garett

Regarding the Henry Walser Amendments application. My wife Heather and I do not have any issues with any of the changes that Henry is proposing! We are 100% behind his business.

We do have a question though regarding the public sidewalk. When MTO is all finished with road allowances and moving the sound barrier wall etc. will the sidewalk still be there? It is used a lot and we would like to see it remain. If it is a question for MTO could you please send me the contact information so I could inquire with them.

Thanks

Rick & Heather

Garett Stevenson

From: Heather Meyer-Kraft
Sent: Friday, October 16, 2020 8:09 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Funeral home

Hi

I believe that what Henry Walser is doing, is fine. I do not believe that it will have any affect on our area.

My greatest concern and I am not sure at what point this needs to be addressed and with whom, is the side walk . From all the drawings I see, it looks like we will lose the walk way on Becker St. to Fredrick.

My concern is Henry's parking lot will become the walk way, which could become a safety issue for everyone. I know this is MTO but I am not sure who and when this should be addressed

Thank you
Heather Meyer-Kraft

Kitchener, Ontario

Garett Stevenson

From: Heather Meyer-Kraft <
Sent: Wednesday, November 24, 2021 8:07 AM
To: Garett Stevenson
Subject: [EXTERNAL] Becker St.

Importance: High

Hi Garett

Last night I posed the question about side walks on both sides of Becker from Fife to Fredrick. You did not seem to be aware that the city had just sent us a letter regarding the reconstruction of Becker from Fife to Fredrick. (new water etc. the same as what has just been completed from Krug to Fife on Becker) In the letter it said that sidewalk will be put on both sides of the street. I have sent back the letter with my question of this, to Darren Kropf, (Active Transportation Planning project Manager) I feel it is that one hand works against the other. If the MTO is not going to give us a right away to Fredrick St. what is the purpose of one sidewalk let alone 2? Then it becomes a safety issue for Henry?

I too have been dealing with MTO for years, it seems every time I get a name, they change. I would like to know who I also can contact at MTO to voice my concerns. I am the 2nd house after the apartment on Becker and I am very concern about the new roads going through.

I would also like to have the contact for the Ontario Ministry environment, to show my support for Henry's plans. Along with, the contact for the region of Waterloo as they also have to approve this as well.

Thank you for your time

I felt the meeting was very well ran last night.

Heather Meyer-Kraft

Garett Stevenson

From: Garett Stevenson
Sent: Sunday, November 28, 2021 4:28 PM
To: 'Rick Kraft'
Subject: RE: [EXTERNAL] Walsheers

Hi Rick,

I have looked through our records and what I can find:

1987 – Occupancy Permit for a warehouse for International Expeditors

1994 – Occupancy Permit for Tele-Connect for a repair service

2001 – Approvals for a new funeral home

Thanks,

Garett

From: Rick Kraft <
Sent: Friday, November 26, 2021 8:52 AM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] Walsheers

Good Morning Garett

I am wondering if you can help me. Is it possible to find out what a property used to be years ago? I am under the impression that Henry's property used to be a brass foundry many years ago. Is it possible to find out if this was true? I you have to would you please forward this to someone that could answer my question.

I am just trying to get true facts.

Thanks

Rick Kraft

Garett Stevenson

From: Rick Kraft
Sent: Wednesday, December 1, 2021 8:19 AM
To: Garett Stevenson
Subject: [EXTERNAL] contact info

Morning Garett

I am in support of Henry Walser's expansion and so are many of my neighbours.

I am hoping that you could give me some contact information as to who we could voice our support to.

Example the region, the ministry of the environment or anyone else that may have a say in allowing this project to move forward.

I appreciate all your help in this matter!

Thanks

Rick Kraft

Garett Stevenson

From: Kim Larose
Sent: Friday, October 16, 2020 2:26 PM
To: Garett Stevenson
Subject: [EXTERNAL] Re-Circulation of Amended Applications , Official Plan Amendment OP17/003/F/GS , Zone Change Application ZC17/010/F/GS Henry Walser Funeral Homes Ltd.

Garrett

Please accept this e-mail expressing extreme concern over allowing a Crematorium to be built at the site of Henry Walser Funeral Home.

While Henry Walser Funeral Home provides quality service, this addition is highly inappropriate for this neighborhood. It is basically and almost totally residential.

I don't understand how this neighborhood could be construed as anything close to a Heavy Industrial Employment Zone (EMP-3)

I have lived at _____ for 22 years and do not wish to have the neighborhood compromised.

Thank you

Kim Larose

Kitchener

Garett Stevenson

From: Brittany Swartzentruber on behalf of Internet - Info
Sent: Wednesday, November 24, 2021 6:08 PM
To: Garett Stevenson
Subject: FW: Henry Walser Funeral Home

Hello Garrett,

We received the below email which is similar to another email about this location when they had asked we forward their feedback to you. Is this a project you are working on and would be able to respond to the resident?

Thank you.

Regards,
Brittany Swartzentruber
Customer Service Representative | Corporate Contact Centre (CCC) | Community Services | City of Kitchener
P: 519-741-2345 | F: 519-741-2872 | TTY 1-866-969-9994 | Brittany.Swartzentruber@kitchener.ca

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

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of Debbie Lorentz
Sent: Wednesday, November 24, 2021 6:01 PM
To: Internet - Info <Info@kitchener.ca>
Subject: Henry Walser Funeral Home

Hello, when my mom passed away ..one vivid memory I have of the funeral is when we walked out of the church we had to let her go to a crematorium in Waterloo and out of the funeral directors care after he had been with her and us every step of the way, I can still see them pulling away and how it felt . it would definitely give families more comfort to have their loved ones stay at the funeral home they were with and not go somewhere else .

Also there will be more and more cremations in the future so why would this be turned down as it is needed ! I can bet in 10 years we will be looking for another crematorium to handle the amount cremations taking place ! Please pass this as it is needed and I feel people will feel better having their loved one all in one place! Thank you !

Origin: <https://www.kitchener.ca/en/council-and-city-administration/council-and-committee-meetings.aspx>

This email was sent to you by Debbie Lorentz

through <https://www.kitchener.ca>.

Garett Stevenson

From: Jura Luke <
Sent: Sunday, October 11, 2020 11:05 AM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Zone Change - Crematorium

Hello Garrett,

I am writing to convey our concerns regarding the zone change to potentially allow a crematorium to the Henry Walser property.

In now way should this zone change be approved. There are far too many home close by to the property. This neighbourhood should not have to entertain this change.

If Henry Walser would like a crematorium as part of their services, they should move to a location more suitable to their business needs.

This neighborhood has been high residential since in conception 60yrs ago. It needs to stay this way now that there are many young families that have moved here. In no way should the zoning change be approved to allow a crematorium on the property.

Regards,
Ljubica and Jura Luke
Residents since 1977

Sent from Mail for Windows 10

OP 17/003/F/GS
2C 17/010/F/GS

Muizz Mahamad

Kitchener, Ontario. N2N 3M7

Rita Delaney
200 King Street West
P.O. box 1118
Kitchener, Ontario
N2G 4G7

Date: October 1, 2017

Dear Rita:

Me and my wife Wazeefa Mahamad are the owners of Kitchener, ON. N2B 1M7.
I am writing to you in regards to a Zone change application by Walser Funeral Home.

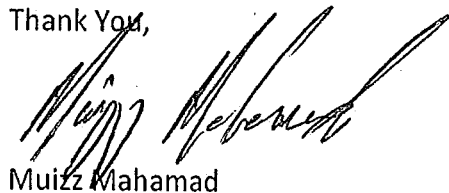
We have no issues with the Funeral Home Expanding and the City of Kitchener granting a zone change to the area. However, I don't understand why Mr Walser wants to purchased Becker Street that is beside our property. Purchasing Becker Street will not add any parking space on his lot.

The reason we purchased to live in one of the unit when I retire. Also, if the City of Kitchener grant me permission, we wanted to build a Double Garage with a Double Driveway on the rear of the lot in the future. If the City sold Becker Street to Mr. Walser, I am not sure we can do any future development on the rear of the property. This will also depreciate the value of the property.

Mr. Walser is investing for himself and his family future, I have no problem with that, I am trying to do the same. However, if the City of Kitchener sell Becker Street to Mr. Walser, it will affect my investment negatively.

Just want you to let you know we do not want the City of Kitchener to sell Becker Street that is located beside our property ().

Thank You,



Muizz Mahamad

Garett Stevenson

From: WENDY MCKELLAR
Sent: Thursday, October 8, 2020 5:01 PM
To: Garett Stevenson
Subject: [EXTERNAL] Fw: Crematorium at Henry Walser

subject: Crematorium at Henry Walser

I am writing about our shock and concern that the funeral home is applying to build a crematorium in our lovely neighbourhood.

I have been a resident here for almost 20 yrs and can't imagine it changing in such a way. I walk my dog around the funeral home with my children daily!

We cannot have this happen to our neighbourhood, the news has mystified and saddened us.

Please make sure this does not happen!

