

To: COUNCIL

Meeting Date: 11/5/2024

Subject: 24-132-CD Recommendation Report for Zoning By-law Amendment – 10 and 20 Guelph Avenue

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

Prepared By: Vincent Wen, Planner

Report No.: 24-132-CD

File No.: R04/24

Wards Affected: Ward 2

RECOMMENDATION(S):

THAT Report 24-132-CD Recommendation Report for Zoning By-law Amendment – 10 and 20 Guelph Avenue be received;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the site from 'Industrial' – M3 to 'Industrial' – M3 S.4.1.451 with a site specific provision to permit the use of an indoor golf facility;

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

AND FURTHER THAT the By-law attached to this report be passed.

EXECUTIVE SUMMARY:

Purpose

The subject lands are currently zoned 'Industrial' – M3 which mainly permits industrial uses. The purpose of this report is to provide a recommendation on a Zoning By-law Amendment application to permit the use of an indoor golf facility with a site-specific provision for parking.

Key Findings

- The indoor golf facility is a compatible commercial use in an existing building within the Hespeler Village Community Core Area.

- The subject lands are within a Regeneration Area which anticipates a transition from one use to another.
- The proposed amendment introduces a new business that will further support the vitality of the Core Area.

Financial Implications

- The subject lands are within the Hespeler Village Core Area Community Improvement Plan (CIP) where development application fees are waived.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Establish our core areas as attractive destinations

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject lands are municipally addressed as 10 and 20 Guelph Avenue in the City of Cambridge, Regional Municipality of Waterloo. Figure 1 below shows an aerial view and Figures 2 and 3 are site photos of the subject lands. The lot has a total area of 5,230 square metres (0.52 hectares) and a lot frontage of 62 metres on Guelph Avenue.



Figure 1 – Aerial View of the Subject Lands



Figure 2 – Site photo of 20 Guelph Avenue (taken on September 13, 2024)



Figure 3 – Site photo of 10 Guelph Avenue (taken on September 13, 2024)

Surrounding Lands

The subject lands are located on the east side of Guelph Avenue, north of Queen Street East and south of Speed River. To the north are industrial zoned lands and to the south are commercially zoned lands as part of Hespeler Village Core Area. To the east is a mixed-use residential development and to the west are open space lands.

ANALYSIS:

Proposed Development

The applicant is proposing an indoor golf facility within the existing building on the subject lands. In order to facilitate the proposed use, interior renovations will be required. Figure 4 below shows the proposed floor plan that includes 9 tees for the instruction of golf.

A Zoning By-law Amendment is required to add the indoor golf facility as a permitted use in the existing M3 zone. A site specific provision is requested to allow the use and establish minimum parking requirements. The proposed facility will provide 11 parking spaces, 1 space per tee plus 2 additional spaces for employees.

