



TOWNSHIP OF WILMOT

DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS 2020-011

TO: COUNCIL

SUBMITTED BY: Harold O’Krafka, MCIP RPP
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP
Manager of Planning/EDO

REVIEWED BY: Grant Whittington, CAO

DATE: July 13, 2020

SUBJECT: Zone Change Application 04/20
Miller Boys Inc. / Dryden, Smith & Head Planning Consultants
Ltd.
142 Snyder’s Road West, Baden

RECOMMENDATION:

THAT Report DS 2020-011 be received for information.

SUMMARY:

The owner of 142 and 148 Snyder’s Road West has filed a zone change application to amend the zoning of the subject properties to permit a 19 unit residential development intended for seniors’ rental accommodations. The application also proposes to reduce the required off-street parking from 26 spaces to 20 spaces.

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on June 12, 2020. The following is a summary of comments received prior to the Public Meeting:

Public:

John and Wendy Klassen, Snyder's Road West, Baden – concerned with number of units, proximity to the common property line, privacy, noise, odour, drainage and property values (complete comments included within Attachment B).

Brent and Marie Pavey, Snyder's Road West, Baden – supportive of concept, but concerns with reduced parking requirements (complete comments included within Attachment B).

Agencies:

Grand River Conservation Authority: no comments

REPORT:

This application proposes to amend the zoning of the subject property to permit a 19 unit residential development intended for seniors' rental accommodations along with a reduction in off-street parking requirements.

As illustrated on the site plan and renderings included as Attachment A, the proposed development would involve two new buildings on presently vacant lands (addressed 148 Snyder's Road West) and one new building along with an addition and renovations to the existing dwelling and detached garage at 142 Snyder's Road West.

In support of the application, the applicant provided a planning justification report, detailed site plan, renderings of the proposed development, a functional servicing letter, site grading, servicing and storm water management drawings/report, and a noise feasibility study. Those reports have been made available on the Township's website for public and agency review.

At the time of writing the report comments from the Region of Waterloo were outstanding. Comments from the Township Public Works & Engineering Department require analysis on capacity within the Foundry Street sanitary sewer as well as a plan for a secure drainage outlet.

At such time as outstanding agency comments are received, sanitary and storm servicing has been addressed, and any additional comments received through the public meeting have been considered, staff will return to Council with a detailed report and recommendation on the application.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Holding public meetings to gain input on planning matters promotes an engaged community.

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A	Development concept and renderings
Attachment B	Public comments

To Andrew Martin,

My wife Wendy and I live at [REDACTED]. Our property is directly adjacent to the west of the vacant lot beside 142 Snyder's west. This letter is being sent to voice our concerns over the proposed zoning changes to 142 Snyder's road west and the empty lot next to it.

We are extremely unhappy with the proposed changes. Because our property is right next to the largest building, the proposed changes affect us the most. We feel that placing an enormous three story building 1.2 meters from the property line creates a number of undesirable conditions for us in our home. Following is a list of negatives:

1. Solar encumbrance

- a. At 1.2 meters away, the very large three story structure will block out the sun completely on the east side of our house. It will also limit the amount of light that presently enters into our home in general. This issue would be resolved if the main unit was only two stories and 3 meters from the property line.

2. Privacy Issues

There will be a lot of windows not only in the three story building but also in the three unit townhouse at the back of the property. Our use of the back yard will always have windows overlooking it, which greatly diminishes our privacy and enjoyment of the backyard.

3. Noise Issues

- a. All eleven of those units will need air condition. That would mean eleven air conditioners next to our property. There would be a lot of noise between the houses from those units. Again, enjoyment of our back yard becomes greatly diminished, not to mention not being able to open our windows to get a breeze due to all of the noise from the air conditioners.
- b. With the increased number of people living directly beside us, we would also have a lot of other noise to deal with. We would have noise from vehicles driving in and out of the property. Those vehicles would include personal vehicles, snow removal, garbage trucks and other vehicles (ie. Visitors, ambulance etc.)
- c. One other noise issue potentially would come from animals that the residents in that complex might own.

