

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-093

Being a by-law to adopt Amendment No. 86 of the City of Cambridge Official Plan (2012), as amended, with respect to lands municipally known as a portion of 800 Briardean Road, 1455 Speedsville Road, and 1285 Speedsville Road

WHEREAS Sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended, empower the City of Cambridge to adopt an Official Plan and make amendments thereto,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** Amendment No. 86 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as Part of Lots 9, 10 and 11, Concession 1, Beasley's Lower Block, Formerly in the Township of Waterloo, now in the City of Cambridge, Regional Municipality of Waterloo, and shown on Schedules 'A', 'B' and 'C' attached hereto and forming part of the by-law (herein referred to as 'the Lands');
2. **THAT** Amendment No. 86 to the City of Cambridge Official Plan (2012) as amended, consisting of the text, and attached maps, is hereby adopted;
3. **THAT** the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 86 to the City of Cambridge Official Plan (2012), as amended;
4. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 8th day of October 2024

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 86, By-law No. 24-093

The purpose and effect of this Official Plan Amendment No. 86 (OPA 86) to the City of Cambridge Official Plan (2012), as amended, is to redesignate the subject lands from Low/Medium Density Residential, Natural Open Space System and Future Urban Reserve to Low/Medium Density Residential, High Density Residential and Natural Open Space System with updated site specific policies as follows:

- replace the existing 'Hunt Club Estates (Apartment Block)' policies with updated 'River Mill Community (Mixed Use Main Street)' policies to permit the development of a mixed-use area with a maximum height of 8 storeys;
- replace the existing 'Hunt Club Estates (Adult Lifestyle Community)' policies with new 'River Mill Community (Apartment Block)' policies to permit the development of high density residential (apartment) uses with transitional medium density residential (cluster row house) uses; and,
- add new 'River Mill Community (Neighbourhood)' policies to permit a full range of residential uses with a maximum height of 6 storeys and maximum residential density target of 50 units per gross hectare (measured across the entirety of the area).

Amendment No. 86 to the City of Cambridge Official Plan

1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby amended by redesignating the lands to reflect the land use designations shown on Schedule 'A', attached hereto;
2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by removing Site Specific Figure 65 from the subject lands and adding a new Site Specific 121, as shown on Schedule 'B', attached hereto;
3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding new Figure 121 for the subject lands as shown on Schedule 'C';
4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by replacing site-specific policies 8.10(A), 8.10(B), 8.10(C) and 8.10(D) for the subject lands with the following:

8.10.121(A) River Mill Community (Mixed Use Main Street)

The High Density Residential designation that applies to land on the east side of Speedsville Road, north of Equestrian Way, and more particularly shown on Figure 121 is intended for the development of a mixed-use area that primarily serves the local neighborhood context, in keeping with Policy 8.4.6.11 of the City of Cambridge Official Plan. This mixed-use area is intended to be used for a combination of (a) retail and commercial uses, office uses, and community uses, either in standalone buildings or as part of mixed use building; (b) apartment dwellings, either in stand-alone buildings or as part of mixed-use buildings; and (c) grade-related residential dwellings, including a variety of multiple residential forms.

The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize a street-oriented form of development. This includes regulations establishing: a range of commercial, residential and community uses that are appropriate within the mixed-use area; commercial uses that are featured at grade facing the public street for commercial mixed-use buildings; a minimum and maximum range for front yard setbacks to a public street; a minimum and maximum range for total gross leasable area in keeping with the local neighbourhood function of the area; and, a maximum density range for residential uses. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 8 storeys shall be contained in the implementing zoning by-law for the mixed-use lands north of Equestrian Way.

8.10.121(B) River Mill Community (Apartment Block)

The High Density Residential designation that applies to lands on the east side of Speedsville Road, and more particularly shown on Figure 121 is intended for the development of a high density residential (apartment) uses with transitional medium density residential (cluster townhouses).

The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize the high density form of development. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 10 storeys shall be contained in the implementing zoning by-law for these lands north of Equestrian Way.