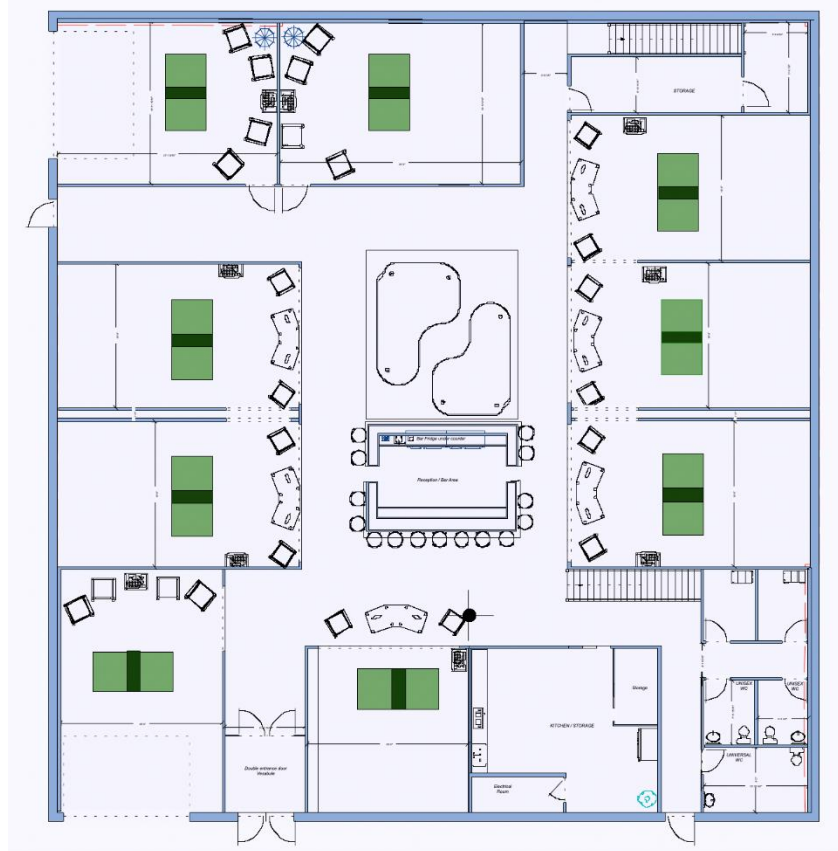


Figure 4 – Proposed Floor Plan

There is an existing parking lot to the south of the building that will provide parking for the proposed use. There are no exterior changes proposed to the building on the subject lands.

The City of Cambridge Official Plan (2012) designates the subject lands as “Hespeler Village Community Core Area” and “Regeneration Areas.” The Hespeler Village Community Core Area may be developed with a mix of uses including commercial and recreational facilities. The Regeneration Area is recognized as an area within the city where a transition from one use to another is anticipated. The proposal is for a commercial/recreational use which conforms to the City of Cambridge Official Plan.

Staff Recommendation

Staff gave consideration to Provincial, Regional and City policies, agency comments, compatibility with the surrounding neighbourhood. It is the opinion of Planning staff that the proposed application is consistent with the Provincial Policy Statement, conforms with the policies of the Regional Official Plan and the City Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

Decision Subject to Appeal

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act, which for this application is December 16, 2024.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan (2012)

Existing Land Use Designation: Hespeler Village Community Core Area on Map 2 and 5 and Regeneration Areas on Map 6 of the Official Plan

Proposed Land Use Designation: N/A

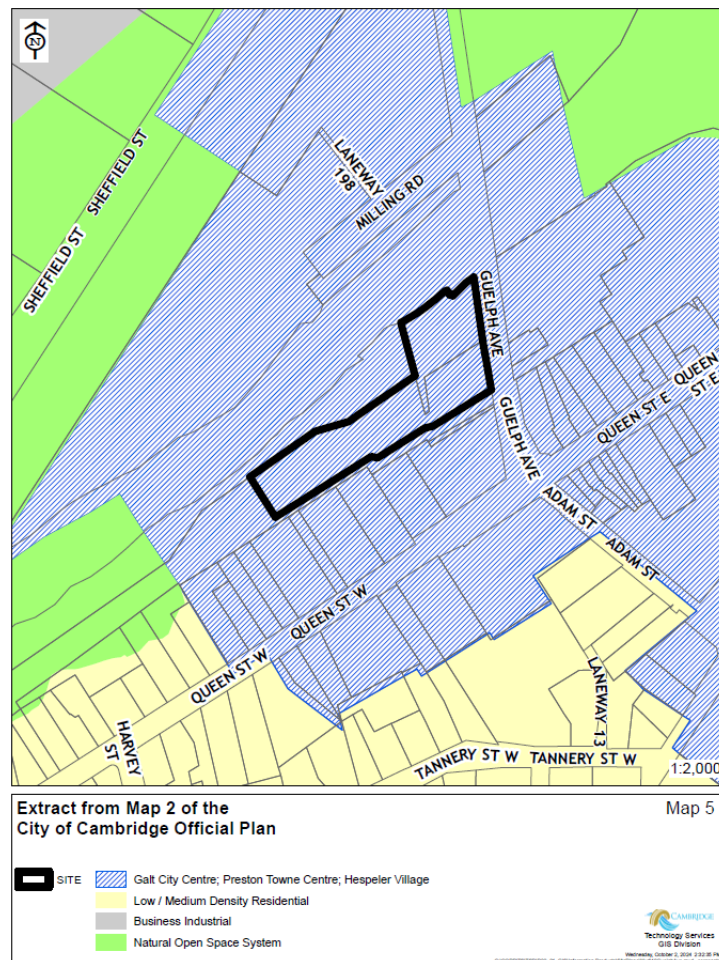


Figure 5 – Existing Land Use Designation in the City Official Plan

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

Existing Zoning: Industrial – M3

Proposed Zoning: Industrial – M3 with s.4.1.451 to add an ‘indoor golf facility’ use to the list of permitted uses on the subject lands.

Proposed Site-Specific Zoning Provision: Parking shall be provided at a total minimum rate of 1 space per tee and a minimum of 2 parking spaces for employees.

Figure 5 below shows the existing and proposed zoning map.