4. Vapors/Smells

- a. All of the units facing our property would also have to have dryer vents. With the potential of eleven dryer vents facing our home and running, there would at times, be a lot of non breathable air.
- b. The second issue would be all of the gas water heater vents. Vents from eleven units would all face our property creating a lot of non breathable air as well. Again, enjoyment of our back yard and house would be greatly diminished. We certainly could not open our windows on that side of the house or sit outside when dryers or gas water heaters are running. This also is one issue that could be fixed by limiting the number of residences and placing those residences the proper distance from the property line.

- c. The third issue, while not as large as the first two, would be venting of stoves. Eleven of those vents would also face our property as well.

5. Drainage

- a. We are also concerned about where all of the water from those buildings will go. Drainage has to go somewhere. When you place so many buildings and pavement on a piece of land drainage is always compromised. Our basement already receives water pretty easily. We are concerned that we will see an increase in the frequency and amount of water entering our home.

6. Resale Value

- a. With so many negatives from the rezoning request affecting our home, we are greatly concerned about the resale value of our property.

Having noted all of the concerns above, we are asking the counsel members to vote no on the zone change application as is. We are, however, asking that the counsel would make some serious changes regarding number of units, height of buildings and especially the placement of buildings at the proper distance from property lines. We would humbly ask every counsel member to place themselves in our shoes. If you were living in our house, how happy would you be to have buildings along the whole length of your property, one of which towers well above our house, 1.2 meters away from the property line. Thank you for any consideration in this matter.

Sincerely,

John and Wendy Klassen

June 30, 2020

Brent and Marie Pavey,
[REDACTED],
Baden, ON [REDACTED]

RE: ZCA-04-20 (142 Snyder's Rd W and adjacent lot)

To: Township of Wilmot,
Andrew Martin, Manager of Planning
Township of Wilmot Council

This letter is in response to the *Notice of Public Meeting on July 13, 2020* and the *Zone Change Application 04/20*.

Having reviewed the Planning Justification Report, Detailed Site Plan, Renderings and other associated documents, we would like to make it clear that we have no objections in principle to the proposed development. Indeed, we are heartened by the thoughtfulness of the design, including tree preservation and planting, and by the stated purpose to provide living space for seniors within the community. We are particularly pleased with the design's aesthetic which reflects the historical character of the neighbourhood, and we very much favour the placing of parking away from the road and within the centre of the complex.

We do, however, have concerns with the applicants' request for exemption from the Zoning Bylaw's requirement of parking spaces; specifically, from the required 26 spaces to 20. Our concern is that, without the number of spaces required under the Zoning Bylaw, overflow/visitor parking will spill onto Miller Street – the street closest to the proposed development. As an older street, Miller Street was not designed with an eye to overflow parking (no curbs etc.). The problem is compounded by the fact that existing street parking on the south side of Snyder's Road West will be eliminated next summer as the result of planned improvements including bike lanes, making additional parking on Miller Street even more likely. A relatively short, residential street populated by seniors and young families, any excess overflow parking on Miller Street as a result of the development may pose not only inconveniences but also potential safety issues. While there can be no doubt that there may be additional parking on Miller Street even if the parking provisions of the Zoning Bylaw are followed, upholding those provisions will serve to mitigate the problems outlined above. Indeed, as you are aware, the very purpose of minimum off-street parking standards is to reduce reliance on on-street parking, and any deviation from such provisions could establish a problematic precedent. The Zoning Bylaw should, therefore, not be amended as requested.

We do believe that there are a number of remedies available to the applicants, including the reduction of the number of units in the proposed development, that would

enable the project to proceed in conformance with the Zoning Bylaw's parking requirements. We encourage these to be pursued.

