

To: COUNCIL

Meeting Date: 11/23/21

Subject: Public Meeting Report – IP Park Phase 1– Intermarket CAM Limited

Submitted By: Lisa Prime, Chief Planner, MCIP, RPP

Prepared By: Kathy Padgett, Senior Planner – Environment, MCIP, RPP

Report No.: 21-251(CD)

File No.: OR08/21

Recommendations

THAT report No. 21-251(CD) - Public Meeting Report – IP Park Phase 1 – Intermarket CAM Limited - be received;

AND FURTHER THAT application OR08/21 for IP Park Phase 1 – Intermarket CAM Limited be referred back to staff for a subsequent report and recommendation.

Executive Summary

Purpose

- The applicant is proposing: (1) to permit outdoor storage on a portion of the subject lands; (2) to remove the maximum Gross Floor Areas (GFAs) on a portion of the subject lands; and, (3) to remove a Holding Zone (H1) on a portion of the subject lands.
- The applicant has submitted applications for Official Plan and Zoning By-law Amendments to facilitate the proposed outdoor storage and Zoning By-law Amendments to facilitate the removal of the maximum GFAs and Holding Zone (H1).
- This report is for a statutory public meeting required by the Planning Act to introduce the requested amendments to Council and the public.

Key Findings

- This proposal implements the strategic plan by providing an opportunity for the public to participate in the planning process.

- A Planning Justification Report has been submitted to provide justification for the proposed amendments to offer greater flexibility to potential users.

Financial Implications

- The costs associated with this application are borne by the applicant.

Background

A Draft Plan of Subdivision (30T-14103) and site specific Zoning By-law Amendment were approved for the subject lands in June 2015. In September 2016 the site specific Zoning By-law Amendment was further amended to permit additional uses such as data centres, offices and general industrial uses with various floor area caps. The lands are identified as Phase 1A to the east and Phase 1B to the west. Phase 1A was registered in October 2020 and Phase 1B has yet to be registered. Boychuk Drive has since been constructed to Maple Grove Road.

The applicant is proposing to: (1) permit outdoor storage on a portion of the subject lands behind the established building line and screened with a solid fence, wall or berm 2.5 metres (8.2 feet) in height along the western property line; (2) remove the maximum Gross Floor Areas (GFAs) on a portion of the subject lands; and, (3) remove a Holding Zone (H1) on a portion of the subject lands. Official Plan and Zoning By-law amendments are required.

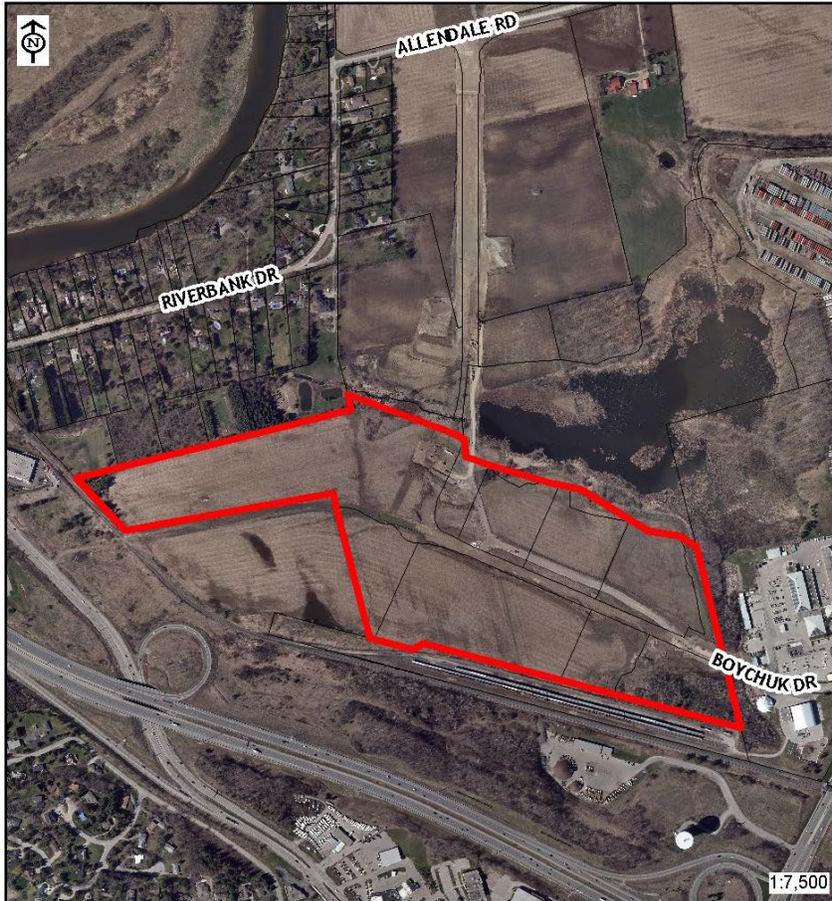
In accordance with the Planning Act, the City must hold a public meeting in order to formally consider the requested Official Plan and Zoning By-law amendments and receive public and Councillors' comments. While a public meeting is not required for the removal of the Holding Zone, the application is being brought forward in its entirety.

