

To: COUNCIL

Meeting Date: 10/8/2024

Subject: 24-107-CD – Zoning By-law Amendment Recommendation Report - 655 Wesley Boulevard Remnant Parcel

Submitted By: Bob Bjerke, MCIP, RPP, Chief Planner

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Report No.: 24-107-CD

File No.: R03/24

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 24-107-CD Zoning By-law Amendment Recommendation Report - 655 Wesley Boulevard Remnant Parcel be received;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the Subject Lands from (H)R4 to RM4 S. 4.1.372 to facilitate a residential development in conjunction with adjacent subdivision lands;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsection 34(17) of the Planning Act have been met;

AND FURTHER THAT the By-law attached to report 24-107-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Zoning By-law Amendment to rezone a remnant parcel of land and merge it with the adjacent subdivision to facilitate the development of a total of 182 residential townhouse units.

Key Findings

- The proposed application will contribute to the creation of a complete condominium community in the adjacent plan of subdivision (South Point Subdivision).

- The Zoning By-law Amendment is required to rezone the small remnant parcel of land to facilitate the parcel merging with the adjacent subdivision block which would allow the development of a cluster condominium development with a total of 182 townhouse units.
- If Council approves this recommendation the land transfer will allow for additional residential units to be created which helps the City fulfil its commitment to help facilitate the creation of 19,000 new homes by 2031.
- This also aligns with the Housing Accelerator Program, in which the City has entered into an agreement with CMHC and has received funding to progress initiatives with the aim of increasing the number of new houses in the City.

Financial Implications

- A planning application fee in the amount of \$18,000 has been paid to the City of Cambridge to process the Zoning By-law Amendment application.
- City and Regional Development Charge fees will be collected prior to building permit issuance.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject lands are a small portion of the lands municipally addressed as 655 Wesley Boulevard and are vacant. The subject lands are approximately 908.5 sq m in area and are the remnant lands resulting from the final alignment of the East Boundary Road/Wesley Boulevard roundabout. The lands are currently owned by the City of

Cambridge; however, they are proposed to be conveyed to 2599745 Ontario Inc. to be consolidated with Block 7 in their adjacent South Point subdivision (30T-13103).

An aerial image of the subject lands is provided as Figure 1.