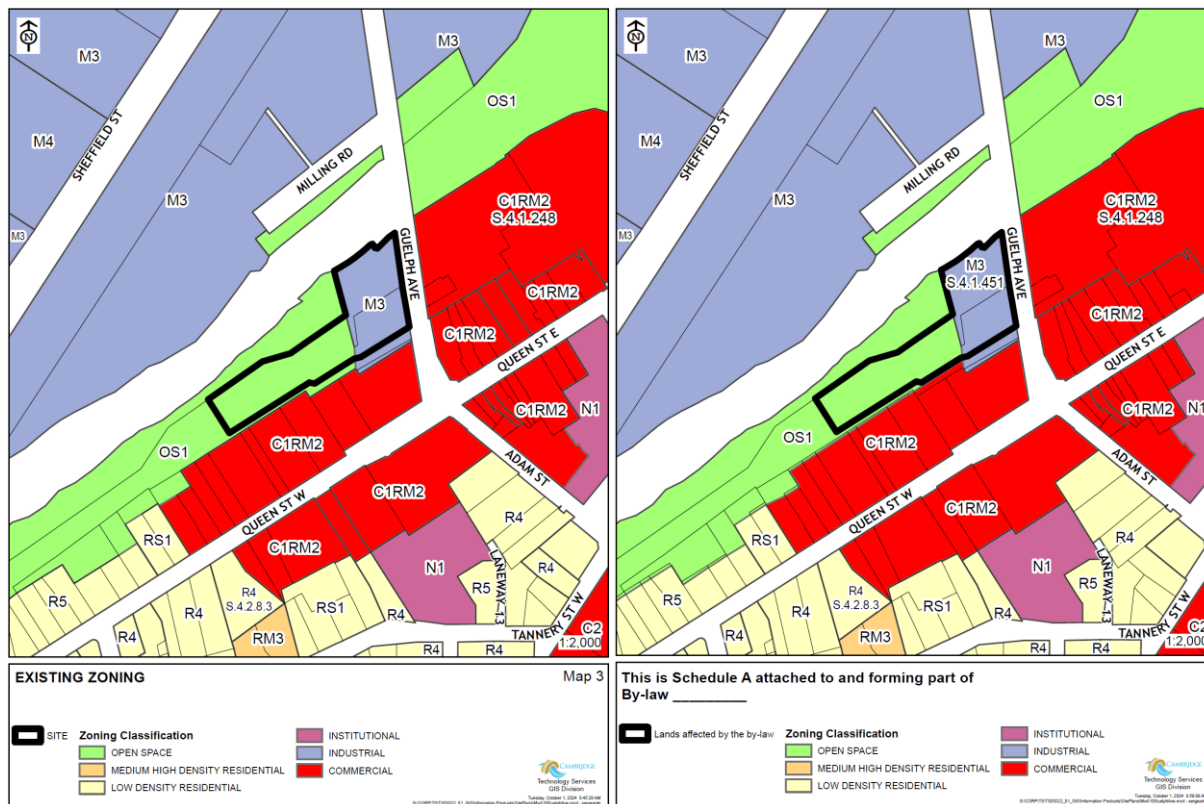


Figure 6 – Existing and proposed zoning map

FINANCIAL IMPACT:

- The subject lands are within the Hespeler Village Core Area Community Improvement Plan (CIP) and the development application fee has been waived.

PUBLIC VALUE:

A Statutory Public Meeting required under the Planning Act was held on October 15, 2024. Following the Public Meeting, any person that provided their contact information on the sign-in registry at the meeting or requested through other means to be kept

informed about the application were notified through mailed correspondence of the Council Meeting and were provided with access to the Recommendation Report.

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:

At the time of writing this report, no public comments have been received. It is staff's opinion that the requirement for a statutory public meeting under the Planning Act has been met.

INTERNAL / EXTERNAL CONSULTATION:

The application was circulated to the departments and commenting agencies listed in Appendix C. Staff received comments from the applicable City departments and outside agencies with respect to the proposed Zoning By-law Amendment.

Regional staff requested the inclusion of the prohibition of geothermal wells within the site-specific zoning by-law.

CONCLUSION:

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

The proposal will support the growth of the Hespeler Village Community Core Area. The proposal is in keeping with the character of the existing surrounding neighbourhood. As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment.

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. 24-132-CD Appendix A – Existing Plan
2. 24-132-CD Appendix B – Proposed By-law for Zoning By-law Amendment
3. 24-132-CD Appendix C – Internal/External Consultation and List of Supporting Studies.