Detailed analysis of Provincial, Regional and City Policies and regulations, supporting documents, agency comments and any public submissions will be the subject of a future recommendation report.

Location

The subject lands are legally described as Block 1, 58M-639, Blocks 1, 2, 3, 7 and 8, 58M-663 and Blocks 1, 2, 3, 6 and 7 on Draft Approved Plan 30T-14103 in the City of Cambridge. The subject lands are located on Boychuk Drive south of Allendale Road, west of Maple Grove Road and north of the railway corridor and Highway 8.

The properties subject to the Official Plan and Zoning By-law Amendments (outlined in red below) are approximately 31.147 hectares (76.96 acres) in size.



Existing/surrounding land uses

The subject lands are currently vacant. The subject lands are surrounded by a railway corridor and Highway 8 to the south, vacant lands zoned Industrial (M3) and rural residential to the north, vacant lands zoned Industrial (M1) to the west and the Region of Waterloo operations centre to the east.

Proposal

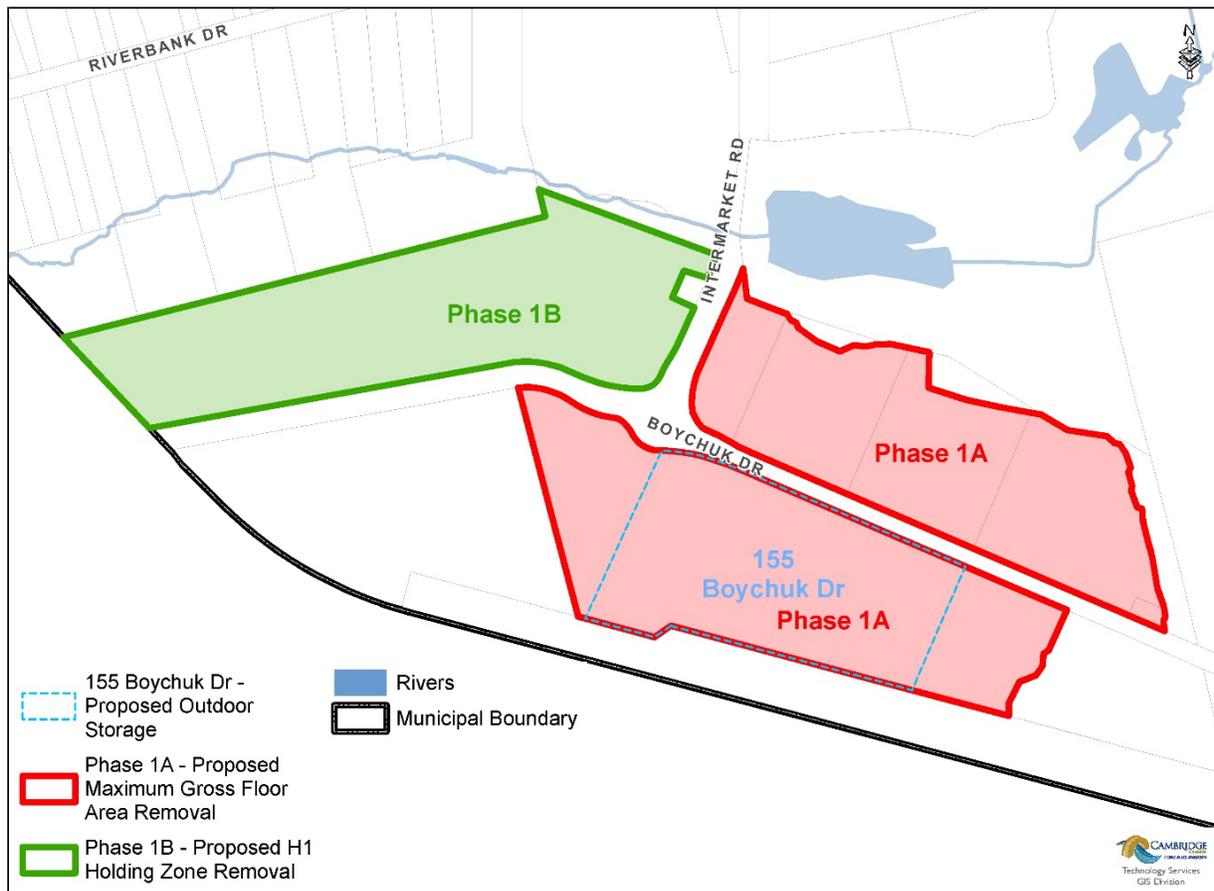
The applicant is requesting the following:

