



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS-2024-16

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

PREPARED BY: Andrew Martin, MCIP RPP
Manager of Planning and Economic Development

REVIEWED BY: Greg Clark, Acting CAO

DATE: November 4, 2024

SUBJECT: Zone Change Application 04/24, 430 Snyder's Road East, Baden

RECOMMENDATION:

THAT Council approve Zone Change Application 04/24 made by 1000685410 Ontario Inc. and GSP Group Inc., affecting lands with the municipal address of 430 Snyder's Road East, to:

1. increase the maximum building height from 2-stories to 4-stories; and
2. decrease the width of a drive aisle servicing angled parking spaces from 6.0m to 5.5m.

SUMMARY:

The Township of Wilmot is in receipt of an application for an amendment to the Township Zoning By-law. The lands to which the application applies are designated Urban Residential in the Township Official Plan and is zoned Zone 8 (Commercial) within the Township Zoning By-law 83-38, as amended.

The property is proposed to be redeveloped with a 4-storey office building, associated parking, and a screened storage area. Zoning amendments are required to facilitate this redevelopment as follows:

1. to increase the maximum building height from 2-stories to 4-stories; and
2. to decrease the width of drive aisle servicing angled parking spaces from 6.0m to 5.5m

The proposed increase in height is consistent with the industrial zoning regulations on parcels east of the subject lands and is generally compatible with surrounding land uses and not out of keeping with other multiple storey buildings in Baden.

The proposed reduction in drive aisle width provides sufficient room for vehicle maneuvering for angled parking access.

Ultimate development of the site will occur through a site plan approval process which will ensure all aspects of site servicing, landscaping, fencing, and access are completed in accordance with Township, Regional and GRCA standards and approvals.

BACKGROUND:

A Public Meeting was held for this application on September 9, 2024. The following is a summary of comments received.

Public (complete public comments and minutes from the Public Meeting are included as Attachment B)

Steven Schmelzle, Snyder's Rd E – Concerned with height of building relative to other buildings in Baden, impacts on property values, traffic, uses proposed for the property, noise, and suggesting residential development would be more appropriate or a shorter building with a larger footprint.

Agencies

GRCA: no objections to approval of the application.

Region of Waterloo:

1. Indicating the lands are considered disturbed and as such do not require an archaeological study.
2. Acceptance of the storm water management report and site grading plan.
3. Providing requirements for the future site plan approval process including the preparation of a salt management plan, the dedication of a road allowance widening, and the need to revise the location of the existing storm water easement on the property.
4. Updated comments following the public meeting indicating no further concerns with the noise study.

REPORT:

The subject property is designated Urban Residential in the Township Official Plan and is zoned Zone 8 (Commercial) within the Township Zoning By-law 83-38, as amended. The property is developed with a commercial building with a number of prior uses including cabinet making, contractor's shop, and an automobile dealership and repair shop.

The property is significantly constrained by the floodplain of the Baden Creek. As such opportunity for redevelopment is limited largely to the area of the existing building with significant expansion of the building footprint restricted. The applicants have worked with the Grand River Conservation Authority to obtain support for a building envelope to replace the current building. In order to generate sufficient floor area to support the needs of the business, Fritz-Alder Precast, the building design requires 4 stories in a smaller footprint given 2 stories over a larger footprint is not achievable on the property.

Comments were received from one neighbouring property in advance of the public meeting and no additional comments were received at the public meeting. Members of Council had questions at the public meeting regarding building use and the height of the building. At the time of the public meeting, comments were outstanding with respect to the peer review of the noise study. Final Regional comments have now been provided in that regard. The following paragraphs speak to concerns and comments raised before and at the public meeting.

Building and property use

Following the public meeting, additional details were provided by the applicant with respect to the use of the property and the proposed use of the new building in order to clarify the space needs of Fritz-Alder Precast.