Wendy McKellar-James

October 16, 2017

Attention: Garrett Stevenson

RE: OP17/003/F/GS & ZC17/010/F/GS

Walser Funeral Home

RECEIVED
OCT 16 2017
COMMUNITY SERVICES DEPT.
PLANNING DIVISION

I have a few additional comments I would like to submit.

First, I am wondering why Mr. Walser would move ahead and purchase three houses (one I know is a triplex with a house attached) on Becker Street with the intent of demolishing and putting in a parking lot when in fact the Official Plan amendment and Zone Change for the land had not been addressed.

I understand he would need to own the land to request the zone change, but I feel it is quite an expense to put out when in fact his request could be denied. .. or is there something he knows that we don't? This is just a speculation on my part.

Second, I have some serious concerns about the traffic increase on Frederick and Ann Street should his vision of doubling the size of his business come to light. As you all are aware, a few years back Frederick Street was reduced from 4 lanes to 2 lane to allow for bicycle traffic. This has greatly reduced the flow of traffic and caused increased delays at the Ann Street and Bruce Street intersections. I understand the funeral home main parking lot will be off Becker Street, but I am confident most of the traffic going to his parking lot will be coming off Frederick Street, down Ann St to Fife and onto Becker. This is based on the location of the expressway. Now I also know that when the streets all around Ann, Fife and Becker were being resurfaced, ours were not. Also, the same goes for re-doing the sewers and drains. Ann, Fife, Becker and others will only be getting the pipes "blown out". Now it seems to me if you are going to have a large increase in traffic on these side streets, it only makes sense that the wear and tear on these streets and its underground facilities will be affected in a very negative way.

My final thought is that Walser Funeral Home has outgrown its current space and would like to redesign my neighbourhood to accommodate his need for growth. His business bought homes, tore them down and put in a parking lot just a few years ago and I am wondering if this is something we will be dealing with every five years. If this zone change is approved, Walser Funeral Home will be taking over almost 40 percent of the city block in which I live and is home to many people. I feel instead of the zone change allowing what will become a "big box funeral home" be located in a very high traffic residential area, that he check out other sites to relocate where he will have the room to expand and grow as his needs require.

Thank you,

CC: Councillor Scott Davey, Ward 1

Garett Stevenson

From: Karen McKiel
Sent: Friday, October 16, 2020 10:04 AM
To: Garett Stevenson
Cc: Scott Davey
Subject: [EXTERNAL] Proposed Official Plan & Zoning By-law Amendments 507 Frederick Street and 40,44 and 48 Becker Street

To Whom it May Concern:

I would like to add my comments to the current proposed in which Mr. and Mrs. Walser are planning for my neighbourhood.

This is the second time I have responded to their proposals and based on what I am learning, I feel they are not sure what they really want to do with their land. Originally they want to build a parking lot and own Becker Street. Now they want to build a crematorium on the same site as their funeral home. I wonder what their next plan will be.

I have always believed it would be in their best interest to relocate their existing business to an area that can accommodate the EMP-3 Heavy Industrial Employment Zone, which is where the crematorium is allowed to be. To add a special policy in the official plan for a crematorium is a disservice to the residences who call the area home. To allow a local business owner to change existing rules just to benefit himself is not what residents in Kitchener pay taxes for. The rules are made for a reason and to have a crematorium in a mostly residential area goes against those rules. Otherwise I guess I could propose to build a gas station or an adult theatre or even a factory as I have enough property to do it. None of which are a good fit for the area, just like a crematorium is not a good decision. It does not matter to me what his experts say about sound and smell, it is the principal of the matter. I do not want a crematorium built in my backyard. The property value would go down and after spending many years building up the value of my home, it is insane to think a local businessman can alter my future. I would be very disappointed if he was granted permission to add a special policy in the official plan and build a crematorium.

I appreciate being kept current with this process.

Karen McKiel

Kitchener, ON N2B 1Y2

Garett Stevenson

From: Karen McKiel
Sent: Tuesday, November 3, 2020 1:16 PM
To: Garett Stevenson
Cc: Scott Davey
Subject: [EXTERNAL] Henry Walser Funeral Home

Hi Garett –

I understand Mr. Walser's application has to go before counsel before any further steps can be taken. Can you tell me when this is happening and if it is something Kitchener residents can attend?

Thank you,

Karen McKiel

Garett Stevenson

From: linda minke <
Sent: Sunday, January 2, 2022 5:18 PM
To: Garett Stevenson
Subject: [EXTERNAL] Walser Funeral Home

Dear Garett Stevenson and City of Kitchener Council,

This is a letter of support for the addition to the Henry Walser Funeral Home and associated crematorium. My husband Steve passed away in 2020 and we chose cremation. I understood the only option was to have him transported from the funeral home to either the City of Kitchener Crematorium or City of Waterloo Crematorium. The funeral home would then go back to the crematorium and pick up his cremated remains for our celebration of life.

To me it just makes sense to have the crematorium as part of the funeral home. People seem to be talking about lowering our carbon footprint the current process does not support this goal. You can contact me at if you wish.

Sincerely Linda Minke

Garett Stevenson

From: linda minke
Sent: Sunday, January 2, 2022 6:19 PM
To: Garett Stevenson
Subject: [EXTERNAL] My personal experience

Dear Garett Stevenson and City of Kitchener Council,

Until someone helps walk a loved one to heavens gates it is hard to comprehend grief.

My husband Steve went to heaven Aug 27,2020. I was living the dream that his health was getting better. Because of lack of cremation space my family and friends could only have his celebration of life for him on Sept 6,2020. 11 Days later. In sickness and grief your mind plays tricks on you. I understood Steve had passed but with night terrors I would still wake up in the middle of the night wondering where he was. If he was still at Walser Funeral Home where I last saw his body or otherwise. I would wonder if he was warm or cold or if he was comfortable. I knew he was not laid to rest yet. I did not have a grave for him and his urn was not in the dining room,his favourite place to be after the kitchen. We were proud restaurant owners,he served many meals with pride in his short 56 years of life. I am not alone. Every family has a story and turmoil when they do not know where their loved one is until they are put to rest. A lack of crematoriums just compiles the grieving process.

I do sympathize with families being displaced because of everyone's needs for crematoriums. I would feel fortunate for Mr. Walser to have given me great rental rates for so long.

The hwy 8 expansion is in the same picture and takes a toll on many families and individuals. Many dedicated people at Norris Bakery are out of jobs and the uncertainty of the future of KW Flowers and DejaVu spa which opened less than a year ago and has invested so much.

A vast majority of the people at the plaza are in the 55 plus years which is a tough number to get employed at, Believe me I have tried. I've worked at the Old Hiway Market(flowershop) Gmelin Flowers Cambridge which have come and gone along with Schrieter Sandroch Funeral Home and Ratz Betchel. I know the writing is on the wall. I personally do not think I will have a job to pay rent. To young to retire, To old to be needed.

I hope this letter helps you see what else goes on and pulls some weight in your decision. I am not looking for sympathy I am letting you know a different point of view.

Henry Walser and his team are very outstanding,compassionate and approachable in their field of business. I know this personally and have been told by many when they leave Walser Funeral Home to come and order flowers at KW Flowers if needed.

I thankyou for your consideration and you can also contact me at
Sincerely Linda Minke

Garett Stevenson

From: Garett Stevenson
Sent: Tuesday, May 10, 2022 8:38 PM
To: 'Sam Nabi'
Cc: Scott Davey
Subject: RE: [EXTERNAL] Re: Comments regarding 507 Frederick St. & 40, 44, 48 Becker St.

Hello,

Thanks for your email. The Zoning By-law Amendment application has not been approved – it will likely be considered in either August or September of this year. I can confirm that the City has not yet received a Demolition Control application for the Becker Street properties at this time.

Let me know if you have any further questions.

Have a nice evening.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Manager of Development Review | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

From: Sam Nabi
Sent: Tuesday, May 10, 2022 5:39 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] Re: Comments regarding 507 Frederick St. & 40, 44, 48 Becker St.

Good afternoon Mr. Stevenson,

I have heard that tenants at these properties are receiving eviction notices and the property owner is intending to demolish some of the homes.

Has this zone change been approved, and has a demolition control exemption been granted by the City?

Thank you,

Sam Nabi

On Nov 18, 2021, at 8:40 PM, Sam Nabi <_____> wrote:

Good evening,

I'm writing to raise my concerns with the proposed zone change and official plan amendment for 507 Frederick St. They relate primarily to parking, protection of residential units, and the appropriateness of the requested Commercial OP designation. Please include this email in the public record when this application comes before committee/council.

The existing funeral home is currently operating with 56 parking spaces. The proposed addition will create a total of 1,140 m2 of assembly area, therefore requiring 112 parking spaces. However, it's unclear how much *new* assembly area will be provided in the proposed expansion. If we accept the existing 56 parking spaces as legal non-conforming, and assess the minimum parking requirements for the expansion separately, the actual required parking may be even less.

It is important to question the amount of parking proposed by this application, because it is located in a mixed-use node and a community area. Large parking lots that far exceed the minimum required are antithetical to transit-supportive, pedestrian-oriented neighbourhoods.

The proposed 197 parking spaces far exceed the 112 (or fewer) required, and such expansion of the parking lot also contributes to an unnecessary removal of residential dwelling units.

