



River Mill Phase 4

Official Plan Amendment

Zoning By-law Amendment

Draft Plan of Subdivision

File: OR08/20 & 30T-21101



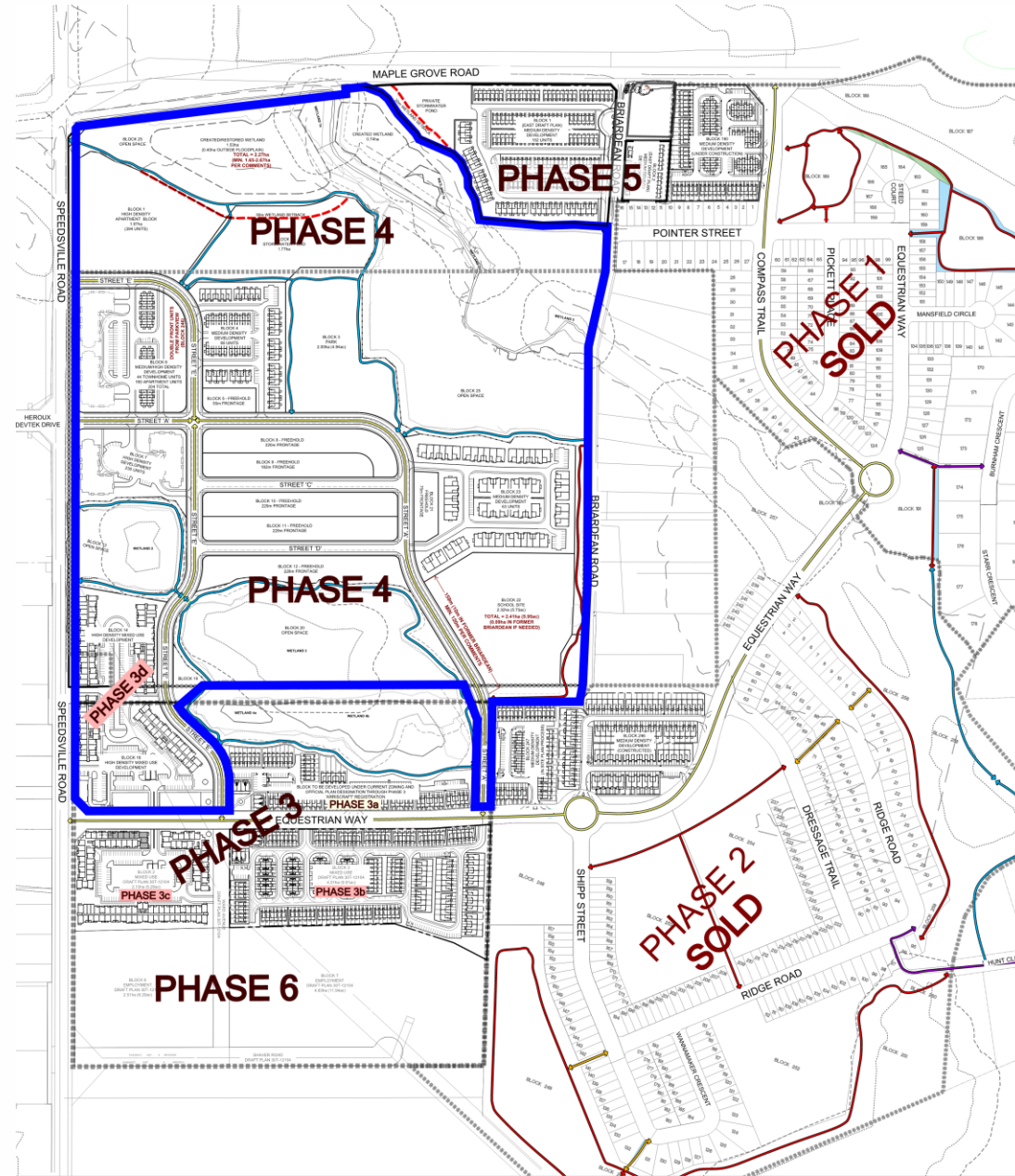
Council Meeting
October 8, 2024
City of Cambridge

