



1065 Speedsville Road (River Mill
phase 3c)
R01/23 – Council Meeting

October 8 , 2024



01

Subject Lands

- The property is located at the southeast corner of Equestrian Way and Speedsville Road, within Phase 3 of the Draft Approved River Mill Subdivision 30T-12104 (Formerly known as Hunt Club).
- Lot Area: 2.33 ha
- Frontage: 175 m on Equestrian Way and 109 m on Speedsville Road



Official Pan Designation

- High Density Residential
- Special Policy Area (8.10.A and 8.10.B Hunt Club Estates)

Existing Zoning

- Mixed Residential – (H)RM3/CS5 s.4.1.303B

02

Development Proposal

Proposal:

- Original application - Four (4) storey apartment building with 465 dwelling units and maximum density of 200 units per hectare
- Revised application - Four (4) storey stacked townhouses with 220 rental dwelling units and maximum density of 100 units per hectare
- 275 parking spaces provided (120 garage and 155 surface parking spaces)



03

Zoning By-law Amendment

Existing Zoning: (H)RM3/CS5 s.4.1.303B

Proposed Zoning: (H)RM3/CS5 s.4.1.480 with site specific provisions

- density, height, required yard setbacks, Gross Floor Area per dwelling unit, maximum lot coverage, private and common amenity area, and other provisions to facilitate the proposed development.
- Holding Provision – Stationary Noise Study to be provided by the applicant prior to site plan approval

04

Public Meeting Comments

Two Public Meetings were held: April 4, 2023 for original application and August 13, 2024 for revised application.

The following key concerns were raised:

- Density
- Provide higher parking rates
- Walkability and Transit
- Speedsville Road widening and upgrades

Key Highlights :

- Additional forms of housing (cluster townhouses/back-to-backs)
- Purpose built rental housing
- Parking meets current zoning bylaw provisions. Applicant has agreed to explore additional parking at site plan stage.
- The River Mill Community includes multiple trails, parks, and commercial space.
- Speedsville Road widenings have been secured through the subdivision.

05

Staff Recommendation

- Planning Staff recommend approval of the Zoning By-law Amendment.
- The proposed Amendment will provide for additional housing options including rental housing. The Amendment represents an efficient use of lands and municipal services, and will support the Grand River Transit on Speedsville Road.
- The proposed Amendment is consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan 2020, the ROP, the City OP, and meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.



Questions ?

Sancy Sebastian, MPLAN

Planner – Development

Co-ordinator