If the proposal were amended to contain only 112 spaces, the area outlined in red would not be necessary and some of the residential units on Becker Street could be saved. If it were possible to reduce the parking further, no residential units at all might have to be demolished.

<Screen Shot 2021-11-18 at 8.22.26 PM.png>

Per the city's demolition control bylaw, residential units must not be demolished unless they are redeveloped with new residential units within 2 years. This zone change process appears to bypass this responsibility. I was not able to find any reference to demolition control in the planning justification report or the land use compatibility study. Just because the proponent owns these lands, it does not mean that the residential units — affordable rentals housing several families — should be allowed to be demolished without any recourse. The lands are currently zoned residential, and if they are demolished, it will contribute to the city's housing crisis.

The planning justification report notes, "Development is to be pedestrian oriented and residential uses are strongly encouraged. There is an existing funeral home on the Site which is proposed to be expanded and as such it is not the intent that the Site will intensify with a mix of uses over time."

In my opinion, the proposed overabundance of parking, and the intent to demolish existing affordable residential units, does not conform to the intent of the Mixed Use Node designation. We should be planning for walkable, mixed-use neighbourhood amenities here, not removing housing stock and replacing it with a parking lot.

The request to re-designate this property to Commercial does not make sense, as it is incompatible with the neighbouring Mixed Use Node and Low Rise / Medium Rise Residential areas. Rather than try to grow as one part of a complete community, the funeral home is requesting to abandon any possibility of mixed-use development and have the Plan reshaped around its business interests. This is not a responsible planning argument and does not take the public interest into account.

The property should remain as a Mixed Use designation to allow for the eventual integration of the funeral home into a transit-supportive, pedestrian-friendly neighbourhood. The oversized parking lot and Commercial designation would not only hurt this overall goal, but would displace 3 affordable residential units currently housing several families.

Please consider rejecting the proposed application. It is possible to save these homes. It is possible to proceed with fewer parking spaces. Please do not allow the funeral home to entrench car-dependent infrastructure that is hostile to neighbouring uses.

Best regards,

Sam Nabi

Garett Stevenson

From: Julie Norcott
Sent: Sunday, November 21, 2021 5:41 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Development Application

Hello,

My partner and myself are homeowners on Becker St and we would like to appeal the application for the crematorium. We hope to join the meeting to hear more detail regarding the plans within the application however wanted to have our say against the crematorium in case we are unable to attend.

Thank you,

Julie Norcott M.omSc
Osteopathic Manual Therapist | Health & Fitness Coach | Yoga Teacher Arise Wellness
[https://urldefense.com/v3/__http://www.arisewellness.ca__;!!E19_NBb0RQ!S3q7F4R1DVi_cKJpqMpg3RB7srOjLthID-D8GyUTNxq0eNF4KdlnL2ihA0ZediX9LTnqD5n6\\$](https://urldefense.com/v3/__http://www.arisewellness.ca__;!!E19_NBb0RQ!S3q7F4R1DVi_cKJpqMpg3RB7srOjLthID-D8GyUTNxq0eNF4KdlnL2ihA0ZediX9LTnqD5n6$)

Garett Stevenson

From: Edie Paul <
Sent: Wednesday, October 7, 2020 9:48 PM
To: Garett Stevenson
Subject: [EXTERNAL] Crematorium Proposal

Hello Mr. Stevenson:

I have recently been made aware of the following zone change proposal made by Henry Walser Funeral Homes Ltd.

Official Plan Amendment OP17/003/F/GS
Zone Change Application ZC17/010/F/GS

My husband, daughter and I have resided in this neighborhood for over 22 years.

I also grew up in this area and it was always a goal to return to the neighborhood when we were ready to buy our home and start a family. I now live just a block away from where my grandparents lived on Fife Avenue for over 40 years. The Rosemount area is literally one I've lived in for almost my entire life! I don't plan on leaving voluntarily either!

I am taking this opportunity to voice my strongest disapproval regarding the plan to build a crematorium on the existing funeral home site. Aside from the Pharma Plus across the road, this is an entirely residential area.

Not only is this plan impractical, it also goes directly against the existing zoning bylaw **2019-051** stating crematoriums are not permitted in the COM-2 zone, nor are they permitted within 250 meters of an existing or planned residential area, daycare facility or school. They are only permitted on lands zoned **HEAVY INDUSTRIAL EMPLOYMENT ZONE (EMP-3)**.

I am strongly opposed to this zoning proposal and wish to go on record stating so.

For verification, my name is Edie Paul and my address is

If you wish to have a further discussion, please feel free to contact me at:

Thank you.

Sincerely,
Edie M. Paul

Garett Stevenson

From: Rae
Sent: Wednesday, April 14, 2021 9:16 AM
To: Garett Stevenson
Subject: [EXTERNAL] Walser Funeral Home submission

Hello Mr. Stevenson,

I previously wrote to you about my opposition to the proposed crematorium on the premises of Walser Funeral Home.

After reading about Mr. Walser's presentation in the local paper, I was impressed with the research he had done, and also impressed with the technology and how it has progressed to the point that there are so few harmful emissions into the atmosphere. If these findings have been confirmed by independent testers to the point where the neighbourhood remains safe, then the City may want to consider Mr. Walser's submission more favourably.

Our growing City needs progressive technology and forward-thinking entrepreneurs to help solve problems in services like interment and cremation that are required by every one of us.

Rae Peters

Garett Stevenson

From: Garett Stevenson
Sent: Tuesday, October 3, 2017 1:30 PM
To: 'Sara Pilkey'
Subject: RE: Sidewalk-Edna street

Hi Sara,

I have connected with staff in our Transportation Services Division and I understand that sidewalks along this section of Edna Street are not within the 5 year work program. You are correct, our Sidewalk Infill Policy calls for sidewalks on both sides of every street. This work is planned in a 5 year work program, and locations are added to the work list as budget allows.

Transportation Services suggested to me to advise you that the best way to accelerate this request would be to send an email request to your Ward Councillor Scott Davey (Scott.Davey@kitchener.ca).

If you have any additional questions, please contact Barry Cronkite (Barry.Cronkite@kitchener.ca).

Getting a copy of the Provincial Noise Study for Highway 7 is proving challenging so no update on that front yet.

I'll be in touch.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



From: Sara Pilkey
Sent: Wednesday, September 20, 2017 8:18 PM
To: Garett Stevenson
Subject: Sidewalk-Edna street

Hi Garrett:

Here are some photos of Edna street, just south of Frederick Street, where I told you there are no sidewalks. The building on the corner of Frederick and Edna had to put a sidewalk in when the building went up, but it goes nowhere! To walk on the other side, you have to walk through the Frederick Mall parking lot and across at least 3 traffic entrances, which is very dangerous. As I mentioned last week, I have spoken to the city department dealing with sidewalks at least twice, and have been told it is not in the plans. An article in the Record a few years ago stated that it was the city's plan to have at least one sidewalk on each street. This part of Edna Street needs about 400 feet to connect the two ends, but isn't being done.

Can you please forward this email to the person you said was in charge of sidewalks, and ask them to please email me. Thank you so much for your assistance.

Sara Pilkey

Garett Stevenson

From: Sara Pilkey
Sent: Thursday, October 15, 2020 10:32 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walser Funeral Home Application

Dear Garrett:

This email is in response to your letter dated September 16th, in regards to Henry Walser Funeral home requesting a change in their application, to include a Crematorium/cremator.

First, I feel that this letter should have gone out to all residences and businesses within 250 meters, not just the 120 meters, as the Heavy Industrial Employment Zone requires that a crematorium must be 250 meters from residential area, etc.

I hope this is addressed with future communications from the city.

In 2000, I was one of the neighbours that felt the funeral home would be a good option for the derelict property that was sitting on the site. In general, funeral homes are profitable, well maintained, don't attract vermin like food establishments tend to, are not a hangout for youth, have no late hours or loud noises. In all these areas, Henry Walser Funeral home has been a great addition to the neighbourhood. Probably the only negative would be the occasional traffic concerns. I would say though, that if I had known that the future may hold a crematorium on the site, I can definitively say I would have been against the approval.

In looking at existing crematoriums at Williamsburg, Parkview, and the one on Victoria Street north, they are all located quite a distance from residential homes, probably even more than the 250 meters.

I am concerned about a number of potential environmental issues, from the heat being high enough to prevent black smoke from being released into the neighbourhood, to potential glues and resins also being released.

I am also aware, that if a cremator is located on the property, it must be noted on the signage on Frederick Street. This, in my opinion, will lead to decreased property values throughout our neighbourhood. I also feel this signage will have negative psychological effects on myself, my neighbours, and visitors.

I have no concerns with the expansion of a parking lot on Becker Street, and I also feel that not closing Becker Street at Fife Avenue is a wise choice. It allows some traffic to exit towards Krug Street, instead of it all exiting at Ann Street or Frederick Street.

I understand that during a pandemic, funeral homes are not generating the revenue they have in the past, and this is a way for them to keep that revenue within the company.

My suggestion is that Henry Walser locate a crematorium/cremator in a commercial area, complying with the restrictions not within 250 meters of a residential area. This way, they retain the revenue from cremations, it is just off-site.