Applicant: River Mill Development Corporation
City Planner: Melissa Mohr





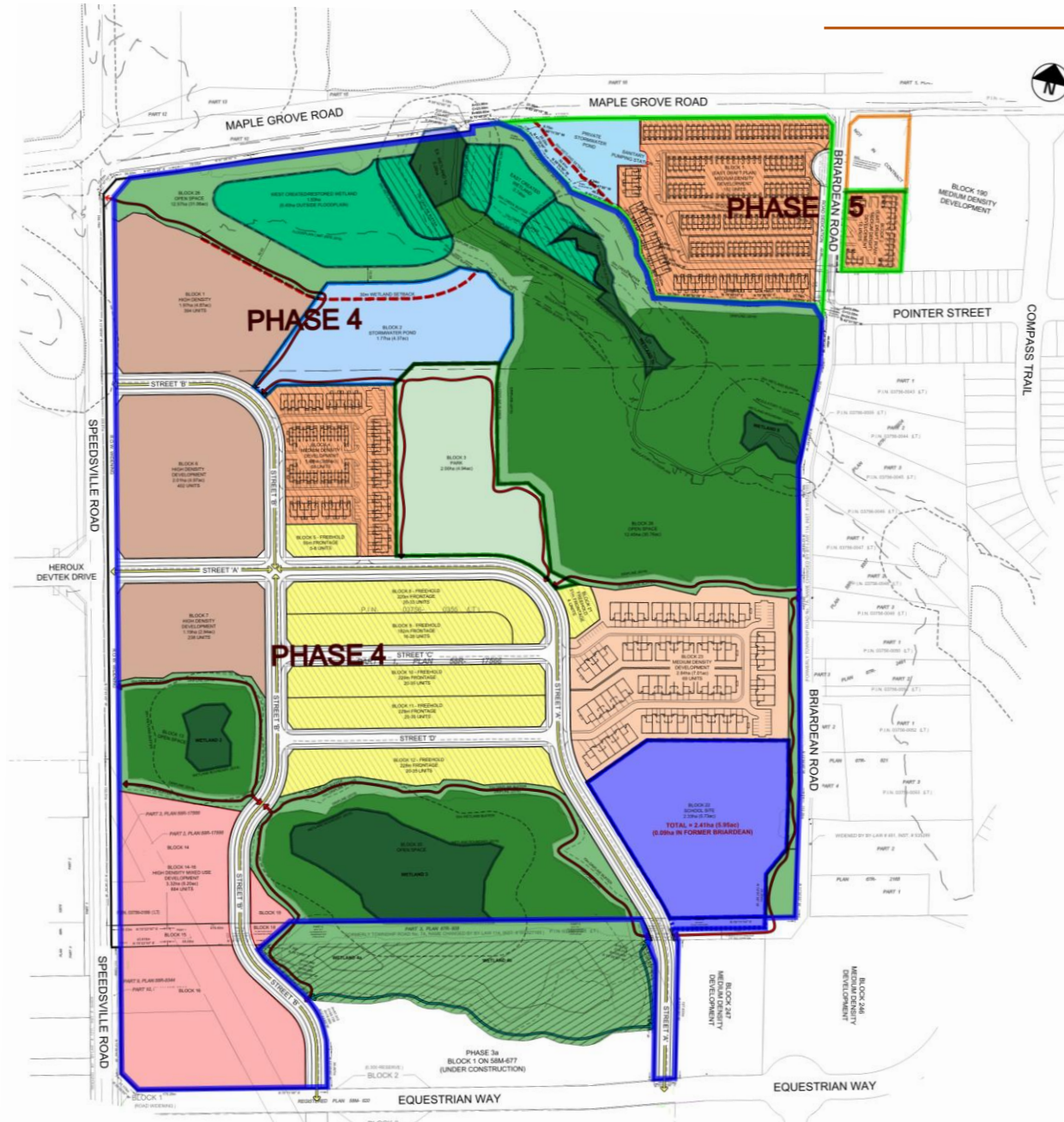
SUBJECT LANDS






















 RIVER MILL COMMUNITY WEST (PHASE 4)