The proposed 4-storey building is intended to be used entirely by Fritz-Alder with the current design consisting of reception and office area along with warehouse space on the main floor. The upper floors are intended for office space for their company. The onsite operations are proposed to include a trailer storage area on the west side of the property for storage of trailers and concrete forms. A telehandler would be utilized on site for loading and unloading trailers. Primary trailer movement to and from the property would occur through use of pick-up trucks with limited tractor trailer use on the property.

While vehicle egress to and from the site and movement within the property was reviewed to ensure adequacy of the site, anticipated traffic generated from the property did not warrant a traffic impact study from either the Region of Waterloo as the Snyder's Road East road authority or from the Township with respect to Sandhills Road.

The proposed plan includes the parking required to service the proposed building. A row of angled parking spaces is proposed along the east property line. Given the development constraints of the property, insufficient room exists between the building and the property line to achieve the current zoning regulations with respect to the 6m parking space depth and the 6m aisle width depth. The application proposes to reduce the aisle width to 5.5m. The 6m aisle width is reflective of vehicle movement needs to access a traditional perpendicular parking space. The zoning by-law does not presently differentiate the space needs for access to angled parking. The proposed reduction is minor and consistent with regulations from other jurisdictions that specifically speak to angled parking.

Building height

As discussed within prior paragraphs, the application proposes to increase the maximum building height from 2-stories to 4-stories. Flood plain restrictions prevent a larger building footprint than what is proposed, so the additional stories are necessary to achieve the floor area required by Fritz-Alder.

The zoning by-law in certain zones, regulates the number of stories, but does not define a specific measurement per storey. This flexibility is inherent to commercial and industrial properties given the range of demands of differing commercial/industrial uses.

The proposed building would measure an approximate height of 17m. By comparison, the height of the apartment building recently constructed west of this property is approximately 16.5m to the tallest part of the building. The water tower on the west side of Baden is approximately 44m tall. The existing feed mill ranges in height with components of the building exceeding the height of this proposed building.

While not presently developed with 4-storey buildings, industrial properties on Sandhills Road to the northeast and southeast of the subject property are already permitted as-of-right to have up to 4-stories.

Staff are of the opinion that the proposed building height is appropriate for the property. The height is not inconsistent with buildings already present in Baden and the proposed zoning would align with the as-of-right zoning provisions in the immediate area.

Noise study

In support of the application, a noise study was completed to review any impacts of site generated noise on adjacent properties. The study assessed trailer coupling and decoupling, the use of the telehandler on site, the frequency of vehicle movements, vehicle types and number of crews attending the property, and the building's HVAC equipment.

At the time of the public meeting, peer review of the study had not been finalized. Since September minor technical edits were made to the study in response to peer review comments received and ultimately the noise study was accepted.

Mitigation requirements relate to noise impacts on the property to the west due to the operation of the telehandler within the trailer storage area. The study and peer review concluded that the noise exceedance will be mitigated to acceptable levels through the installation of a 1.8m tall acoustic barrier along the western edge of the property.

Site plan approval

Should Council approve the zoning by-law amendment, the next step in development will be site plan approval. The Region of Waterloo and Grand River Conservation Authority will continue to be engaged through that subsequent process. All aspects of zoning compliance,

site servicing, storm water management, landscaping, site lighting, and noise attenuation will be reviewed and implemented through site plan approval to meet requirements of the Township and other regulating authorities.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