I look forward to further communications and hopefully a meeting with the city, so all neighbours and businesses within the 250 meters can have their say.

Thank you for your time and consideration.

Sara Pilkey

Garett Stevenson

From: Rick Power
Sent: Friday, October 9, 2020 9:30 AM
To: Garett Stevenson
Subject: [EXTERNAL] RE: Henry Walser Funeral Home Application

Hi garett regarding our phone conversation on oct 8 2020. I told you about an incident that happened at the waterloo crematorium regarding toxic waste. Nobody knows what has been put in those caskets before they are closed. Between the casket and what has been put in the casket it could be toxic waste been put out into a residential area . if the city allows this crematorium to be built? The city will be responsible for the toxic waste sent out into a residential area and any sickness that results form it.

Richard power

Kitchener on

Sent from [Mail](#) for Windows 10

From: [Garett Stevenson](#)
Sent: October 8, 2020 6:12 PM
To: 'rickpower@rogers.com'
Subject: Henry Walser Funeral Home Application

Hello Mr. Power,

Sorry that you were having trouble sending an email to me. Please try replying to this email.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

January 11, 2022

City of Kitchener

200 King Street West,

Kitchener, Ontario

N2G 4G7

Attention: Garrett Stevenson, Mgr Dev Review

Email: garrett.stevenson@kitchener.ca

Dear Mr. Stevenson;

We are submitting this email as a comment to the proposed development by the Henry Walser Funeral Home. We have attended a meeting in early 2021 that was organized by Henry Walser to inform the neighbourhood residents of his intentions. In November 2021 we also attended the virtual zoom meeting organized by the city of Kitchener regarding this same subject.

After attending both of these meetings, we believe that Henry Walser has done his homework and his due diligence regarding the proposed expansion and the proposed crematorium. He has had studies completed to show the impacts of the proposed expansion on the air quality, noise and other environmental factors that may affect the surrounding residential area. As well, the crematorium equipment that has been selected for purchase is from a supplier in Europe and therefore meets all of the restrictions and requirements for the European environment. It is a known fact that there are greater environmental restrictions in Europe than in North America, indicating that Henry has been extremely cognizant and meticulous in selecting the proposed equipment to purchase.

In attending the meeting in November 2021, residents raised two concerns. The first concern was the environmental impact of the crematorium on the residential area. We believe that Henry Walser has addressed this concern in several ways. Primarily in selecting to purchase the crematorium from a European supplier, given the European environmental standards, shows Henry's ethical values. Secondly, the equipment must be inspected regularly by our Ministry of the Environment as well as by the governing bodies for funeral homes. The equipment also has alarms that will be triggered should any faults occur in the equipment. We believe that these regulatory and safety functions make the environmental concerns negligible.

The second concern was that an affordable rental property would be removed in order to facilitate the expansion. We believe that this resident should be grateful that they were able to enjoy this property for the length of time that they have resided there and look at this as a positive opportunity to move forward in their life.

If our memory serves us correctly the current location of Henry Walser Funeral Home was a commercial property where Dyke Industries operated from. When Dyke Industries closed, this property remained

vacant for a number of years. Fortunately, Henry Walser had the foresight to see potential in this property and took the risk to purchase it and to develop and maintain it as a funeral home.

Our final thought is that we are all currently living in a world with ever changing business environments. Those businesses that have learned to adapt, to change and to be resilient will continue to flourish. We believe that this holds true for the funeral industry, as funerals certainly have changed significantly due to Covid. If Covid has taught us anything, it is that all businesses change and businesses must adapt to change in order to continue. We believe that as the only independent funeral home in our area that it is prudent that we "support local" (as the city of Kitchener promotes). This business employs a significant number of people which creates a spin off effect by keeping them employed. Henry Walser himself has been a great, compassionate resident and citizen of our community. He exudes professionalism, integrity and ethics. We do not believe that Henry Walser would proceed with an expansion that would affect the residents in the adjacent area or beyond. Henry and his family live in this area, and an expansion that would be detrimental to the residents in this area would also be detrimental to his family and their property.

We think it is also prudent to acknowledge that Henry Walser has spent considerable time, money and effort in trying to get this expansion approved. Therefore, we are in full support of the proposed expansion and the proposed crematorium of Henry Walser Funeral Home.

Sincerely;

Monica & Kevin Reinhart

Garett Stevenson

From: Frank Roozen
Sent: Saturday, October 10, 2020 8:30 PM
To: Garett Stevenson
Subject: [EXTERNAL] Official Plan Amendment OP17/003/F/GS -Zone Change Application ZC17/010/F/GS - Henry Walser Funeral Homes Ltd., Leeann Marie Walser, Henry James Walser & 2544770 Ontario Inc. (Walser cum suis)

FORMAL OBJECTION

To The City of Kitchener, Ontario
Development Services Department Planning
Attn.Mr. Garett Stevenson

Dear Mr. Stevenson,

We were only very recently made aware of the requests of Mr. Henry Walser Funeral Homes Ltd., Leeann Marie Walser, Henry James Walser, and 2544770 Ontario Inc. (Walser cum suis), presumably, the owners of the same-named funeral home located in the Rosemount area in Kitchener, to create additional parking spaces as well as to build a crematorium, for the purpose of burning human corpses.

We are the owners and residents of _____ in Kitchener, which property is as you know located near the said funeral home, more specifically within the distance of 250 meters as required as per the applicable zoning regulations and or by-laws.

We are frankly appalled and in fact outraged that the City is even taking the proposed plans of Mr. Henry Walser seriously into consideration, as they are against said zoning restrictions, whereas the operation of a crematorium simply is against all common sense and ethical norms and standards, and does not belong in any residential area to start with, let alone in such close vicinity of actual residences.

The proposal of Walser c.s. goes against what the residents of this part of the Rosemount neighborhood had initially agreed to when the funeral home was established (as we understand it approximately 20 years ago) and also against what is considered norms what is considered reasonable as per the recently amended by-laws applicable to the area involved.

Even a funeral home, so close to existing residences, is in our opinion already unacceptable, let alone a crematorium. We would like to stress that any crematorium should only be erected and operated in an industrial and/or rural zone, as is virtually always the case in all developed countries all over the world.

And so we do object in the strongest terms against the request and plans of Walser c.s. to build the crematorium at the proposed location.

Thank you.

Kind regards,
Frank J.M. Roozen

Kitchener, ON,

Garett Stevenson

From: Megan Ruttan
Sent: Tuesday, October 3, 2017 6:43 PM
To: Garett Stevenson
Cc:
Subject: Zone Change Application ZC17/010/F/GS and Official Plan Amendment OP17/003/F/GS

Mr. Stevenson,

I live at [redacted] in a duplexed house with my partner and young son and I'm writing to formally complain about the zoning change and plans to pave our neighbourhood.

We've lived here for five years and Mr. Walser purchased the house we've lived in last year, after we were assured it was a long-term investment and we would not be evicted. We were not informed that Mr. Walser was our landlord until we received the Community Services Planning Department document in our mailbox today, a month and a half late. We had asked the man who manages the property what he knew but he said he knew nothing and refused to answer any other questions. The people who have move into the house beside us have not even lived there a year yet and are already being evicted.

Furthermore, it was not Mr. Walser or any of his associates who provided us with the information. We have yet to be formally told of his plans to evict us.

Mr. Walser's plans will directly damage our community by evicting people who live and contribute in favour of a parking lot. I'd be less upset if a park or affordable housing were replacing our house but it's simply an extension of Mr. Walser's business. His business interests have been steadily encroaching on our neighbourhood as he's bought other houses and torn them down. Rather than move to a new location, Mr. Walser uses our entire street as a parking lot. He purchased this property, property people that people call home, from distant owners who do not have a stake in the neighbourhood.

Our son has a large backyard to play in. We have a lot of necessities close by and our neighbourhood is highly walkable. We belong to the Mansion Greens Community Garden at Weber park. I would also be remiss if I didn't say that moving would be an exorbitant cost to us financially. Not only moving expenses but the much higher rent that we'd have to pay at another residence.

A parking lot does not enrich our community - a community that is not just about Mr. Walser's own business and personal stake in this area. He does not own this neighbourhood, even if he thinks buying parts of its land makes him entitled to it. What communities need are people and affordable houses, projects that encourage civic life. Mr. Walser's plans will leave the neighbourhood bereft of people and anyone left living here a very large, very private parking lot.

Sincerely,

Megan Ruttan

Kitchener, Ontario

Garett Stevenson

From: Megan Ruttan
Sent: Thursday, October 15, 2020 2:42 PM
To: Garett Stevenson
Subject: [EXTERNAL] Rezoning on Becker St.

Good Afternoon,

My name is Meg Ruttan Walker and I have lived at [REDACTED] for 7 years now. I write you to petition for either the delay or refusal of the rezoning of our block because it would unhouse many families with young children and force them to move to more expensive, less ideal housing. Furthermore, unhousing people during a global pandemic would be deeply immoral.

Mr. Walser purchased our house a few years ago with the explicit purpose of removing us from our home to expand his business. We are a young family with a six year old son, Henry, who goes to school and has friends in the neighbourhood. This is the only home he's ever known and we chose this house because we wanted to raise a family.

