



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-011

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: March 28, 2022

SUBJECT: ZCA-04/22 – 85 Snyder's Road East

RECOMMENDATION:

THAT Council approve Zone Change Application 04/22 made by Corre Enterprises Ltd., affecting Part of Lots 14 and 15, Plan 627 to amend the zoning of the property to permit residential units to exist in the building without a commercial use.

SUMMARY:

The subject property is designated Urban Core in the Township Official Plan and is zoned Zone 5 (Commercial) within the Township Zoning By-law 83-38, as amended. The property contains a mixed use building with 3 residential units and one commercial unit.

This application proposes to amend the zoning to permit residential units to exist in the building without a commercial use to allow a presently vacant commercial unit to be converted to a residential dwelling unit.

The Urban Core area designation is intended to provide for a full range of residential, commercial, institutional and other service uses. As such, providing flexibility within the current

zoning that reserves the ability for mixed uses within the building represents is appropriate and is 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 February 23, 2022. The following is a summary of comments received prior to the Public Meeting.

Public

No comments received.

Agencies

GRCA – indicating no concerns.

Region of Waterloo – recommending the inclusion of noise warning clauses relative to the CN railway be included in rental agreements.

WCDSB – indicating no concerns with the application.

REPORT:

The subject property is designated Urban Core in the Township Official Plan and is zoned Zone 5 (Commercial) within the Township Zoning By-law 83-38, as amended.

The current zoning of the property, Zone 5, permits residential units above a permitted commercial uses along with one residential unit on the main floor attached to a commercial use.

The property currently contains a mixed use building with 3 residential units and one commercial unit. The commercial unit on the main floor is vacant and the applicant's have indicated that there is a greater demand for use of the space a residential unit.

This application proposes to amend the zoning to permit residential units to exist in the building without a commercial use to allow a presently vacant commercial unit to be converted to a residential dwelling unit.

Eight current parking spaces, as illustrated on Attachment A, exceed the minimum requirements of the zoning by-law of 1.5 spaces per dwelling unit. As such, there are no alterations required to the property to accommodate the proposed conversion.

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 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