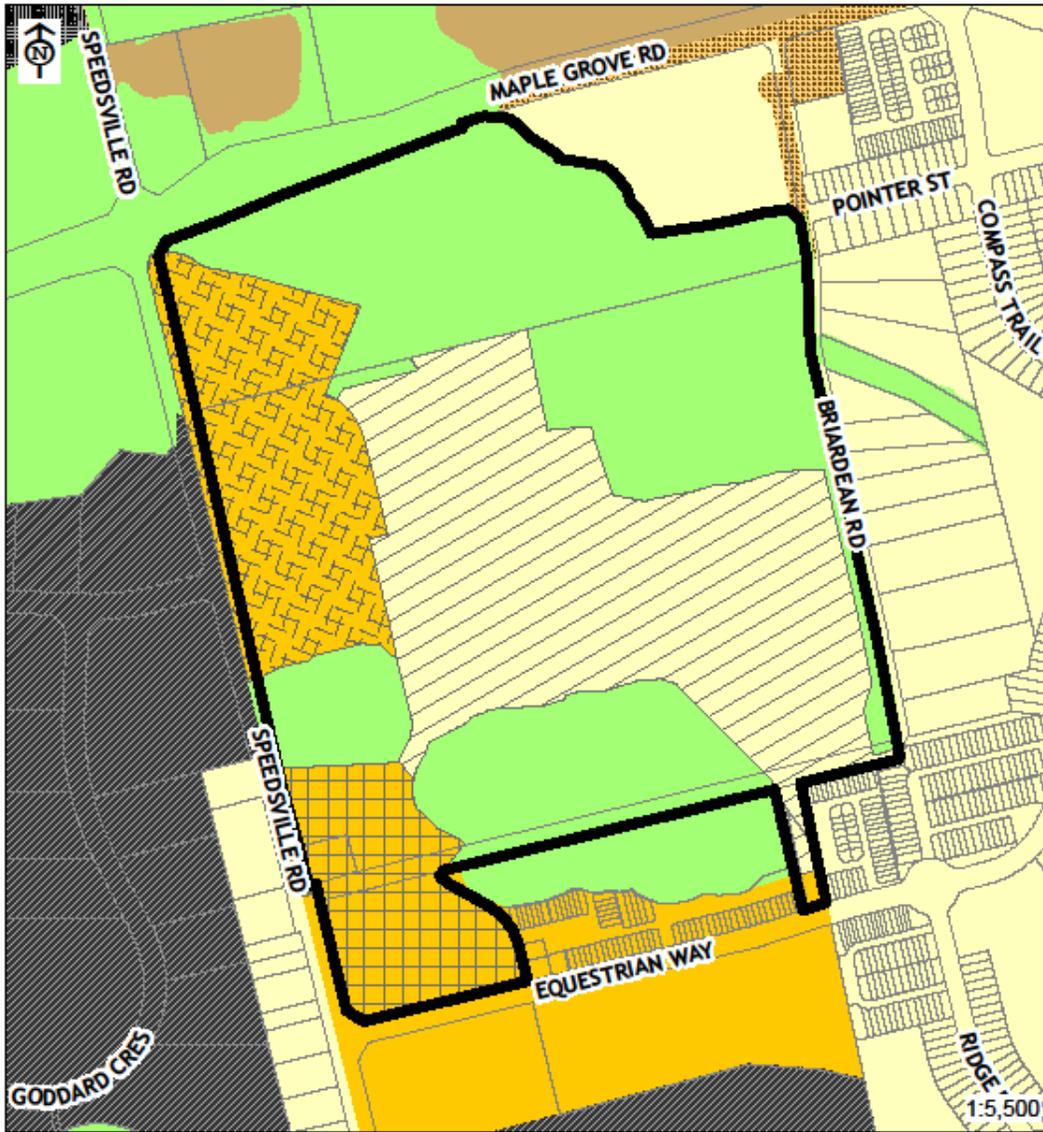
8.10.121(C) River Mill Community (Neighbourhood)

Notwithstanding the Low/Medium Density Residential designation that applies to land on the east side of Speedsville Road, west and north of Briardean Road, and more particularly shown on Figure 121, a full range of residential uses, including grade-related dwellings such as stacked townhouses or back-to-back townhouses, and apartment dwellings are permitted. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 6 storeys shall be contained in the implementing zoning by-law for these lands. Notwithstanding Policy 8.4.6.3 a), the maximum residential density for this area is 50 units per gross hectare, measured across the entirety of the area subject to this site specific policy.

The implementing zoning by-law shall apply a holding (H) to a portion of the lands to restrict the development and/or site alteration until such time as:

- i. A Hydrogeological Study is submitted that assesses the suitability of geothermal wells on the lands to the satisfaction of the City of Cambridge and Regional Municipality of Waterloo.