- (1) **155 Boychuk Drive** – Outdoor storage is proposed to be behind the established building line. A solid wood fence, wall or berm 2.5 metres (8.2 feet) in height is proposed to be erected along the western property line. This proposal was brought forward at a previous statutory public meeting held on Tuesday, July 27, 2021. The applicant has since reduced the location of the proposed outdoor storage from the initial submission based on feedback received from the previous statutory public meeting. All comments received from the Tuesday, July 27, 2021 statutory public meeting on this initial proposal will also be included in a future recommendation report.

(2) **Phase 1A Lands** – The maximum Gross Floor Areas (GFAs) are proposed to be removed. The maximum GFAs were implemented to limit the amount of traffic using Boychuk Drive when the road was initially planned as a cul-de-sac with a single access. Boychuk Drive has since been extended as a through road with a second means of access.

(3) **Phase 1B Lands** – The Holding Zone (H1) is proposed to be removed due to the completion of a second municipal/public-owned right-of-way, constructed to full municipal standards and connected to the collector road network.

The following map provides a visual representation of the portions of the subject lands each proposed amendment applies to:



Appendix No. 1 contains the applicants' proposed Concept Plan for outdoor storage at 155 Boychuk Drive.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is a requirement of the Planning Act, which provides Council and the public an opportunity to review the proposed application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Comments

A statutory public meeting is required by the Planning Act to provide an opportunity for Council and the public to give input on the proposal. The application is under review by City Staff and external agencies and a subsequent recommendation report will be prepared. Responses to public submissions will be considered in the subsequent report.

Considerations for review of this application include (but are not limited to) the following:

- Visual impacts from Highway 8 and neighbouring property
- Appropriateness of proposed changes to the zoning regulations
- Comments received from Council, the public and agency circulation

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the application back to staff to continue the processing of the planning application. Generally, if Council were to decide not to accept this recommendation, the applicants could appeal their application to the Ontario Land Tribunal (OLT) (previously Local Planning Appeal Tribunal) after the timeline for processing the application set out in the Planning Act has passed. If Council were to decide to refuse this application at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If appeals are filed under either of these scenarios then that would then leave the decision about this planning application to the outcome of the OLT process.

Existing Policy/By-Law

City Cambridge Official Plan (2012)

The subject lands are currently designated Employment Corridor and Natural Open Space System (see **Appendix No. 2**). Lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility and are intended to provide for prestige employment uses including advanced manufacturing, major office complexes and offices.

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

The subject lands are currently zoned Industrial (M1) and Open Space (OS) (see **Appendix No. 3**). Site specific zoning by-law amendment are as follows:

- (H)(H1) M1 S.4.1.46 permits additional uses such as data centres and supporting retail or service commercial uses.
- (H)(H1) M1 S.4.1.46(a) permits additional uses for the display, sales, repair and service of motor vehicles. Two Holding Zones apply to these parcels:
 - (H) Holding Zone requires that prior to a day care use being established on these blocks that the site be subject to an approval of a detailed traffic and/or stationary noise study.
 - (H1) Holding Zone was implemented to hold future development on these blocks until the applicant has constructed a second municipal/publicly owned right-of-way, constructed to full municipal standards and connected to the collector road network.
- M1 S.4.1.46(b) permits additional uses such as data centres, offices and general industrial uses with various GFA caps.
- M1 S.4.1.46(c) permits additional uses such as offices and general industrial uses with various GFA caps.
- M1 S.4.1.46(d) permits additional uses such as industrial uses with a GFA cap, an energy tri-generation facility and a hydro transformer station.

