



DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS-2024-16

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

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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