There are multiple families that live on this block and there is ample outdoor space for children to play in. It's also a low traffic street, making it an especially safe area for children to play outside. We've gotten to know our neighbours, especially during the summer as we have turned a large portion of the yard into a garden for vegetables and local pollinator plants. There are groundhogs, rabbits, and other wildlife that thrive in our little neighbourhood. It's a small plot of land but I love it and do what I can to nurture it. We've been able to weather this pandemic because we've had access to outdoor space and nature.

I'm also a climate activist here in Waterloo Region. Given that we have to achieve zero emissions globally by 2050 and we're in the midst of a biodiversity crisis, turning any section of nature into a parking lot and crematorium works directly against the Region's stated climate goals. Housing is also a key component to addressing the climate crisis - we need multiple family housing and a lot of it. Removing the duplexes on our block, forcing us to move to more expensive housing elsewhere, is not only unjust, it's out of touch with Kitchener's strategic plan.

No one should be able to just buy a home and force the people that live there to move, especially during the COVID-19 pandemic. I would be less upset at moving if the space were to be used for more affordable housing or a project that directly benefited the community and the climate but those aren't the plans in motion. I ask that you let us remain in our homes, at least until the pandemic ends, and reconsider any plans for this land that includes an unnecessary parking lot.

Thank you,

Meg Ruttan Walker

Garett Stevenson

From: Scott Davey
Sent: Thursday, November 11, 2021 6:46 PM
To:
Cc: Garett Stevenson
Subject: Re: Walser Funeral Home Expansion

Evening Ms. Walker,

I hope you're well.

Thank you for the email. As you're no-doubt aware, I'm not a professional planner and can't respond to this issue of reduced housing supply, though I would expect this to be answered in the eventual staff report and recommendation.

I will be attending the public input session for a full understanding of citizen input but suffice-it-to-say I'm in listening & learning mode at present. I will establish a clear position once I have all the information, most notably the staff report which, aside from a professional opinion, will contain all formal resident feedback..

Respectfully,

Scott Davey
Councillor, Ward 1
City of Kitchener

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> on behalf of

Sent: Thursday, November 11, 2021, 4:45 p.m.
To: Scott Davey
Subject: Walser Funeral Home Expansion

Dear Mr. Davey,

I'm writing about my concerns about the Walser Funeral home expansion plans which will displace my family as well as 8 other households in three multi-family units. You can see the initial plan here:

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADatasets/477048_Second%20Circulation%20Letter.pdf

Displacing families while there continues to be little family oriented, affordable public housing in the Region and allowing Walser Funeral home to go ahead with a parking lot and crematorium runs counter to our climate goals (a 50% reduction by 2030) housing goals. The car traffic and emissions from the crematorium pose an air pollution risk to the residential neighbourhood Mr. Walser wants rezoned. The plan presents a health hazard for the children and other people who live in this neighbourhood.

I'd love to hear from you and discuss the issue further. You can contact me at the enclosed email or at

Thank you very much.

Sincerely,

September 13, 2017

Mr. Garrett Stevenson
Planner
Community Services Department - Planning
Kitchener City Hall
200 King. St. West
Kitchener, ON N2G 4G7

Re: Henry Walser Funeral Homes Ltd. Zone Change Application

Dear Mr. Stevenson,

Thank you for the Henry Walser Funeral Homes Ltd. zone change application package. In the package you say, "If you have any questions or further clarification regarding this application, please feel free to contact me at your convenience." So, I am going to take you on this offer.

Regrettably, I'm not available to attend the neighbourhood information meeting on September 14, 2017 regarding this application because I work afternoons & evenings. Hence, I am submitting my questions, comments and concerns about this application to you in advance of the meeting via this letter.

I have lived on Ann Street in Kitchener for about five years. So, I am very familiar with the Henry Walser Funeral Home and its impact on the neighbourhood over the years.

To begin, the application package lacks salient information and, perhaps, you are planning to address these questions at the upcoming information meeting. Below are my questions:

Timeline Questions

1. What is the timeline for this project?
2. What is the proposed start date of this project?
3. What is the proposed end date of this project?
4. Will the project be completed all at once or in stages?
5. What long-term phases are anticipated?
6. What are the critical milestones within the phases?
7. Will a detailed schedule be provided for major tasks to be performed?

Other Questions

1. Who is the target audience for this project?
2. Who will benefit from this project?
3. What is the direct benefit to the immediate neighbourhood?
4. What are the goals & objectives of this project?
5. What is Mr. Walser trying to achieve/accomplish?
6. Will Mr. Walser be providing any additional services?
7. Who owns this project? Will Mr. Walser be teaming up with any partners/collaborators?
If yes, who are they and who will be responsible for what?
8. Who is the main contact for this project and how will complaints and feedback be handled?

9. What is the primary mode of communication for feedback and complaints?
10. What equipment will be required to complete this project?
11. Has Mr. Walser and his team been through a project like this before?
12. Who will be reviewing and approving the application?
13. What are the potential risks to this project as a whole or to the successful completion of it in part? Risk management is part of every successful business.
14. How will this project impact the surrounding community and environment, particularly in the age of climate change?

Although this might seem like a long list of questions, it's been my experience that by thinking through the questions above, project goals can be achieved with much less guesswork, far fewer problems and negative impact on the immediate neighbourhood.

Parking Concerns

In the five years I have lived on Ann Street in Kitchener, I have noted the Henry Walser Funeral Home is a flourishing business. I suspect his target audience for the expansion project is aging baby boomers which will cause his business to grow exponentially over the decades.

There is currently insufficient parking for visitors to the funeral home. Hence, visitors encroach on customer parking at the Rexall Drug store, located directly across the street from the funeral home. They also park on both sides of Ann Street, frequently reducing the road to a single lane of traffic which is dangerous, especially in the event of an emergency. As well, the guests of residents have no place to park.

The proposed expansion project shows 84 new additional parking spaces (surface parking) to be created through the appropriation and demolition of the buildings on 40, 44 & 48 Becker Street which is one block over from Ann Street or behind the funeral home. From my perspective, these additional parking spaces will not relieve the parking dilemma on Ann Street and the Rexall Drug Store because people in general are lazy and will simply park where it is most convenient for them.

From an environmental perspective, surface parking (massive asphalt & concrete) creates "urban heat islands" which contribute to climate change and negatively impacts storm water management. Climate change is occurring in Canada and throughout the world at a rapid rate and is affecting our public health and our overall quality of life.

Traffic Congestion & Noise Concerns

Frederick Street is currently the designated detour street for the construction project on Victoria Street between Edna and Bruce Streets. I can't make a left-hand turn from Ann Street onto Frederick Street due to the heavy volume of traffic caused by the detour. I have to drive around the block and make my left-hand turn at the traffic lights at Bruce Street. It's my understanding from a newspaper article that recently appeared in the *Kitchener-Waterloo Record* this situation will get worse in 2018 when the Victoria Street project reaches its construction milestone.

Also, Krug Street by Becker Street has been closed for months due to a construction project with no apparent end in sight. This project is also contributing to traffic congestion on Frederick Street between Edna and Bruce Streets. When will this project be wrapping up?

Add construction vehicles from the proposed Henry Walser Funeral Home expansion project to the aforementioned mix and there will be “nightmare” traffic congestion.

As well, I strongly suspect Ann Street will become the main road for the construction vehicles for the project because it’s convenient. When the apartment building by Fife Avenue and Becker Street was torn down last year, the construction vehicles rumbled down Ann Street daily, turning a quiet residential neighbourhood into a steady stream of dump trucks and other large-scale construction vehicles – an unrelenting daily din.

Misrepresentation

On page 2 of the information package, you say, “This circulation letter is the initial part of the consultation process. No decisions have been made and . . . “ This appears to be a misleading statement. When I spoke to some of the residents on the street about the application, they told me that Mr. Walsar told them otherwise. They claim Mr. Walsar told them the 84 new additional parking spaces is a *fait accompli* and next summer the properties on Becker Street will be levelled and turned into surface parking. Is this true?

Two-phase Project

When I spoke to some of the residents on the street about the expansion project, they also claim that Mr. Walsar told them the overall project will be in two phases. Phase I is the 84 new additional parking spaces and Phase II is the expansion of the existing funeral home. So, the immediate neighbourhood will have to experience “construction hell” twice.

Conclusion

From my perspective, this application/project is a makeshift solution to Mr. Walser’s flourishing business. The mass “baby boomer die-off” has hit its stride and will continue for decades at a more frequent pace – a windfall for funeral homes. Hence, a “big picture” vision is required for this situation. Mr. Walser should be looking at opening a second funeral home in Waterloo Region to accommodate the growth in his business instead of converting the existing premises which will do for a while and further strain the neighbourhood.

I would greatly appreciate answers to my questions and responses to my concerns, so I can make a more informed decision about this application/project. Until then, I do not support Mr. Walser’s zone change application which I think is short-sighted. I look forward to hearing from you.