Schedule 'A' – Map 2

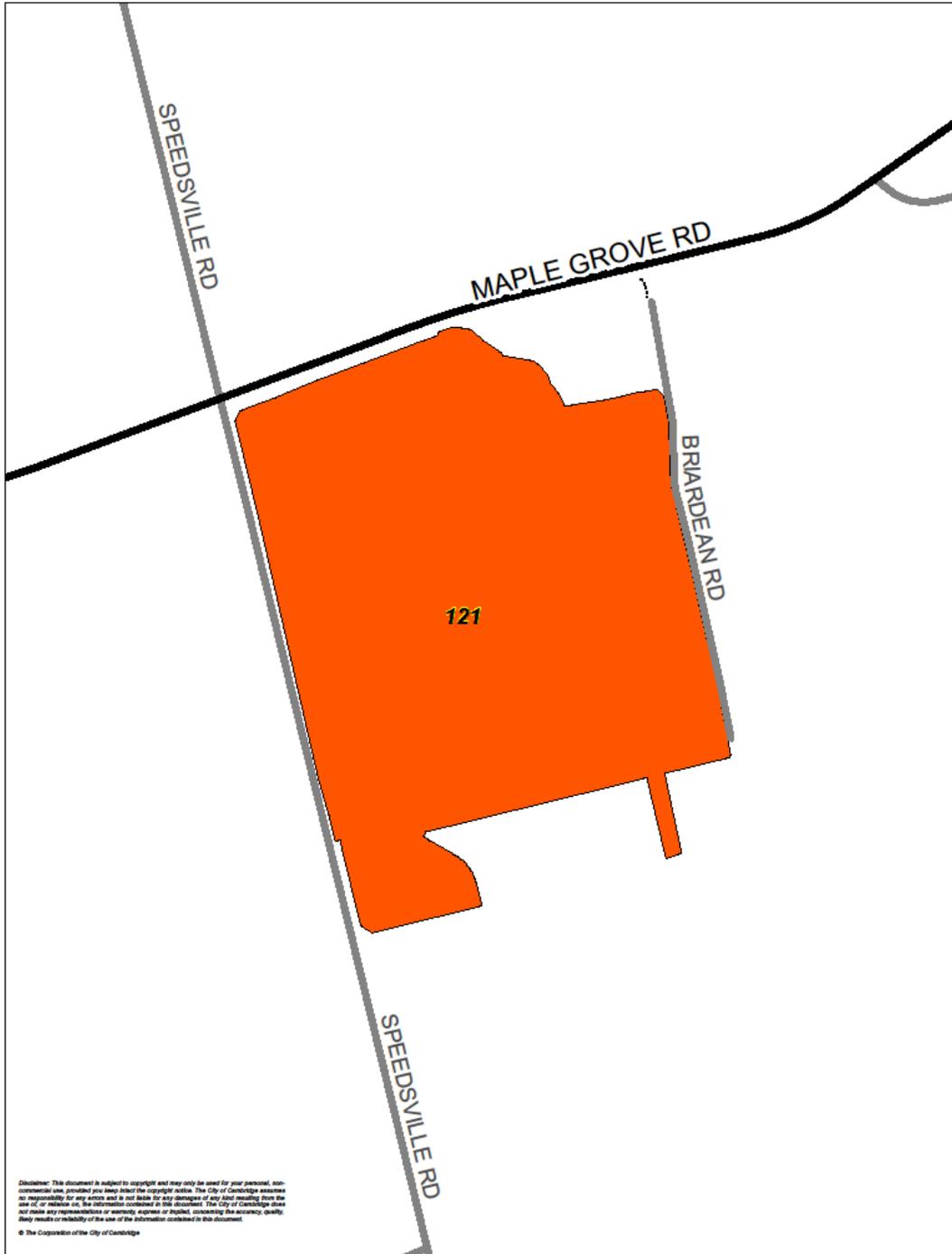


**Schedule A to Official Plan Amendment 86
Amendment to Map 2 of City of Cambridge Official Plan**

SITE	Future Urban Reserve	Prime Agricultural
Low / Medium Density Residential	Prime Industrial Strategic Reserve (Serviced)	Prestige Industrial
Low / Medium Density Residential 8.10.121(C)	Natural Open Space System	
High Density Residential 8.10.121(A)		
High Density Residential 8.10.121(B)		
High Density Residential		

Technology Services
GIS Division
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Schedule 'B' – Map 2A



City of Cambridge Official Plan



MAP 2A
Site Specific Policies
(See Section 8.10)
OPA 86



Legend

Roads - Ownership

— Province of Ontario or Region of Waterloo

— City of Cambridge

Site Specific (Figure Number) **121**

Rivers and Lakes

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Schedule 'C' – Figure 121