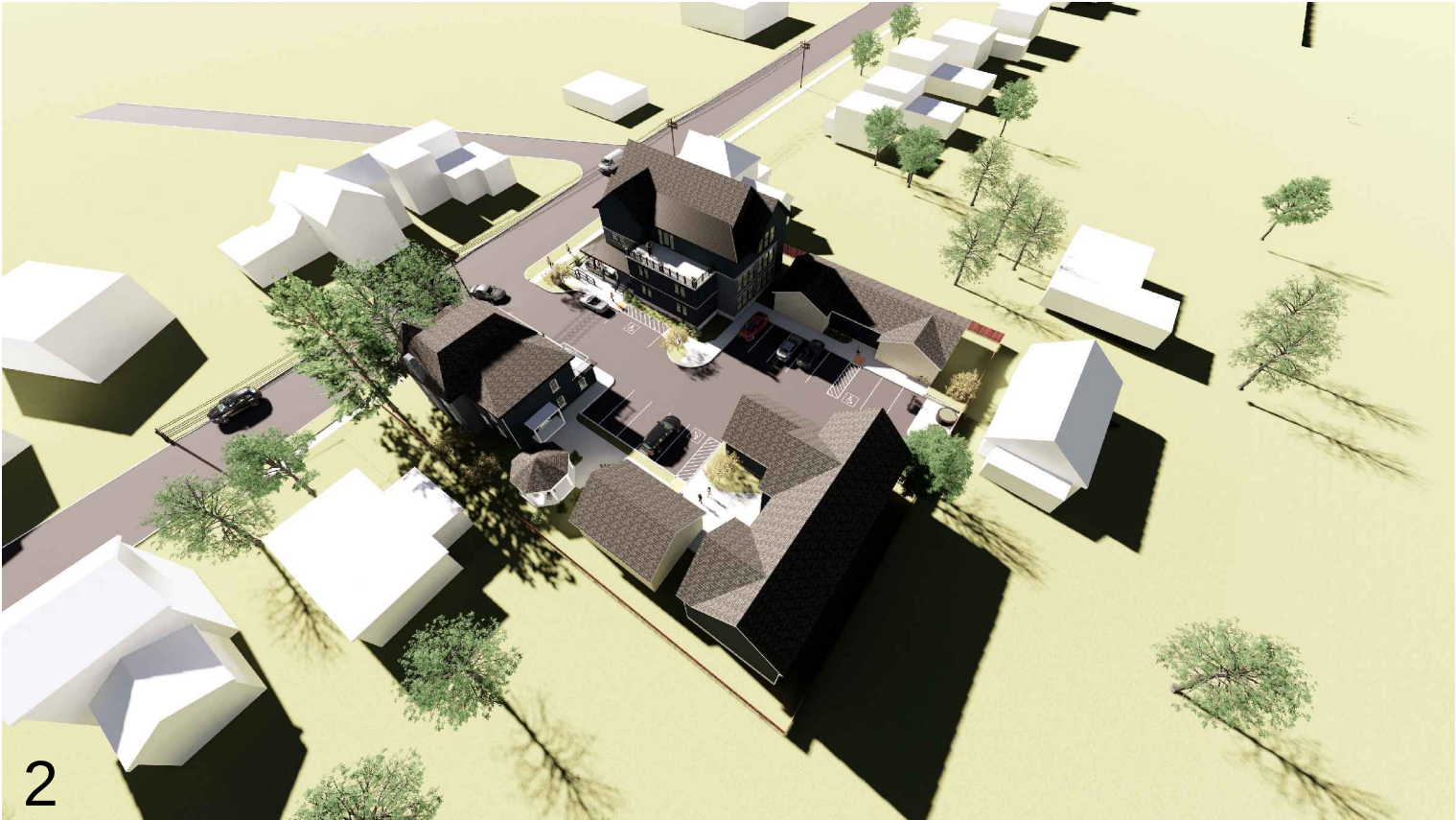
Finally, we also request to be notified of the decision of the Township of Wilmot in this matter.

Sincerely,

Brent & Marie Pavey,



STREET VIEW FROM SYNDER'S ROAD



AERIAL VIEW OF PROPOSED DEVELOPMENT



INTERNAL VIEW OF DEVELOPMENT



STREET VIEW FROM SYNDER'S ROAD - EASTBOUND



STREET VIEW FROM SYNDER'S ROAD - WESTBOUND

DATE: 2020-04-24

SCALE: N.T.S.

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

SNYDER'S ROAD DEVELOPMENT
142 SYNDER'S ROAD WEST
BADEN, ONTARIO

a+LiNK
architecture inc.
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P:519.649.0220 www.aLINKarch.ca



2008

SK3-3