Regards,

Mary-Lou Schagena

Kitchener, ON

December 27, 2020

Mr. Garrett Stevenson
Senior Planner
Planning Division
City of Kitchener
200 King St. West
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

Thank you for your letter dated September 16, 2020, regarding an amendment to the zone change application for the Henry Walser Funeral Home in Kitchener.

Planning a great city involves the entire community and I appreciate being kept informed and the opportunity to comment. I realize the deadline for submitting comments is long overdue (October 16, 2020). Nevertheless, I would still like to comment. Due to Covid-19, this is the first opportunity I have had to read through your letter and give it thoughtful consideration.

I reside at 127 Ann Street, which is the apartment building adjacent to the Henry Walser Funeral Home. The building is owned by Henry and Leeann Walser. I oppose the amendment to the zone change application which includes the installation of a cremator because of potential negative impacts on quality of life, particularly increased health risk.

My key concerns are the crematory would generate noise, odor, air pollution and additional traffic that would harm the people who live in this neighbourhood.

Noise: Online research suggests cremators are noisy. People living near funeral homes with a cremator describe the process noise as follows:

- "Constant low rushing hum."
- "Like a jet engine from the exhaust fans."
- "It sounds like a blast furnace."
- "A loud roaring sound as the cremation process begins."
- "A constant whine from the fan in the chimney."

Odor: It is my understanding that cremators give off an acrid smell. Come spring, nobody will be able to enjoy the outdoors, including gardening and relaxing on the patio. Every day will be like living near the landfill site on a windy day.

Air Pollution: There appears to be strong scientific evidence that cremators produce dangerous pollutants which are linked to serious health problems, especially for children. These pollutants include: mercury, dioxins, dibenzofurans, sulfur dioxide, nitrogen oxide and hydrogen chloride. I assume this is true as your letter states, "new zoning by-law requires that crematoriums cannot be located within 250 metres of an existing or planned residential use, a day care facility, elementary school, secondary school or a post-secondary school."

Additional Traffic: It's my understanding that cremators generate more traffic. The Henry Walser Funeral Home already has a serious parking problem. On a busy visitation day, (prior to Covid-19), cars line both sides of Ann Street, reducing the street to one-way traffic only. Visitors to the funeral home also park at the Rexall Pharmacy, located across the street from the funeral home. Last year, one of the cashiers told me their parking lot was filled with cars one day and, yet, there was nobody in their store.

Aesthetics: How high will the smokestack be? A smokestack belching smoke will mar the skyline in an attractive residential neighbourhood.

In closing, much more information is required to address this situation. I feel it is incumbent upon Mr. and Mrs. Walser to successfully show the proposed addition to their property will be compatible with their surroundings. Particularly, I want to see the science, as there are environmental and health implications to their revised proposal.

I would like to stay informed of next steps and future opportunities to provide input. As well, I would like my comments to be kept confidential as Mr. and Mrs. Walser are my landlord.

Regards,

Mary-Lou Schagena

Garett Stevenson

From: Garett Stevenson
Sent: Tuesday, January 4, 2022 9:23 PM
To:
Subject: RE: [EXTERNAL] Henry Walser Funeral Home Meeting - questions

Hello,

The Region of Waterloo is the approval authority for amendments to the City of Kitchener Official Plan.

If an Official Plan amendment is recommended for approval by Kitchener City Council, the proposed amendment will then be forward to the Regional Municipality of Waterloo for final approval. The Region of Waterloo may choose to approve, refuse or modify the proposed amendment. Notice of the decision will be given to those who have expressed interest, and the 20-day appeal period will commence the day after this notice is given, during which time the application may be appealed to the Ontario Land Tribunal (OLT). Should no appeal be filed, the amendment is final and binding as of the date of council passing.

The Region typically implements the recommendation of Kitchener City Council on Official Plan amendments. The statutory public meeting held for the Official Plan amendment is at the City meeting (Planning and Strategic Initiatives meeting), so that is where delegations should make their presentations.

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Manager of Development Review | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

From: >
Sent: Saturday, January 1, 2022 7:09 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: [EXTERNAL] Henry Walser Funeral Home Meeting - questions

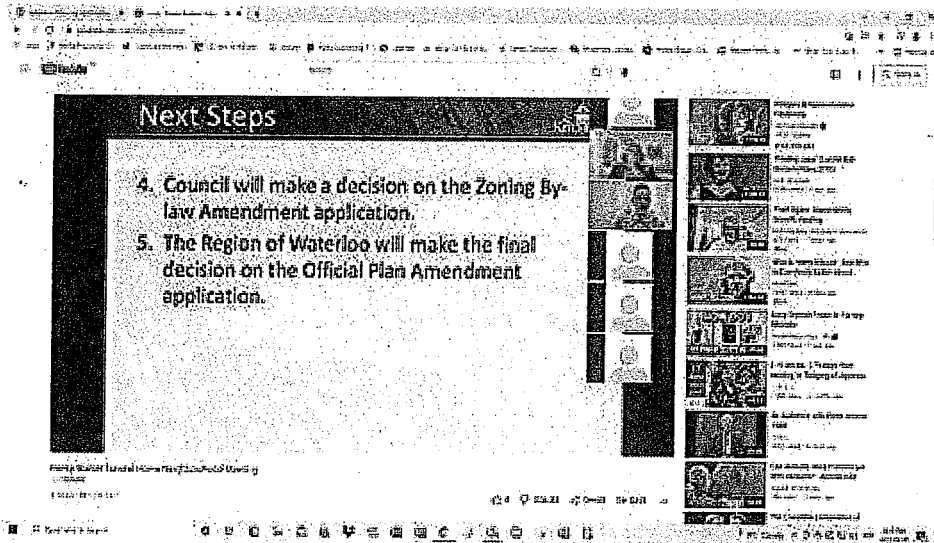
Good Evening Garret,

Thank you for the information below. I just re-listened to the last recorded meeting and have some questions. On the very last slide (see below), point #5 reads: "The Region of Waterloo will make the final decision on the Official Plan Amendment application."

My questions:

1. I am not exactly sure what that means. It sounds like the Region of Waterloo Council can overrule/override a decision put forth by the City of Kitchener's Planning Division. Is that correct?
2. How would you describe the level of co-operation between the two tiers of government?
3. How much consideration is actually given to the recommendation that is being put forth?
4. Does the Region of Waterloo Council typically accept the recommendation put forth by the City of Kitchener's Planning Division?
5. Can the applicant and/or his hired external project managers lobby the Region of Waterloo council or individual members of the council, knowing they have the final say?

I realize that some of my questions may be awkward to answer. However, I am simply trying to better understand the process.



Thank you for the opportunity to participate in the process, which I greatly appreciate.

Happy New Year with the very best of wishes in 2022!

Regards,
Mary-Lou Schagena

From: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Sent: November 24, 2021 8:39 PM
To: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: Henry Walser Funeral Home Meeting Survey

Hello,

Thank you for participating in the virtual Neighbourhood Meeting (NM) for the Official Plan and Zoning By-law Amendment applications application for **Henry Walser Funeral Home (507 Frederick Street)** held on **November 23, 2021**.

Here are the next steps:

Previous steps:	Current status:	Next steps:
1 Notice of development sent and feedback requested	3 Staff consolidating all feedback in order to finalize a recommendation to be considered by Planning Committee and City Council	4 Council decision communicated back to residents who participated in information sessions

I have updated the City's website with the presentation from the meeting (takes a few days to update), as well as a recording of the meeting, which can be found online at www.kitchener.ca/planningapplications.

We know it is important for community members to be involved in decisions that affect them. In order to better serve the community, we would like to understand who currently participates in City-led engagement activities related to development services (e.g. urban planning, transportation planning, engineering, economic development). Please complete a short survey: <https://www.engagewr.ca/engagement-survey-planning>. We will use this information to help develop new engagement strategies that reach all members of our community.

Thank you for your participation at the meeting and for your comments and questions on this application. I will evaluate the comments received to date and will be in touch on the next steps for engagement.

Sincerely,

Garett

Garett Stevenson, BES, RPP, MCIP

Manager of Development Review | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

Garett Stevenson

From: noreply@esolutionsgroup.ca on behalf of Gary C Schlueter
Sent: Thursday, October 1, 2020 9:47 AM
To: Garett Stevenson
Subject: Someone has sent you information!

Gary C Schlueter () has sent you information from the [City of Kitchener](#) website.

Message:

I live at Please accept my request to reject the request to rezone the properties at 507 Frederick Street and 40,44,48,Becker Street. I am extremely concerned with the increase in pollution that this request would create and therefore I cannot support it. This refers to application # OP17/003/F/GS and ZC17/010F/GS

Garett Stevenson

From: Denise Schoen <n>
Sent: Thursday, December 16, 2021 2:00 PM
To: Garett Stevenson
Subject: [EXTERNAL] Becker St/Frederick St

Good afternoon,

I just wanted to send a message to tell you that I am not opposed to Henry Walsers plan for Frederick St/Becker St as described in the neighbourhood meeting on Nov 23. I know you likely have heard many opposing arguments so I wanted to share one opinion that isn't negative. I have no issues with his tearing down and then rebuilding on his own land and expanding his business.