CONCEPT PLAN



LAND USE LEGEND

-  RIVER MILL COMMUNITY WEST (PHASE 4)
-  RIVER MILL COMMUNITY EAST (PHASE 5)
-  POTENTIAL ADDITIONAL AREA FOR PHASE 5 (LANDS CURRENTLY OWNED BY OTHERS)
-  LOW/MEDIUM DENSITY FREEHOLD
-  MEDIUM DENSITY
-  MEDIUM/HIGH DENSITY
-  HIGH DENSITY
-  HIGH DENSITY MIXED USE
-  SCHOOL BLOCK
-  EXISTING SURVEYED WOOD LOT (GRCA VERIFIED ON SITE)
-  EXISTING SURVEYED WETLAND (GRCA VERIFIED ON SITE)
-  PROPOSED HEADLANDS AND BUFFERS
-  PROPOSED WETLAND AREA
-  PROPOSED WETLAND AREA WITHIN EXISTING BUFFERS FOR CONNECTIVITY
-  PROPOSED STORMWATER MANAGEMENT
-  OPEN SPACE LANDS REGISTERED THROUGH PHASE 3 ARRISCRRAFT
-  PRIMARY MULTI-USE TRAIL
3.0m WIDE ASPHALT
-  SECONDARY TRAIL
3.0m WIDE LIMESTONE SCREENINGS
-  BIKE LANES



PROPOSED DEVELOPMENT – ILLUSTRATIVE RENDERINGS





COMPLETED RIVER MILL NEIGHBOURHOODS





PROPOSED PLANNING APPLICATIONS

OFFICIAL PLAN AMENDMENT

- To establish Low/Medium/High Density Residential with range of densities

ZONING BY-LAW AMENDMENT

- To create building regulations

DRAFT PLAN OF SUBDIVISION

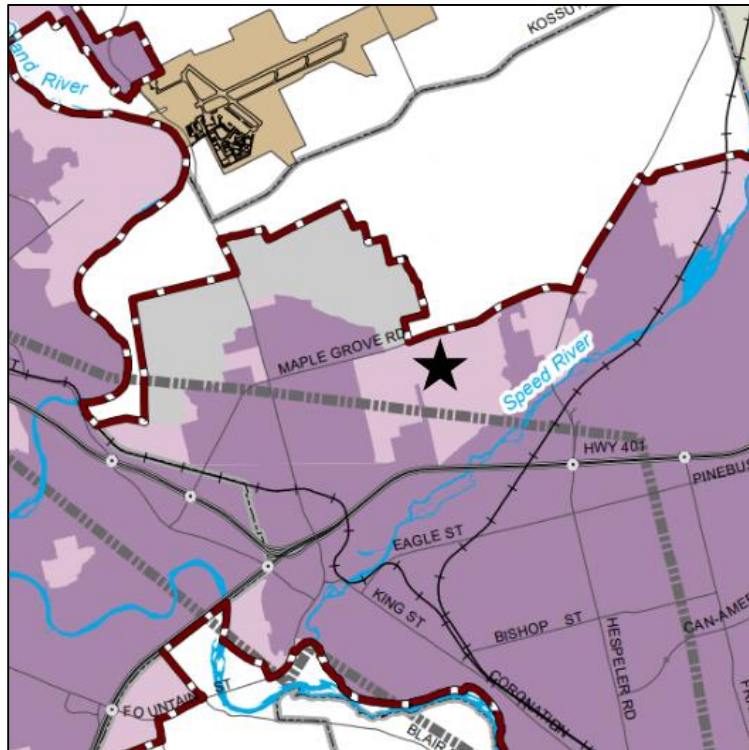
- Introduce public roadways
- Park and school blocks
- Stormwater pond
- Blocks for residential
- Blocks of Natural Areas for dedication



Regional Municipality of Waterloo Official Plan

Existing Designation:

- Urban Designated Greenfield Area



LEGEND

Urban Area	Provincial Highway
Built-Up Area*	Regional Road
Urban Designated Greenfield Areas	River
Prime Industrial/Strategic Reserve (Served)	Region of Waterloo International Airport
Environmental Assessment Study Area	Municipal Boundary
Urban Area Boundary	Railway
	★ SUBJECT LANDS RIVER MILL WEST (PHASE 4)

Regional Municipality of Waterloo Official Plan,
Excerpt from Map 3a – Urban Area



