

July 4th, 2016

Chair and members of the Planning Committee;

Sonoma Homes are the property owners of 125 Wilson Street east in Ancaster. We have serious concerns regarding zoning application ZAC-15-029 (144 Wilson Street east, Ancaster as it pertains to the proposed setbacks and buffering of the parking areas to existing residential homes and to Wilson Street. These setbacks and buffering are well below the minimum allowed under the regulations of Zoning By-Law 87-57. The proposed medical uses building and proposed parking area at 144 Wilson Street abuts two existing residential properties 138 Wilson Street East and 154 Wilson Street. The Executive Summary of the Ancaster Wilson Street Secondary Plan and Official Plan Amendments (PED12078) states "The Secondary Plan provides protection to the residential areas within the surrounding Wilson Street area".

Parking 7.14 a) (ix) (5) "no parking spaces shall be located in a "C3" zone closer to any residential zone than 2 metres"

- (a) (xv) "Where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units, a permanently maintained planting strip of a minimum width of 3 metres shall be provided, except in a "C2" Zone such width shall be 6 metres, and shall include fencing to provide a solid and effective screen".
- (b) (xvi) "Where a parking area which is required to provide for more than four parking spaces abuts a street, a permanently maintained planting strip of a minimum width of three meters shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area".
- (c) Section 3.3 Landscape Design states "Sensitive uses, such as residential should be buffered from commercial uses, 3 metres wide planting areas are considered a minimum to sustain tree and shrub planting."

The Ancaster Zoning By-Law No. 87-57 is very specific that the minimum setback and buffering required for parking areas abutting a street and abutting residential properties is a minimum setback of 3 metres. Both 7.14 (xv) and (xvi) state "Permanently maintained planting strip of a minimum width of 3 metres shall be provided". The revised site plan only shows a setback of 1.19 metres abutting the residential property located at 138 Wilson Street and 1.27 metres abutting 154 Wilson Street. The site plan also only shows 1.46 metres setback from the parking areas to Wilson Street and 1.27 metres abutting 154n Wilson Street. The site plan also shows 1.46 metres setback from the parking areas to Wilson Street.

The proposed site plan to meet Zoning By-Law 87-57 regulated setbacks and buffering requirements would result in the loss of at least six parking spaces (numbers 1,18,19,20,14 and 15). The Zoning By-Law Section 7.14 stipulates that a medical clinic requires (4) spaces for each practitioner. The loss of six parking spaces would result in the total parking being reduced from 20 parking spaces to 14 and would require the reduction from 5 practitioners as being proposed by Zoning By-Law Amendment ZAC-15-029 to 3.5 that can be accommodated at this site.

The Section 2.7.8.3 (V) 5 (a) states "Commercial uses shall not exceed a total gross floor area of 500 square metres". The actual square metres of the building at 144 Wilson Street is 18.32 x 18.32 x 2 equals 671.24 square metres (7,225 square feet). The Urban Solutions planning justification report states on page #10 "Section 2.7.8.3 (v) 6 states that the maximum commercial floor area of 500 square

metres does not apply to existing buildings established or created prior to the day of approval of this plan". The Urban Solutions planning justification report conveniently fails to mention that the amount of parking that can be accommodated by adhering to 7.14 (xv) and (xvi) "permanent maintained planting strips of a minimum width of 3 metres shall be provided" is only 14 parking spaces.

Considering the inadequate parking proposed for the mass and scale of this building and the potential negative impact on abutting existing residential properties Section 2.7.8.3 (v) (2) Residential units are encouraged on upper floors as part of any proposed development or redevelopment and (3) "For mixed use buildings, commercial uses shall be located in the first floor only" should apply for Zoning By-Law Amendment ZAC-15-029. Zoning By-Law No. 87-57 7.14 (xv) and (xvi) are both clear that a (Permanent Maintained planting strip of a minimum width of 3 metres shall be provided".



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