Denise

Garett Stevenson

From: Eric Schneider on behalf of Planning (SM)
Sent: Tuesday, October 13, 2020 9:12 AM
To: Garett Stevenson
Subject: FW: Henry Walser Crematorium Application

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

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of Barb Schuett
Sent: Sunday, October 11, 2020 11:26 PM
To: Planning (SM) <planning@kitchener.ca>
Subject: Henry Walser Crematorium Application

I would like to extend my support to the proposed plan of attaching a crematorium with highly refined cremators to the existing Walser Funeral Home. We have dealt with the HWFH more than I would like, but Henry has always facilitated our requests for our deceased loved ones with the utmost patience and respect. Having a crematorium so close to the funeral home would reduce the need to shuttle bodies/ashes through the city; its proximity to the expressway (which has its own noise and pollution) would make any emissions from the cremators a non-issue; and the proposed layout of the new addition with additional parking on Becker, would make the crematorium invisible to neighbouring residences. I live at _____, Kitchener N2M 4S6 - backing onto the expressway closer to Fischer Hallman so I am aware of the noise that the expressway can create and doubt that anyone could possibly hear the noise of a crematorium's operation over the noise of the traffic beyond the sound barrier. Death is a natural end to life - the preparation/disposal of the deceased should be facilitated not tied up in red tape that in this case is triggered by the NIMBY philosophy.

Origin: https://www.kitchener.ca/en/building-and-development/land-use-planning.aspx?_mid_=9849

This email was sent to you by Barb Schuett

> through <https://www.kitchener.ca>.

Garett Stevenson

From: Ryan S.
Sent: Wednesday, October 14, 2020 5:40 PM
To: Garett Stevenson
Subject: [EXTERNAL] Opposition to proposed crematorium.

I would like to add my voice to the opposition to the proposed zoning variance to allow a crematorium at 507 Frederick.

Beyond potential health, smell, and property value implications to the surrounding residential area, in which I am a resident. It is already against bylaws to have such a facility within 250 meters of residential property.

There is no reasonable case as to why this facility cannot be located in an appropriate industrial zone nearby.

Regards

Ryan Spencer

Kitchener, ON , Canada

Tues. Oct. 7, 2020.

Att'n: Mr. Garrett Stevenson
Senior Planner
Planning Development Dept.

RECEIVED

OCT 13 2020

CITY OF KITCHENER
Planning Division

Dear Mr. Stevenson;

Re: Henry Walser Funeral Homes Ltd, Frederick St.
Proposal to build a FI-III Cremator on ^(that) location.

We strongly object to ~~any~~ idea of such in our residential neighbourhood. It would be highly inappropriate so close to many homes. The current zoning doesn't allow it.

Thanks to Mr. M. Bean who brought this to our attention last month. We had no clue this was being considered - he brought to us copies of your Sept. 16 '20 letter re: Amended Applications with 7 pages of information.

Recently Mr. Starr conversed with you by phone to indicate his objection. We are following up with this letter for your records.

Sincerely, Sharon & Bob Starr

Kitchener, Ont.

NOTE: We hope any further requests for zone change by whoever doesn't occur. Thanks for your attention to this matter.

Garett Stevenson

From: carriestocker4
Sent: Wednesday, October 7, 2020 12:41 PM
To: Garett Stevenson
Subject: [EXTERNAL] Re proposal Henry Walser funeral homes

RE:
official plan amendment op17/003/F/gs
zone change application zc17/010/f/gs
Henry Walser funeral homes

Proposal for crematorium i strongly object to this proposal. i can smell weston bakery from my backyard and that is farther away then this proposed crematorium. i do not want to have to deal with the smell. As well there is no guarantee that burning a body does not release various virus and bacteria into the area. I live less then 120 m as the crow flies from the proposed site. if i need to come to a meeting to voice my concerns i will do that as well. Please notify me of any such meeting.

This zoning change is unacceptable considering there is a large residential area directly behind the proposed site. Putting this business above the residents is disrespectful to these citizens.

There are many food providers tim hortons norton bakery and other restaurants and grocery stores within a short distance from this site can you guarantee these wont be affected?

its bad enough we have to put up with tire dust from the hwy i do not also want to have to deal with soot from burning i dont believe any type of filter will catch everything.

This proposal will drive my property value down will the city subsidize the value? This business should have to comply with the current zoning and zoning should not be changed.

Thank You
Carrie Stocker

Sent from my Samsung Galaxy smartphone.

Garett Stevenson

From: Andy and Karen
Sent: Monday, October 26, 2020 10:47 AM
To: Garett Stevenson
Subject: [EXTERNAL] Re: Crematorium proposal

Hello Garett.

I am so glad you received my email and thank you for the acknowledgement.

Karen Teminski
Kitchener, ON

If there is anything more I could do to add positive comments for this proposal in the proper format please let me know.

Regards
Karen

On Mon, Oct 26, 2020, 9:53 AM Garett Stevenson, <Garett.Stevenson@kitchener.ca> wrote:
Hi Karen,

Can I please have your full mailing address so I can keep you posted on the applications?

Thanks,

Garett
Garett Stevenson, BES, RPP, MCIP
Senior Planner | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca

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

From: Internet - Info <Info@kitchener.ca>
Sent: Friday, October 23, 2020 2:43 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: FW: Crematorium proposal

Good morning Garett. I presume that this email is best received by you. Have a good weekend!

Sincerely
Trevor Lennox, Customer Service Representative, Information Centre | Community Services Department | City of Kitchener
519-741-2345 | Fax 519-741-2872 | TTY 1-866-969-9994 | Trevor.Lennox@kitchener.ca

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

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of Karen
Sent: Friday, October 23, 2020 2:33 PM
To: Internet - Info <Info@kitchener.ca>

Subject: Crematorium proposal

Please pass this to Gareth Stevenson. I would like a chance to send my opinion of support in regards to Henry Walser proposal for a crematorium. I do not live in the surrounding area however I have experienced the need for cremation for a family member. I can say that if you want to use this funeral home your hands are tied to cremation facilities in town being run by the cities which greatly restricts their hours of operation and left us in a very difficult situation. People of Kitchener have a right to chose without the restriction of city worker hours and costs.

Origin: <https://www.kitchener.ca/en/city-services/connect-with-us.aspx>

This email was sent to you by Karen through <https://www.kitchener.ca>.

Garett Stevenson

From: Scott Davey
Sent: Wednesday, October 7, 2020 9:01 PM
To: Beverly Tyhurst; Garett Stevenson
Subject: Re: Henry Walser - Cremation Tribute Centre Follow Up

Hi Beverly,

Thanks again for contacting. I've copied the city planner on this file, Garett Stevenson, on this reply. Mr. Stevenson and I spoke in the evening after you and I had our discussion. Garett and I discussed your concerns and he has indicated that the city may need to re-send the city-notification letters to all.

I do want to be clear on two things. Firstly, though I can understand how you might be dismayed at Mr. Walser reaching out... it is actually much-preferred on any planning application. Oftentimes, these matters fly under the radar because the city has limited means to inform. Even biased awareness is better than little awareness. While it will have no bearing on my decision, it is a good (and rare) thing for a developer to reach out to the neighbourhood.

Secondly, I would like to be clear on the process in that neither I, nor city staff (led by Mr. Stevenson) have decided whether this application should be approved. Staff will do their research and make a recommendation, then I (and council) will vote on whether we approve or reject that recommendation. I will need the benefit of the report from staff, coupled with the feedback from residents like yourself.

On that note... thank you kindly for your feedback Beverly... I've taken notes on your points of concern and I assure you that your efforts have not fallen on deaf-ears.

Respectfully,

Scott Davey
Councilor, Ward 1
City of Kitchener

From: Beverly Tyhurst
Sent: Wednesday, October 7, 2020 7:54:35 PM
To: Scott Davey <Scott.Davey@kitchener.ca>
Subject: [EXTERNAL] RE: Henry Walser - Cremation Tribute Centre Follow Up

Hi Scott,

Thanks for taking the time to speak to me on Friday.

I am concerned that the majority of residents on application to place a Cremation Tribute Centre close by. At : e have not been informed of Henry Walser's documentation or information and were rather surprised by Mr. Walser's personal letter asking us to voice our concerns to himself personally and neglected to also provide your contact information which would allow the interested party to hear residents concerns first hand and leading the residents to believe they've expressed their concerns and were heard without you ever hearing anything about it. I am also concerned about the proximity of the potential cremation centre to housing as well as real estate value and air quality. To be honest and frank, I'm just not sure I want to be a street over knowing a bunch of people are possibly being cremated several yards away. I'm not even sure I would like to even attend a service at Mr. Walser's funeral home anymore knowing that cremations were taking place so closely as well. we have not received any

I have other additional concerns as well but those are my main concerns. I have attached the ONLY letter that was received.

Sincerely,
Beverly Tyhurst

647-284-9779

From: Scott Davey <Scott.Davey@kitchener.ca>
Sent: Wednesday, September 30, 2020 7:02 PM
To: Beverly Tyhurst
Subject: Re: Henry Walser - Creamation Tribute Centre

Talk then.

Thanks Beverly!