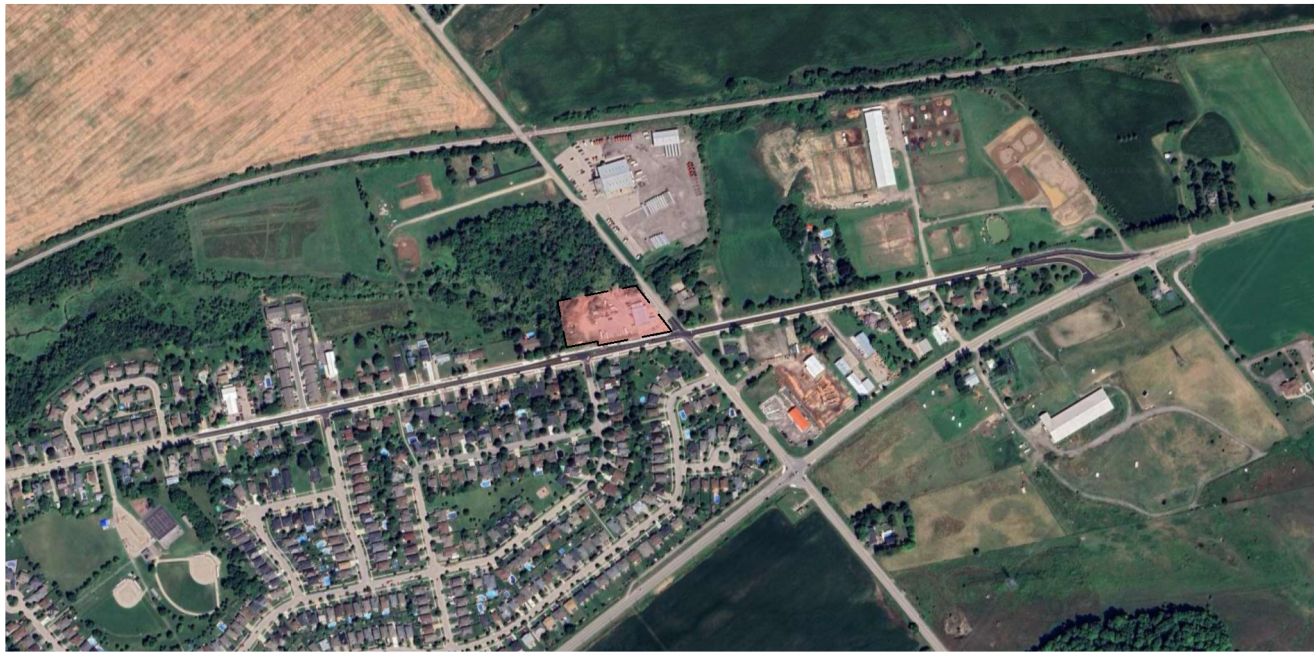
Providing opportunities for logical and orderly developments that also facilitate local employment opportunities aligns with goals of the Township to grow economic prosperity and to achieve an exceptional quality of life for Township residents.

FINANCIAL CONSIDERATIONS:

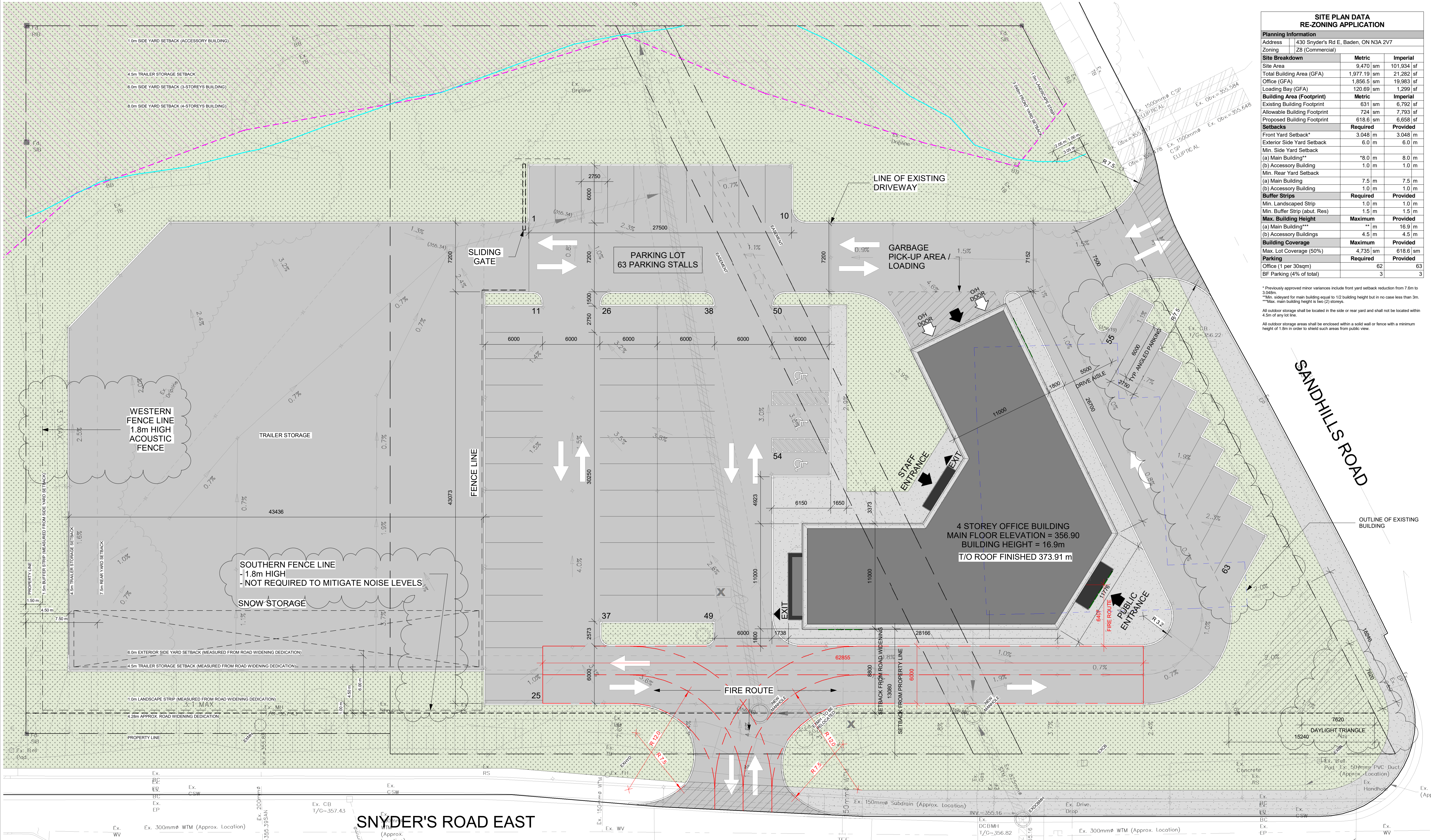
The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A	Site Plan and building renderings
Attachment B	Public comments

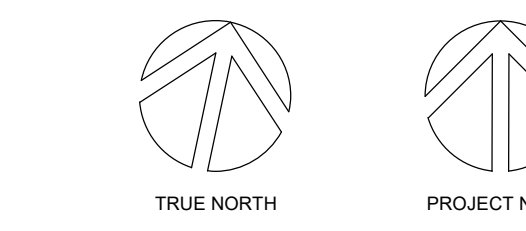
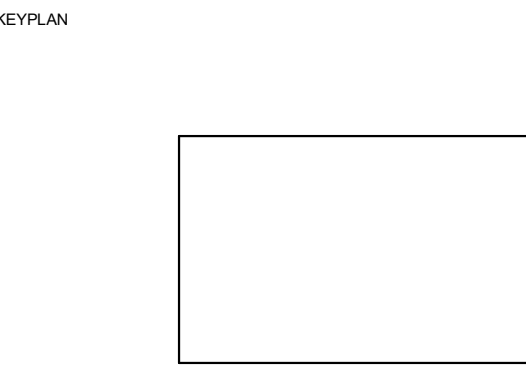