Financial Impact

Any costs of the application are borne by the applicant.

Public Input

The statutory public meeting required under the Planning Act is being held virtually on November 23, 2021. Official notification of the public meeting and complete application was provided in the Cambridge Times on October 28, 2021. In addition, notice was

provided to all assessed property owners within 120 metres (393.7 feet) radius of the site and anyone else who requested notice, including those who were on the mailing list for the initial application for outdoor storage. Any interested parties or members of the public will be provided with the opportunity to speak to this proposal at the November 23, 2021 virtual public meeting. All public and Council comments received will be included in the future recommendation report to Council, including comments received at the previous statutory public meeting for the initial outdoor storage proposal.

The application and supporting studies can be found at the following link:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Internal/External Consultation

The application and supporting information has been circulated to the departments and agencies listed in **Appendix No. 4** below.

Conclusion

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to Council including a discussion about conformity with the City of Cambridge Strategic Plan.

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Signature

Division Approval



Name: Lisa Prime, MCIP, RPP

Title: Chief Planner

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager Community Development

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

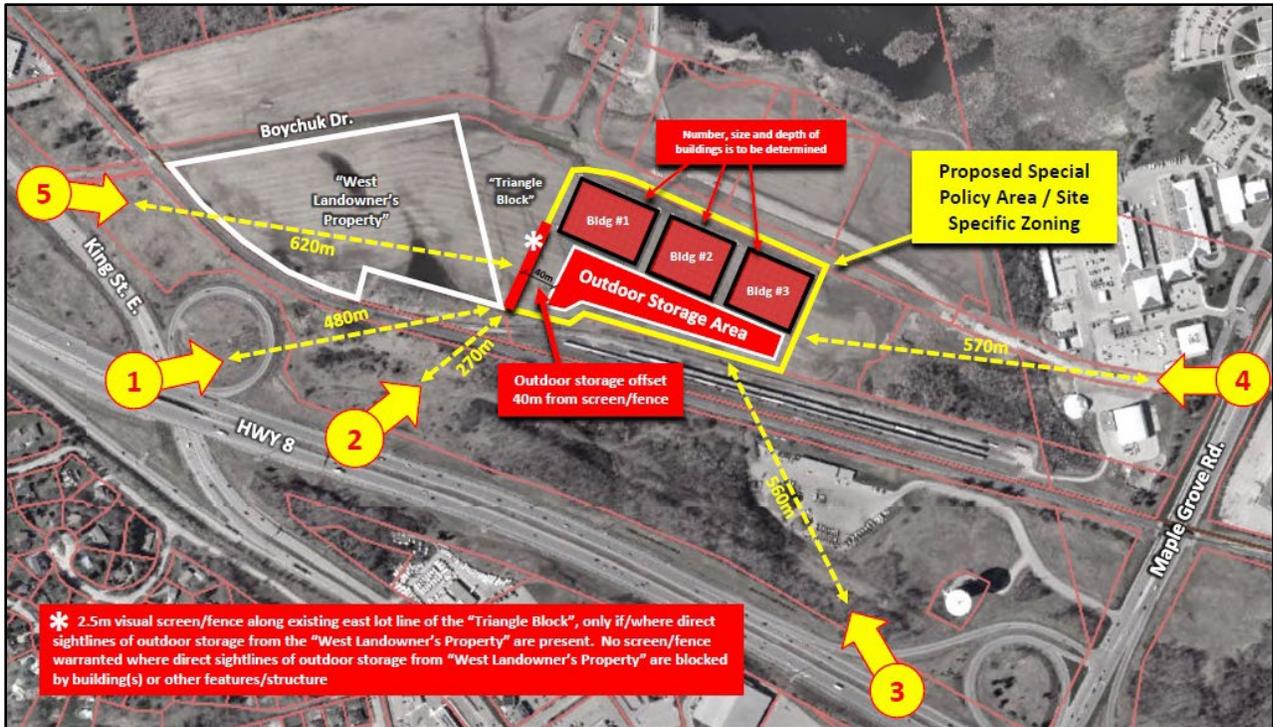