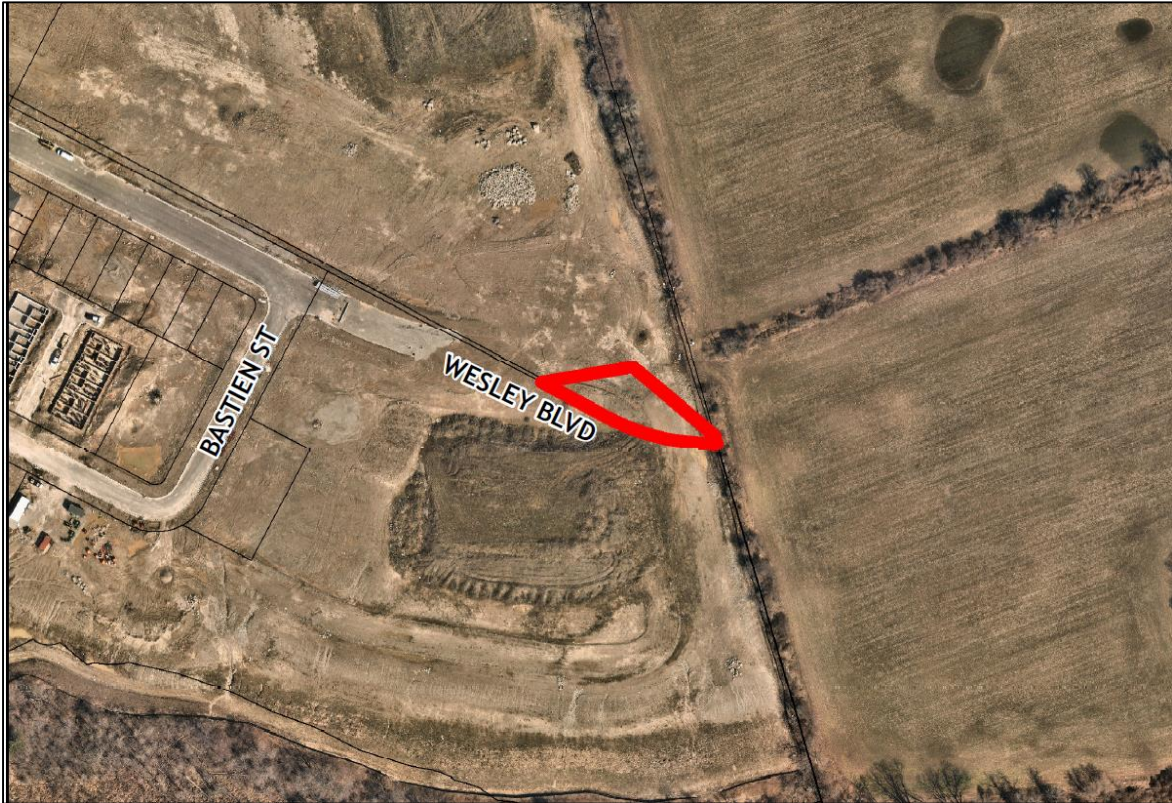


Figure 1 – Aerial View of Subject Lands

Surrounding Land Uses

Wesley Road will be extended directly north of the subject lands and will connect to a roundabout intersection East Boundary Road.

Further to the north of the subject lands are City owned lands that will be home to the future recreation complex and joint campus elementary schools.

To the south and directly adjacent to the subject lands is Block 7 in draft approved South Point Subdivision.

ANALYSIS:

Proposal

The applicant is proposing to rezone the subject lands (remnant parcel) and consolidate them with Block 7 on adjacent draft approved subdivision to facilitate a condominium development with 182 residential townhouse units.

The subject lands are currently zoned Low Density Residential (H)R4 in the City of Cambridge Zoning By-law No 150-85. The subject lands are proposed to be rezoned to Multiple Residential RM4 with site-specific regulations to permit a maximum building height of 3 storeys for single detached dwellings and a maximum building height of 4 storeys for townhouse dwellings, consistent with the existing zoning permissions on Block 7. The proposed Zoning By-law Amendment is provided in Appendix A of this report.

Figure 2 shows the road network in blue, the subject lands (remnant parcel) in yellow and Block 7 of draft plan of subdivision 30T-13103 in purple.