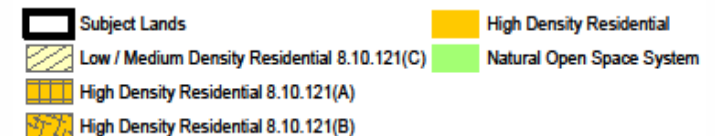
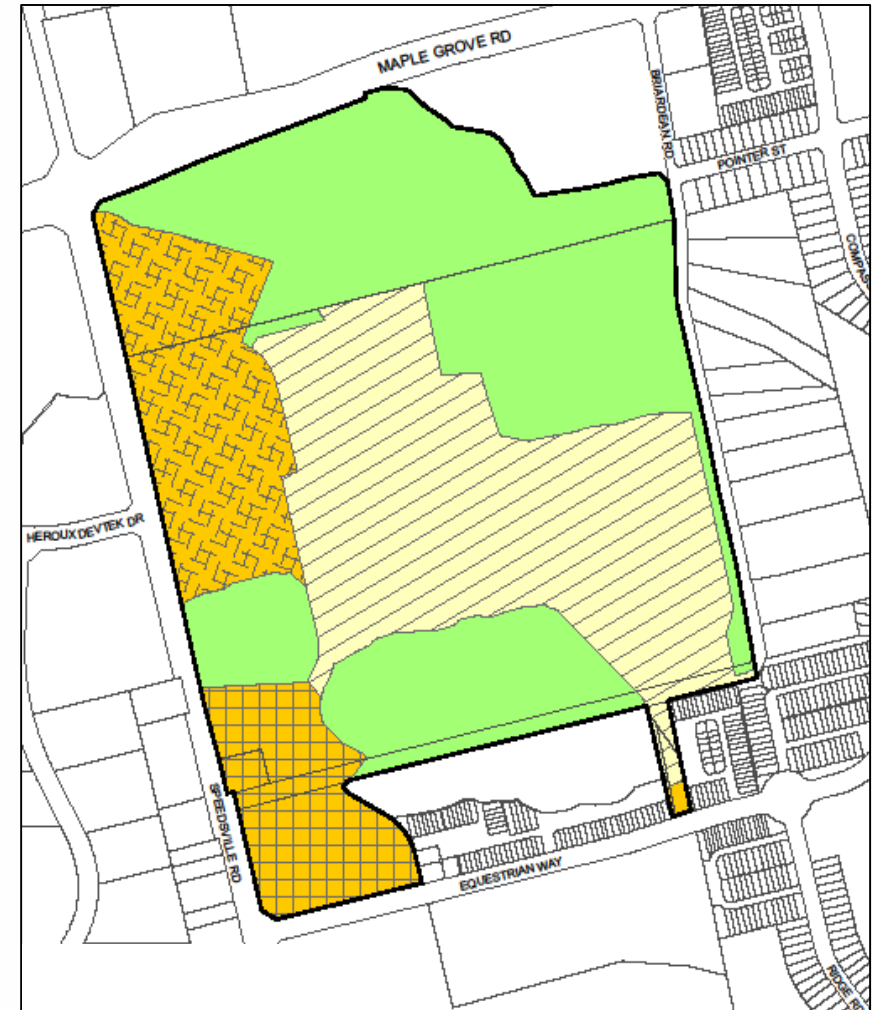
City of Cambridge Official Plan

Existing Designation:

- High Density Residential with Special Policy
- Natural Open Space

Proposed Designation:

- Low / Medium Density Residential
- High Density Residential with Special Policy
- Natural Open Space





TECHNICAL STUDIES

- ✓ Archaeological Assessment (Partial Phase 1-2)
- ✓ Functional Servicing Report
- ✓ Planning Justification Report
- ✓ Urban Design Guidelines
- ✓ Preliminary Stormwater Management Report
- ✓ Hydrogeological Characterization Report
- ✓ Chloride Impact Assessment
- ✓ Preliminary Water Distribution Analysis
- ✓ Noise Feasibility Study
- ✓ Environmental Impact Study and Addendum
- ✓ River Mill Retail Study Memo
- ✓ Intersection Control Study
- ✓ Record of Site Condition



Community Benefits:

- Opportunities for intensification within the greenfield area
- Introduce retail options to the community
- Integrate new and existing trails and open space connections

Discussion on Conditions

- Parkland / trail dedication model
- Affordable housing



- The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision will facilitate a complete community with a range of land uses, forms and densities to accommodate growth
- In conclusion, the rezoning:
 - Is consistent with the Provincial Policy Statement
 - Conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe
 - Conforms to the Regional Official Plan
 - Meets the general intent of the City of Cambridge Official Plan and Zoning By-law 150-85
 - Represents good land use planning



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