

10-20 Guelph Avenue

R04/24 – Zoning By-law Amendment

November 5, 2024

File Planner:

Vincent Wen

wenv@cambridge.ca



Proposal

- Indoor golf facility within the existing building
- Within Hespeler Village Community Core Area and Regeneration Area



Zoning By-law Amendment

- **Existing Zoning:**
 - Industrial – ‘M3’
- **Proposed Zoning:**
 - Industrial – ‘M3’ with site-specific provision 4.1.451

	Proposed M3 s.4.1.451
Permitted Use	Indoor golf facility
Minimum Required Parking Spaces	1 space per tee, 2 spaces for employees

Recommendation

- The proposal is consistent with Provincial, Regional and City policy.
- The proposal will support the growth of the Hespeler Village Community Core Area
- Planning Staff recommends approval of the proposed Zoning By-law Amendment.