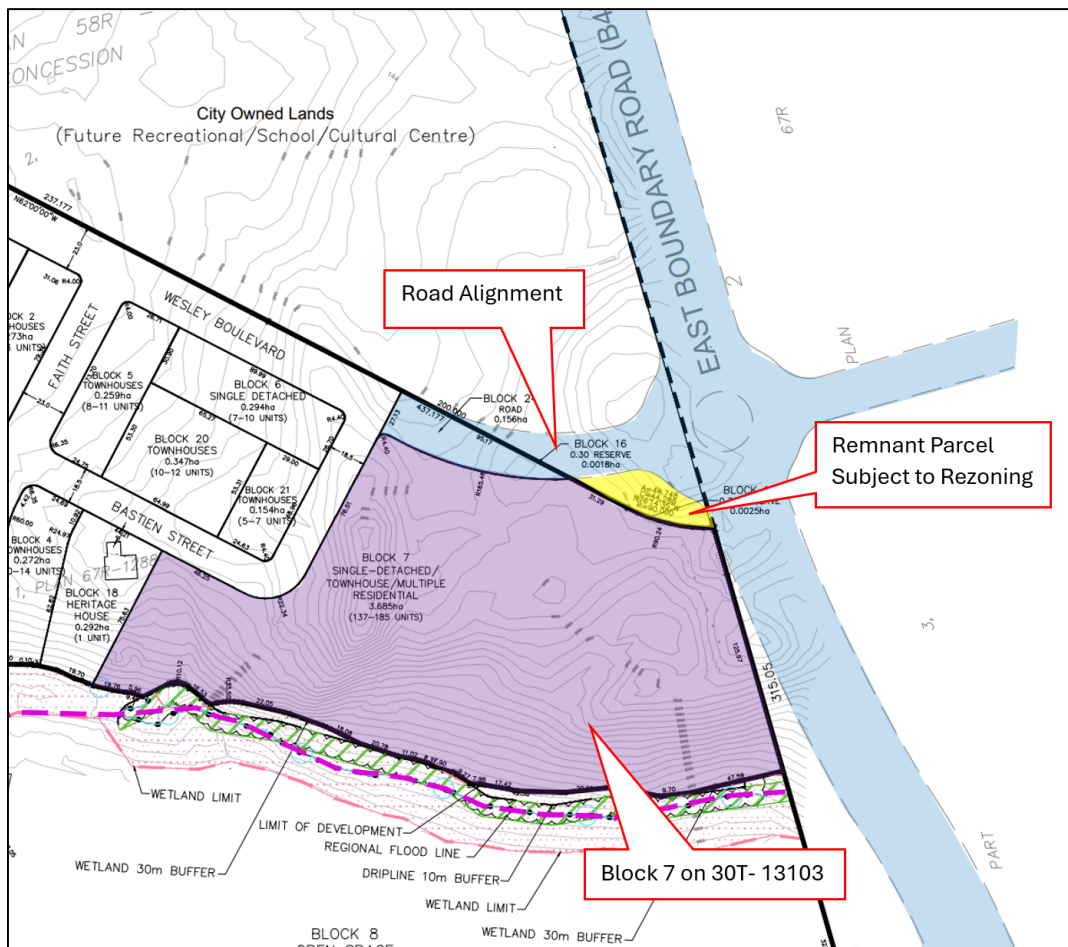


Figure 2 – Subject Lands and Surrounding Lands

The applicant has provided a concept plan showing how the subject lands (highlighted in yellow) would be merged and incorporated into the development proposed on Block 7 of the existing plan of subdivision. This concept has been provided in Figure 3 below:



Figure 3 – Proposed Conceptual Site Plan

Conveyance of City Lands

The subject lands are currently owned by the City of Cambridge. The City’s Realty Services Division is in support of conveying the remnant lands to the applicant as this conveyance was contemplated in earlier conditions of draft approval of subdivision.

South Point subdivision (30T-13103) was draft approved in March 2020. The alignment of Wesley Boulevard was unknown at the time of draft plan approval therefore the dimensions and extent of subject lands were also unknown and could not be incorporated into the draft plan at that time.

Refer to Figure 4 below showing the location of the subject lands and Block 11 on the draft plan of subdivision.

