



DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS 2022-004

TO: Council

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

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

REVIEWED BY: Sharon Chambers, CAO

DATE: February 7, 2022

SUBJECT: Zone Change Application 01/22
Deb, Jeff, and Justin Carrafiello
Part of Lots 43 and 44, Plan 532A
226 Waterloo Street, New Hamburg

RECOMMENDATION:

THAT Council approve Zone Change Application 01/22 made by Deb, Jeff, and Justin Carrafiello, affecting Part of Lots 43 and 44, Plan 532A to amend the zoning of the property to permit a residential building containing up to six dwelling units.

SUMMARY:

The subject property is designated as Urban Residential within the Township Official Plan and is zoned Zone 3 (Residential) which permits a residential building containing up to four units. The property is currently developed with a triplex and the application would allow a proposed three unit addition to the building.

The development remains fully in compliance with all applicable zoning regulations including off-street parking and property line setbacks. The subject property is well positioned to support residential intensification. Waterloo Street is a transit served, mixed use corridor providing a range of residential housing forms and commercial uses through New Hamburg. This proposed

development provides a continuation of the existing Waterloo Street mixed use corridor and represents appropriate development supported by the policies of the Township Official Plan.

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on January 6, 2022. The following is a summary of comments received prior to the Public Meeting.

Public

No comments received.

Agencies

GRCA – indicating no concerns with the application.

Region of Waterloo – indicating no concerns with the application, but requirements for noise attenuation measures (noise warning clauses) to be implement through the site plan control process.

CN Railway – requestion completion of a noise and vibration analysis

WRDSB – indicating no concerns with the application.

WCDSB – indicating no concerns with the application.

REPORT:

The subject lands are designated Urban Residential in the Township Official Plan and are zoned Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended.

The lands are presently developed with three unit residential building and an associated rear parking area. The applicants propose to construct an additional three units within an addion to the rear of the existing building along with an associated expanded parking area to serve the resulting six unit building.

The proposed addition fully complies with the regulations of the zoning by-law with respect to height and setbacks. A total of nine parking spaces are accommodated within a rear parking area in compliance with the zoning by-law regulations.

Concurrent with the zone change application, the applicants filed a submission for site plan control that considers the detailed design and engineering of the site including landscaping, fencing, lot grading, drainage and storm water management.

Through circulation of the application, the Region of Waterloo highlighted a need to implement standard noise warning clauses for the property relative to both regional road and railway traffic through the site plan control process.

Notwithstanding the Region's acceptance that warning clauses would be sufficient, CN provided comments requesting a noise and vibration analysis. Similar studies have recently been completed in close proximity to this property that resulted in no vibration mitigation requirements, but noise warning clauses consistent with the Region's comments.

The site plan approval process affords the opportunity to address CN's comments. The applicant has been made aware of CN's requirements and is currently working to satisfy them.

Site plan control review is ongoing and, should this zoning application be approved, will ensure that prior to development all matters related to servicing, lot grading, drainage, storm water management, noise and vibration are adequately addressed.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

The approval of infilling residential uses maximizes the use of existing infrastructure and reduces the demand for additional greenfield lands to accommodate all residential development which are both strategies in achieving the Township's goal to protect the natural environment.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

Goal 9: Industry, Innovation and Infrastructure – intensification within existing urban boundaries maximum use of existing municipal infrastructure.

Goal 11: Sustainable Cities and Communities – providing a range of housing options enhances the sustainability of the 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 Site Plan

SITE STATISTICS / REQUIREMENTS

SETBACKS:

FRONT: 1.6M

REAR: 1.5M

SIDES: 1.5M IF ONE STOREY, 2.0M IF MORE THAN 1 STOREY

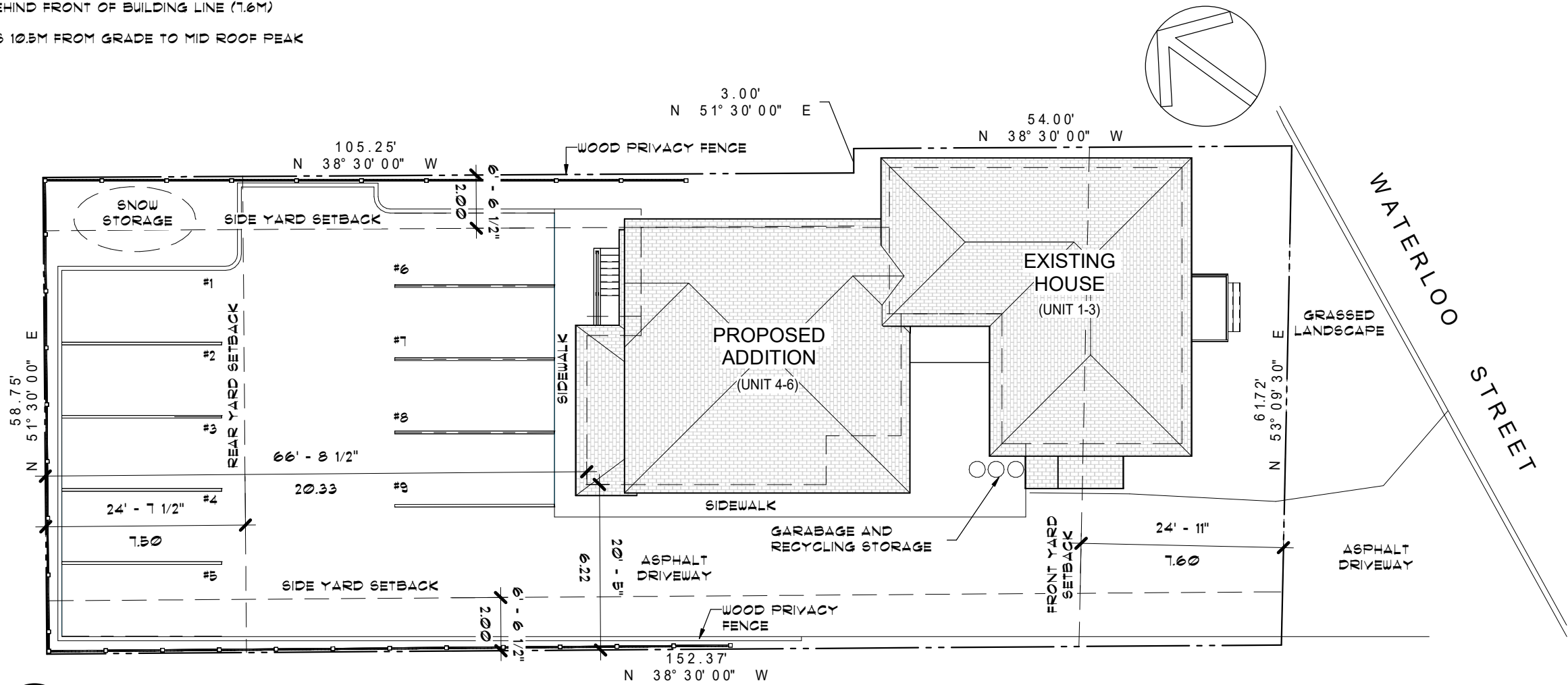
PARKING:

1.5 SPACES PER UNIT

SPACE SIZE IS 2.75M BY 6.0M

MUST BE BEHIND FRONT OF BUILDING LINE (1.6M)

MAX HEIGHT IS 10.5M FROM GRADE TO MID ROOF PEAK



1 SITE PLAN - DESIGN
ST-1 1/16" = 1'-0"

THIS DRAWING IS INTENDED TO BE VIEWED AT 11" BY 17"

No	Date	Issue

Gerrard's Design & Drafting Inc.
7 Cloverdale Crescent, Mannheim,
Ontario, N0B 2H0
Phone 519.579.3306 / Fax 519.579.4672

MULTI FAMILY
RESIDENTIAL BUILDING ADDITION

226 WATERLOO STREET
NEW HAMBURG, ONTARIO

SITE PLAN

Status	SITE PLAN
Date	OCTOBER 20, 2021
Folder	-
File	226 Water....rvt
Drawn	M. A. CARROLL
Chck'd	J. D. GERRARD
Scale	1/16" = 1'-0"
Job #	19GD075

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