2 Context Plan
A101 Scale: NTS



SITE PLAN DATA RE-ZONING APPLICATION			
Planning Information			
Address	1430 Snyder's Rd E, Baden, ON N3A 2V7		
Zoning	Z8 (Commercial)		
Site Breakdown		Metric	Imperial
Site Area		9,470 sm	101,934 sf
Total Building Area (GFA)		1,977.19 sm	21,282 sf
Office (GFA)		1,856.5 sm	19,983 sf
Loading Bay (GFA)		120.69 sm	1,299 sf
Building Area (Footprint)		Metric	Imperial
Existing Building Footprint		631 sm	6,792 sf
Allowable Building Footprint		724 sm	7,793 sf
Proposed Building Footprint		618.6 sm	6,658 sf
Setbacks		Required	Provided
Front Yard Setback*		3.048 m	3.048 m
Exterior Side Yard Setback		6.0 m	6.0 m
Min. Side Yard Setback		8.0 m	8.0 m
(a) Main Building**		1.0 m	1.0 m
(b) Accessory Building		1.0 m	1.0 m
Min. Rear Yard Setback		7.5 m	7.5 m
(a) Main Building		1.0 m	1.0 m
(b) Accessory Building		1.0 m	1.0 m
Buffer Strips		Required	Provided
Min. Landscaped Strip		1.0 m	1.0 m
Min. Buffer Strip (abut. Res)		1.5 m	1.5 m
Max. Building Height		Maximum	Provided
(a) Main Building***		16.9 m	16.9 m
(b) Accessory Buildings		4.5 m	4.5 m
Building Coverage		Maximum	Provided
Max. Lot Coverage (50%)		618.6 sm	618.6 sm
Parking		Required	Provided
Office (1 per 30sqm)		62	63
BF Parking (4% of total)		3	3

* Previously approved minor variances include front yard setback reduction from 7.6m to 3.048m.
** Min. setback for main building equal to 1/2 building height but in no case less than 3m.
*** Max. main building height is two (2) stories.
All outdoor storage shall be located in the side or rear yard and shall not be located within 4.5m of any lot line.
All outdoor storage areas shall be enclosed within a solid wall or fence with a minimum height of 1.8m in order to shield such areas from public view.



No.	ISSUANCE	DATE
1	Issued for Re-Zoning	2024-07-11
2	Re-issued for Re-Zoning	2024-07-25

DISCLAIMER:
NOT FOR CONSTRUCTION

CLIENT
FRITZ-ALDER PRECAST

1-617 Colby Dr, Waterloo, ON N2V 1Y9

PROJECT
FRITZ-ALDER OFFICE BUILDING

430 SNYDER'S RD E, BADEN

TITLE
SITE PLAN, KEY PLAN, STATISTICS

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
A PART OF WF GROUP
800.665.1378 walterfedy.com

SEAL

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SCALE: As indicated	SHEET NO: A101
DATE: 2024-02-23	
PROJECT NO: 2023-0535-10	
DRAWN BY: KT	
CHECKED BY: BG	