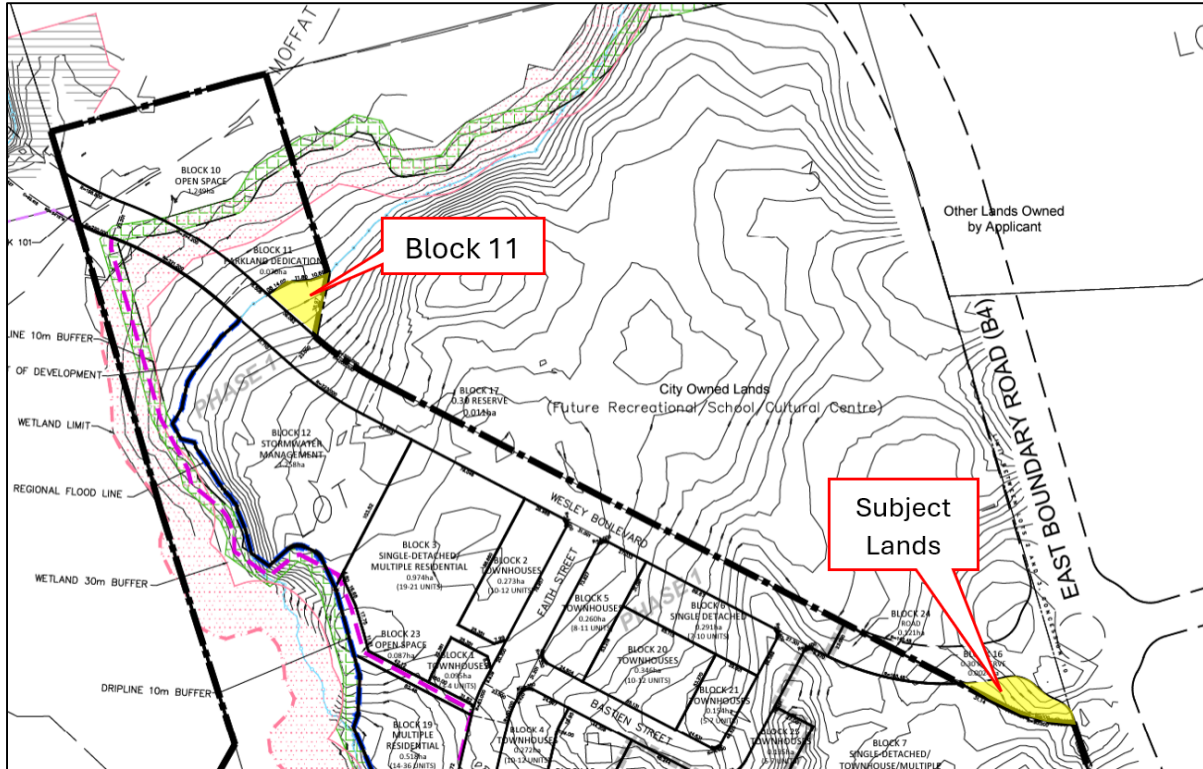


Figure 4 – Excerpt from Draft Plan of Subdivision 30T-13103

Block 11 was zoned Open Space (OS1) through the original rezoning application for South Point subdivision and was conveyed by the Owner to the City through registration of Phase 1 for parkland dedication purposes and now forms part of the City's Recreation Complex lands.

Since the time of draft approval, detailed design of Wesley Boulevard and East Boundary Road has been finalized and the extent of the remnant lands has been confirmed. The remnant lands can now be rezoned and eventually merged with the adjacent draft approved subdivision to allow for additional units on the development parcel.

Realty Services will bring a report to Council seeking approval of the conveyance of the subject City lands to the owner.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended:

Existing Land Use Designation(s): Designated Greenfield Area and Low/Medium Density Residential as per Maps 1A and 2 in the City's Official Plan. There is no change proposed to the land use designation.

The existing land use designation in the City's Official Plan is shown on Figure 5.

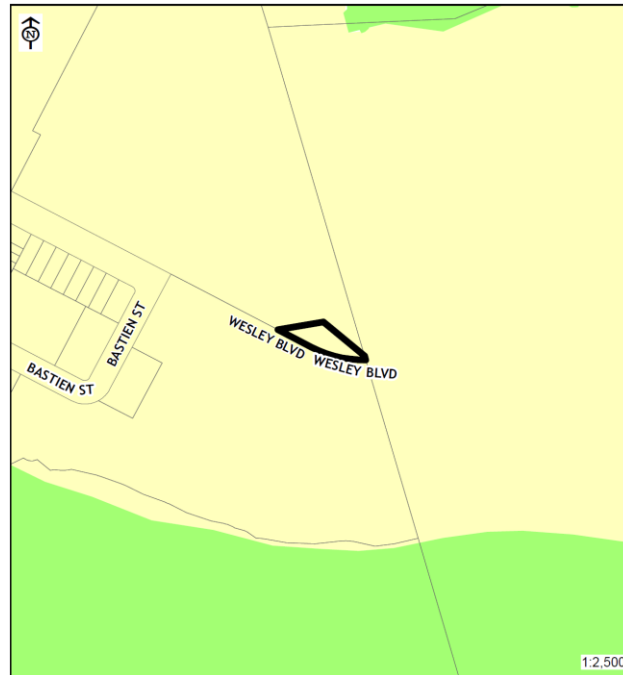


Figure 5 – Official Plan Designation

City of Cambridge Zoning By-law No. 150-85, as amended:

Existing Zoning: (H)R4 (Residential with Holding for Municipal Servicing)

Proposed Zoning: RM4 S. 4.1.372 (Multiple Residential with site specific provisions)

