



Township of Wilmot **REPORT**

REPORT NO. DS 2019-02

TO: Council

PREPARED BY: Andrew Martin, Manager of Planning/EDO

DATE: January 14, 2019

SUBJECT: Zone Change Application 02/18
Dixie Developments Inc.
Lot 1, Plan 637
164 Waterloo Street, New Hamburg

Recommendation:

That Council approve Zone Change Application 02/17 made by Dixie Developments Inc., affecting Lot 1, Plan 637, to:

1. permit a residential building containing twelve dwelling units
2. reduce the minimum left side yard setback from 2.0m to 1.8m,
3. to permit required off-street parking to be provided in front of the building line;
4. to establish a minimum rear yard setback of 30m for a residential building; and,
5. to place an "H" symbol on the property to identify that the property may not be developed until such time as the Region of Waterloo has cleared its condition with respect to completion of a record of site condition.

Background:

A Public Meeting was held on January 15, 2018. The following is a summary of comments received; written submissions are attached to this report.

Public:

John Hanson, Nith Terrace Seniors Apartments – expressing a need to ensure there is adequate parking for the development.

Agencies:

GRCA: no comments or concerns

Region of Waterloo: updated comments indicating no objections subject to conditions outlined within the body of this report.

Discussion:

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

The subject property is currently vacant and the zoning presently permits a residential building containing 4 dwelling units. This application proposes to allow a residential building containing 12 dwelling units.

To facilitate the proposed development plan, this application also proposes to reduce the side yard setback (left/south side) from 2.0m to 1.8m and to allow for required parking to be provided in front of the building.

At the time of the public meeting, the Region of Waterloo indicated that a record of site condition was required for the property as well as an environmental noise and vibration study to demonstrate that the property can be developed without impact from the abutting road and railway.

The noise study has since been completed and subsequently reviewed and accepted by the Region of Waterloo. The outcome of the study was that for noise and safety reasons identified by CN Railway, a 30m setback from the railway right-of-way to the residential building is required. The study included additional noise mitigation measures and warning clauses which will be secured through a development agreement at the site plan control stage.

The record of site condition has not yet been completed. The Region of Waterloo is satisfied with the lands being placed within a holding zone which would allow the requested zoning to be established, but would not permit development until such time as a record of site condition has been acknowledged by the Ministry of the Environment, Conservation and Parks.

Additional Regional comments relate to the future site plan control process including requirements for lot grading/drainage/servicing/storm water management plans, access permits, a salt management plan, and a concrete pad for a transit stop.

Attached to this report are renderings of the proposed building along with an updated site plan reflecting the required 30m rear yard setback.

No comments were received prior to or at the public meeting from neighbouring property owners. Subsequent to the public meeting, comments were received from John Hanson on behalf of Nith Terrace Seniors Apartments expressing a need to ensure there is adequate parking for the development.

The proposed site plan provides 18 parking spaces which complies with the zoning by-law requirement of 1.5 parking spaces per dwelling unit. Some concern has been expressed that if each of the unit's occupants owned 2 vehicles, there would not be adequate parking on site which may lead to unauthorized parking on adjacent properties.

The subject property provides more than 1 space per dwelling unit. The intent would be that given this property has direct access to the GRT Route 77, along with retail and employment opportunities within walking distance of the property, there are opportunities to reduce the demand for automobile use. Given the number of parking spaces available to each unit will be

known prior to any unit being occupied, future property owner(s) and tenant(s) will need to ensure that vehicles do not exceed allotted parking.

The subject property is well positioned to support residential intensification. Waterloo Street is a mixed use corridor providing a range of residential housing forms and commercial uses through New Hamburg. The subject property is located within a mixed land use node with the presence of two commercial plazas, mixed commercial and residential buildings and multiple dwellings. This proposed development provides a continuation of the existing Waterloo Street mixed use node.

Strategic Plan Conformity:

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.

Financial Considerations:

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

Conclusion:

The Township Official Plan promotes a mix of housing types and densities within the Urban Residential Designation. The integration of apartments, townhomes and other multiples within existing and established neighbourhoods represents compatible land use.

The proposed zoning amendment represents an appropriate land use for the subject property and staff support approval of the application.

Andrew Martin, MCIP RPP
Prepared by Manager of Planning/EDO

Harold O'Kafka, MCIP RPP
Submitted by Director of Development Services

Grant Whittington
Reviewed by Chief Administrative Officer

MAX HEIGHT IS 10.5M FROM GRADE TO MID ROOF PEAK

- 4 - 2 BEDROOM UNITS EACH AT 933 SQ.FT.

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

ST-1



164 WATERLOO ST, NEW HAMBURG

FRONT EXTERIOR PERSPECTIVE

DEC. 9/17





164 WATERLOO ST, NEW HAMBURG
TYPICAL SIDE VIEW
DEC. 9/17

Andrew Martin

From: John Hanson
Sent: Friday, February 2, 2018 9:42 AM
To: Andrew Martin
Subject: Zone Change Application 02/18 Dixie Developments

Andrew

It was a pleasure speaking with you yesterday and we appreciate the clarification on several aspects of this proposal.

At this point our only real concern is with respect to potential parking problems. Allowing 18 parking spaces for residents and guests of a 12 unit apartment complex may be inadequate.

Parking in that area is already tight at times with insufficient spaces for all users (Riverside Brass , Wilmot Family Resource , Centre Stage Dance Studio). There are already reports of illegal parking at the Veterinary Clinic and Stitch Grafix.

As we discussed , this is New Hamburg not downtown Waterloo. Most residents will have at least one and more likely 2 vehicles.

Our concern would be unauthorized overflow parking illegally using Nith Terrace Seniors Apartment parking space. This would obviously be distressing to the seniors who live there.

We would appreciate your assistance in clarifying with the developer how they intend to deal with this issue.

Thank you in advance for your assistance.

Regards

John Hanson

President
Nith Terrace Seniors Apartments

PS Would it be possible to include my email address in all future correspondence regarding issues of this nature.
Thanks again