Scott

Scott Davey
Councilor, Ward 1
City of Kitchener

From: Beverly Tyhurst
Sent: Wednesday, September 30, 2020 6:55:31 PM
To: Scott Davey <Scott.Davey@kitchener.ca>
Subject: [EXTERNAL] RE: Henry Walser - Creamation Tribute Centre

Hi Scott!

Friday at 2 pm sounds great. What phone number should I call?

Beverly

From: Scott Davey <Scott.Davey@kitchener.ca>
Sent: Wednesday, September 30, 2020 12:24 PM
To: Beverly Tyhurst
Subject: Re: Henry Walser - Creamation Tribute Centre

Hi Beverly,

Please extend my apologies to Mr. Walser on the lateness of my reply. I have been in contact with city staff on this.

Friday at 2pm would be ideal. Either via telephone or Zoom.

Let me know and thanks!

Scott

Scott Davey
Councilor, Ward 1
City of Kitchener

From: Beverly Tyhurst
Sent: Wednesday, September 30, 2020 12:16:53 PM
To: Scott Davey <Scott.Davey@kitchener.ca>
Subject: [EXTERNAL] Henry Walser - Creamation Tribute Centre

Hello!

I was wondering if I could speak to your about the Henry Walser Creamation Tribute Centre that's proposed. Is there a time of day, etc. that you may be available?

Sincerely,
Beverly Tyhurst

, Kitchener, ON

Garett Stevenson

From: Will Verlinden <
Sent: Thursday, October 1, 2020 4:08 PM
To: Garett Stevenson
Subject: [EXTERNAL] Plan and Zone Change RE: Henry Walser Funeral Homes Ltd.

Mr. Garett Stevenson,
Regarding Plan Amendment OP17/003/F/GS and Zone Change Application ZC17/010/F/GS.

As a homeowner in this area I strongly oppose the changes that would allow a crematorium/cremator to be built in this residential area.

There is strong scientific evidence that crematoriums produce dangerous pollutants which are linked to serious health problems, especially for children. These pollutants include mercury, dioxins, nitrogen oxide, sulfur dioxide, ... nitrogen oxide and hydrogen chloride. A 2010 EPA study stated that toxins are released into the environment through the cremation process.

The most dangerous element is mercury which becomes vaporized into a colourless, odourless gas. It is especially dangerous in this heated vaporized form because when it is inhaled, it is quickly absorbed into the bloodstream and carried to the brain and other organs. Even very small amounts can be dangerous. Young children and unborn babies are the most vulnerable since their minds and bodies are still developing.

Studies at the Texas Health Science Center found that close proximity to sources of mercury were associated with increases in learning disabilities, autism and special education rates.

Applicants often state that there would be no odors or visible smoke.
That's because mercury is a colourless and odorless gas.

It is because of these concerns that crematoriums are not allowed in populated areas.

Will Verlinden,

Garett Stevenson

From: Garett Stevenson
Sent: Tuesday, February 18, 2020 2:15 PM
To: 'Cameron Walker'
Subject: RE: Zone Change Application ZC17/010/F/GS

Yes, I will add you to the circulation list. If you prefer to receive information by mail, I need your full mailing address as well.

From: Cameron Walker
Sent: Tuesday, February 18, 2020 2:09 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Re: Zone Change Application ZC17/010/F/GS

Thank you very much for the update.

Am I able to receive updates on this application when it resumes as you did with the OP15-05-F-GS - ZC15-015-F-GS application? If so, that would be fantastic!

Thanks again.
--Cameron

On Tue, Feb 18, 2020 at 9:31 AM <Garett.Stevenson@kitchener.ca> wrote:

Hello,

Sorry for the confusion. The Henry Walser funeral home application is on hold and was NOT heard by Council.

The City requires confirmation from the Ministry of Transportation on the final road alignment and property requirements for the new Highway 7 interchange before staff can make a recommendation on those applications.

The Highway 7 widening project is under review by the Province – once there is confirmation on that project, staff will determine the best course of action for the funeral home expansion applications.

Thanks,
Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



From: Cameron Walker <

Sent: Friday, February 14, 2020 3:01 PM

To: Garrett Stevenson <Garett.Stevenson@kitchener.ca>

Subject: Re: Zone Change Application ZC17/010/F/GS

Thank you for the information Garrett.

I think you linked me to a different amendment. I was inquiring about OP17/003/F/GS and ZC17/010/F/G. These concern Becker Street. There is a zoning change that would allow for the expansion of the funeral home.

What you linked me to was a change to Frederick Street near Avon Rd. Apologies if these are somehow connected--I'm not really familiar with zoning change applications.

Did council hear your recommendation and defer the changes for OP17/003/F/GS and ZC17/010/F/G ? Or was that concerning OP15-05-F-GS - ZC15-015-F-GS?

Thank you very much for your responses!

--Cameron

On Wed, Feb 12, 2020 at 5:22 PM <Garett.Stevenson@kitchener.ca> wrote:

Hello,

Council heard my recommendation on the Official Plan Amendment and Zoning By-law Amendment on January 13, 2020 and deferred the applications.

If you would like to provide me with written comments, I can ensure that they are forwarded to Council before a decision is made. I will also update you on future meetings.

For the latest concept, please see: <https://lf.kitchener.ca/WebLinkExt/0/doc/1811189/Page1.aspx>

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca

From: Cameron Walker •

Sent: Monday, February 10, 2020 2:26 PM

To: Garrett Stevenson <Garett.Stevenson@kitchener.ca>

Subject: Zone Change Application ZC17/010/F/GS

Hello.

I am writing to inquire about the status of OP17/003/F/GS and ZC17/010/F/GS.

I am a resident of the area and was curious as to the current status of these proposals. I live in one of the houses that will be demolished to build a parking lot and wish to know if these changes have been finalized and/or when construction might begin.

If the changes have not been decided upon, I'm also curious if input is still being accepted about these changes. The forms on the website have a deadline of 2017.

Thank you for your help.

--Cameorn

I'm writing to object to the proposed zoning changes to Becker St included in OP17/003/F/GS and ZC17/010/F/GS.

As part of these plans, 3 house-style apartment buildings will be demolished to build a parking lot. Given that there is a shortage of affordable housing in Kitchener, it is absurd to demolish 3 apartment buildings, so that a business can expand its parking.

I live in one of the houses that will be demolished as part of this plan. I started a family here and it is the only home my son has ever known. Indeed, we have lived here longer than it has been owned in some capacity by Henry Walser. Mr. Walser himself came to my door to ask for the then owner's contact information. I didn't know then that he wanted to tear down our home.

The set of apartment buildings on this block house multiple families, with a number of small children who go to school together. In fact, if it were not for COVID-19 restrictions, these children would have spent this summer playing together in the yard and attached to our apartment. If we continue to live here, we want to build a shared place for the neighbourhood children to play together.

In this yard, our family has built a garden that we've expanded every year. In it we grow vegetables to feed our family and plant regional wildflowers that benefit the local pollinators. Pandemic permitting, we even hope to provide space to local friends who are not as fortunate as us to have the space to garden.

We take our place in our community and environment seriously and are thankful that we can use what we have to give back to both.

I am glad that Henry Walser's business is doing well and that he has the access to capital that allows him to purchase multiple apartment buildings. But some of us do not have access to such capital. We live in homes that we have poured years of love into. We cannot simply pick up and move into another apartment without real emotional and financial costs. If Henry Walser would like to expand his business, I encourage the city to allow him to do so in a way that does not kick normal people from their homes.

Thank you.

Cameron Walker

Garett Stevenson

From: Gary Winger
Sent: Tuesday, October 13, 2020 3:43 PM
To: Garett Stevenson
Subject: [EXTERNAL] Crematorium - Henry Walser

Hi Garett,

I am writing regarding Mr. Walser's application requesting that the City of Kitchener grant an exception to the by-law that would allow him to proceed with building a crematorium in a residential area.

As longtime home owners on Rosemount Avenue we are totally against the City granting an exception to the current by-law to allow Mr Walser to proceed with the crematorium.

People have made decisions (usually the largest financial decision in their lives) based on the nature of the neighborhood, City by-laws, schools, etc. As such it is imperative that we be able to rely on and trust the City to stick with by-laws that prohibit businesses from seeking to boost profit at the expense of local residents.

There is no demonstrable evidence for the need of the City to allow for a contravention of a by-law that exists to protect a well established and beautiful neighborhood. We believe that there is adequate crematorium service now in the Region - and certainly there is adequate land appropriately designated for such business.

Please do not grant this exception.

Thank you,
Gary & Sylvia Winger

Garett Stevenson

From: Lily Winstel
Sent: Tuesday, October 13, 2020 7:02 PM
To: Garett Stevenson
Subject: [EXTERNAL] Henry Walter Funeral Home request to install a crematorium

Hello Mr. Stevenson

I'm writing to you to voice my concern and displeasure at the possibly of having a crematorium within my neighbourhood.

As per the City's own guidelines, crematoriums belong in an industrial zone of the city, not in a residential neighbourhood. Is this something you would like within your residential neighbourhood?

Please do not allow this zone change, it is bad enough that we all have to put up infill.

Regards
L. Winstel

Sent from my iPad