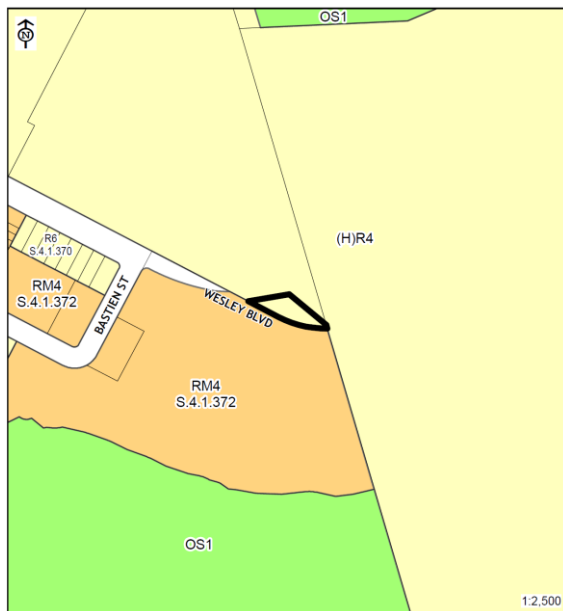


Figure 6 – Current Zoning

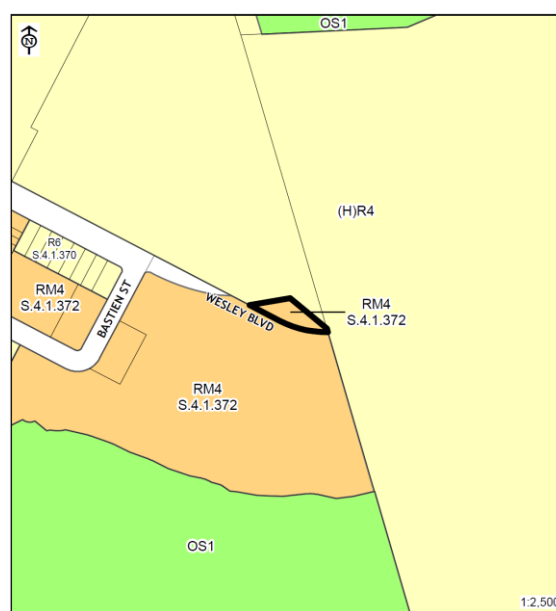


Figure 7 – Proposed Zoning

Proposed Site-Specific Zoning Provisions:

The applicant is proposing the same site-specific provisions that are currently approved for Block 7 which include:

- A maximum building height of 3 storeys is permitted for single detached dwellings.
- A maximum building height of 4 storeys is permitted for townhouse dwellings.
- Lot frontage on a private road will be considered to have frontage on a public road and zoning provision will be applied to the block as a whole (for the purposes of a future condominium application).

This will ensure the subject lands will contain the same zoning as the adjacent lands and provide for seamless merging of the lands for development.

The holding provision is being removed as part of this amendment. It is no longer required since municipal servicing is provided to the entirety of South point subdivision.

FINANCIAL IMPACT:

- Future planning application fees will be required upon submission of a Site Plan application and a Plan of Condominium Application.
- City and Regional Development Charge fees will be collected prior to building permit issuance. Development Charges collected for the proposed development will be used for the construction of new infrastructure required to support growth of the City.
- Any further costs associated with the development of the site are to be borne by the applicant.

PUBLIC VALUE:

A Statutory Public Meeting required under the Planning Act was held on August 13, 2024.

No members of the public/residents were in attendance at the Public Meeting and there were no requests from members of public/residents to be included on the mailing list.

Agencies that were circulated and /or provided comments on this application were notified of this Recommendation Report being presented to Council on September 3rd, 2024.

The full application submission was posted on the City's "Current Development

Applications” webpage for the public to view.

ADVISORY COMMITTEE INPUT:

Not Applicable.

PUBLIC INPUT:

There were no delegations at the Public Meeting. Staff did not receive any written submissions regarding the application.

There was a question of Council at the Public Meeting regarding the timing of construction for the East Boundary Road. The Region of Waterloo has confirmed that pending completion of remaining works and approvals, they anticipate commencing construction of East Boundary Road (Phase 1) in 2027/2028.

It is staff’s opinion that an additional Statutory Public Meeting is not necessary.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix B.

Staff did not receive any comments from applicable city departments and outside agencies in regard to the proposed Zoning By-law Amendment. Any Staff and agency comments provided as part of the previous applications for South Point subdivision have been implemented through conditions of draft approval and/or will be addressed by the applicant through the future Site Plan application.

CONCLUSION:

It is the opinion of Planning Staff that the proposed Zoning By-law Amendment applications are consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposed application is minor in nature and represents good planning. The rezoning and merging of the subject lands with the adjacent Block 7 represent the logical and approach to remnant lands that cannot otherwise be developed.

As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment provided in Appendix A of this report.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 24-107-CD Appendix A – Proposed By-law for Zoning By-law Amendment
2. 24-107-CD Appendix B – Internal/External Consultation