1 SITE PLAN
A101 Scale: 1 : 200



VIEW FROM THE CORNER OF SNYDER'S ROAD AND SANDHILLS ROAD



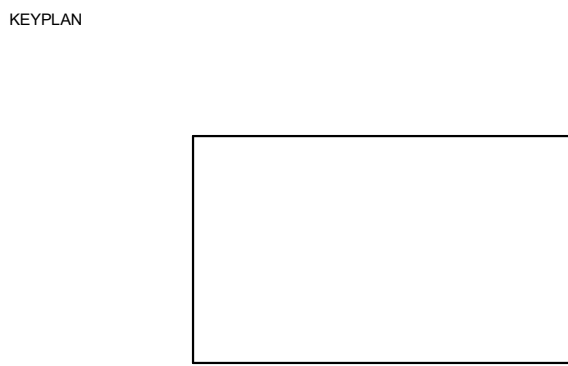
VIEW FROM THE EAST FACADE



VIEW FROM SNYDER'S ROAD



AERIAL VIEW FROM THE CORNER OF SNYDER'S ROAD AND SANDHILLS ROAD



No.	ISSUANCE	DATE
1	Issued for Re-Zoning	2024-07-11

DISCLAIMER:
NOT FOR CONSTRUCTION

CLIENT
FRITZ-ALDER PRECAST

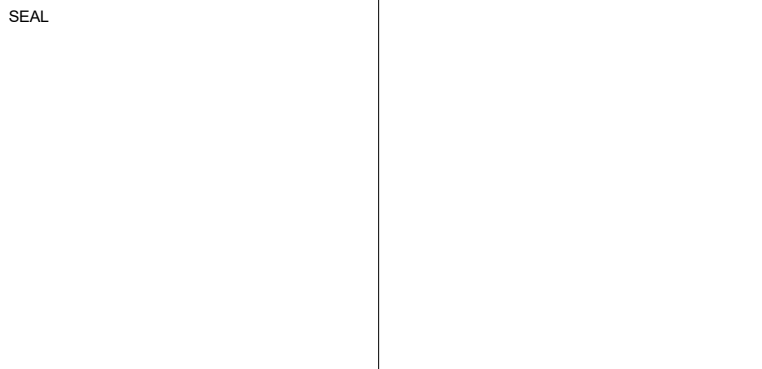
1-617 Colby Dr, Waterloo, ON N2V 1Y9

PROJECT
FRITZ-ALDER OFFICE BUILDING

430 SNYDER'S RD E, BADEN

TITLE
VISUALIZATION

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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SCALE :		SHEET NO : A601	
DATE : 2024-02-23			
PROJECT NO : 2023-0535-10			
DRAWN BY : KT			
CHECKED BY : BG			

From: [REDACTED]
To: [Planning](#)
Subject: Zone Change Application 04/24 - 430 Snyders Road East
Date: August 22, 2024 10:45:01 PM

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Good day,

I am writing in response to your Notice of Public Meeting in regard to the zone change application for the commercial property located at 430 Snyders Rd E, Baden. The lot is currently zoned amended (83-38) Zone 8 Commercial but was originally zoned as urban residential. The request to allow a four-stories commercial building directly impacts my spouse and I are residential property owner directly across from the lot. We are located at [REDACTED] Snyders Rd E.

Some of my questions and concerns are as follows:

1. the proposed height of the building will be 40 to 60 feet in height using an average story height. This will make the commercial building the tallest building in all of residential Baden in what was originally zoned as a strictly residential area and is surrounded by residential properties on all sides. Currently, the tallest single structure is the new three-story apartment complex being completed on Snyders Rd.
 - is it possible to have the zone returned to original zoning and build multi-dwelling units on the site.
 - if not, is it possible to have the zoning remain the same and have the commercial building double the size of the footprint and build only to the two-story maximum. This could mean the elimination of the trailer storage area of their plan.
 - is it possible for the proposed commercial building to be built in a solely commercial zoned area of Baden and/or the township to save the residential neighbourhood that is adjacent to the property on all sides?
 - what will be the allowed business hours?
2. has a study been conducted to gauge the impact that a four-story commercial building will have on the property values of the surrounding residential properties, whether it is positive or negative?
3. has a traffic study been completed for the increase in traffic brought into to the residential area, particularly with an entrance being established on Snyders Rd.?
4. what is the main anchor business that will be in the commercial property, and will it be used for manufacturing or is it strictly office space?
 - will there be an increase in noise brought to the area due to any manufacturing on premise?
5. will the building, if zoning approved, be built to blend in aesthetically with the surrounding residential properties or will it be in contrast to the residential properties.

These are the questions that I have at this time. I am sure that I will have more questions as this process progresses. I hope that my concern about the impact on property values can be addressed so that I have a better understanding of the personal impact this proposal will have. As of now, I would rather see this zoning be reverted back to its original designation as Urban Residential. I cannot support this proposed change to four-story commercial structure that would be the tallest building in Baden being built in what is a residential area.

Thank you,
Steven Schmelzle

Excerpt from September 9, 2024 Township of Wilmot Council Minutes

7.2 DS-2024-12 - Zone Change Application 04/24, 430 Snyder's Road East, Baden

Councillor S. Cressman declared a conflict of interest on this item, and recused from voting.

Manager of Planning and Economic Development, A. Martin presented the report.

Delegate H. Price from GSP Group Inc. on behalf of the applicant addressed Council.

Council asked and received response from the agent of the applicant regarding the following:

- The site set-backs of the proposed development in comparison to the existing building;
- The proposed height of the building;
- Compatibility with the residential area; and,
- Tree planting specifications.

Council asked and received response from staff regarding the following:

- Height of the proposed development in respect to other developments within Baden.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report DS 2024-12 be received for information.

Motion Carried