Appendix No. 1 – Proposed Concept Plan

Appendix No. 2 – Existing Official Plan Map

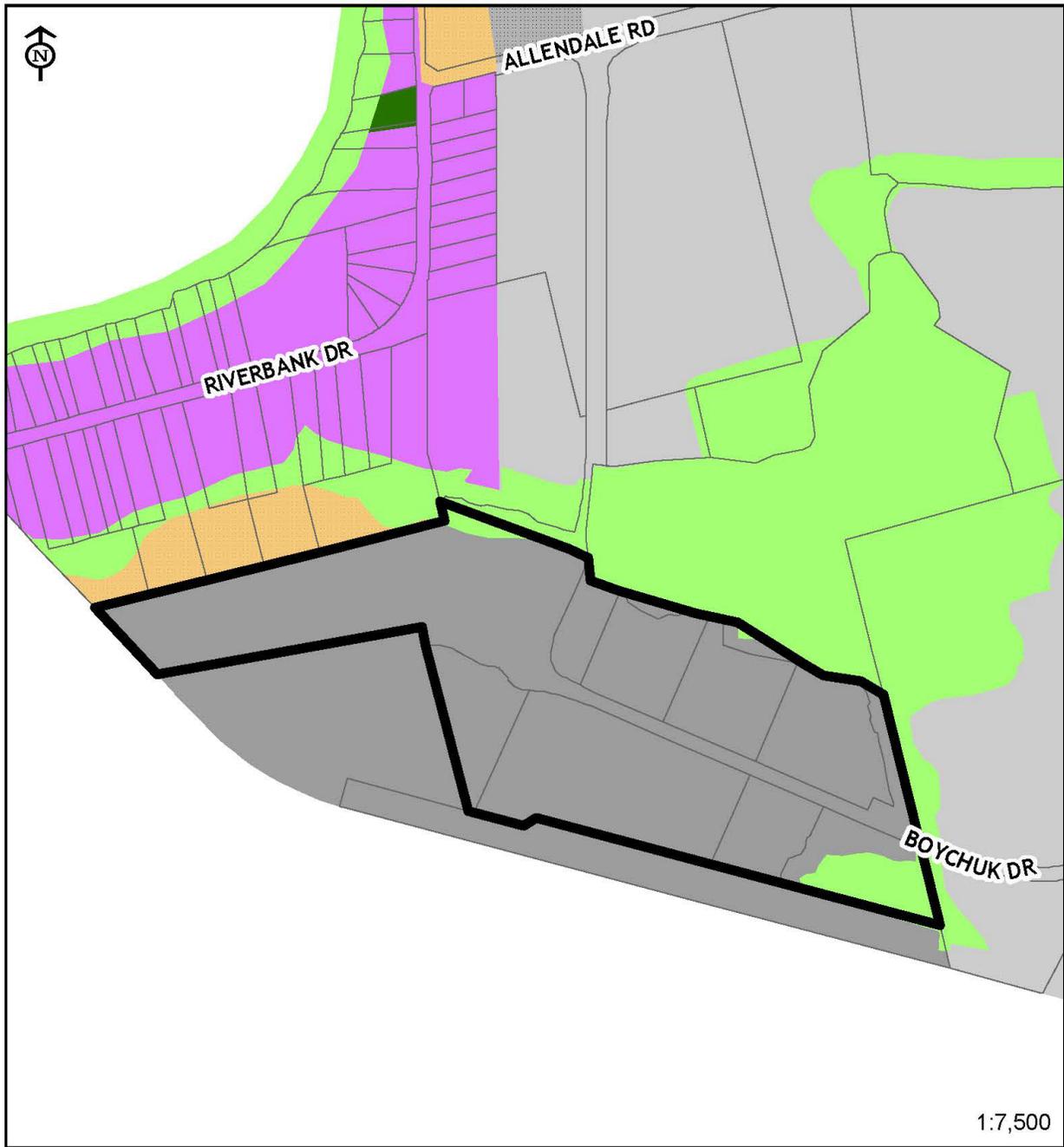
Appendix No. 3 – Existing Zoning Map

Appendix No. 4 – Internal/External Consultation and List of Supporting Studies

Appendix No. 1 – Proposed Concept Plan



Appendix No. 2 – Existing Official Plan Map



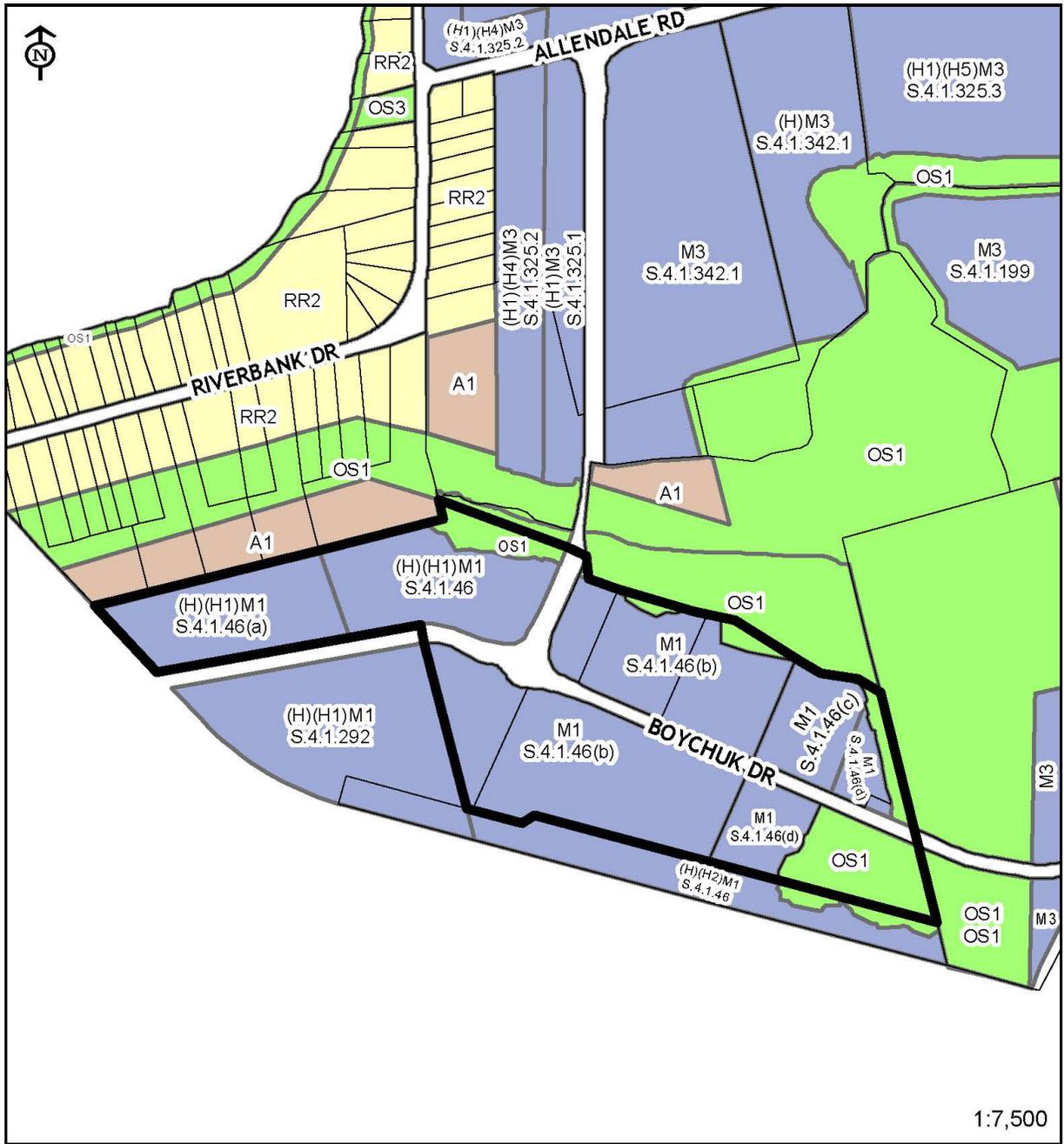
Extract from Map 2 of the
City of Cambridge Official Plan

| | | | | |
|---|------|----------------------|---|---|
|  | SITE | Land Use |  | Prime Industrial Strategic Reserve (Serviced) |
|  | | Future Urban Reserve |  | Employment Corridor |
|  | | Rural Residential |  | Recreation, Cemetery and Open Space |
|  | | Business Industrial |  | Natural Open Space System |



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Appendix No. 3 – Existing Zoning Map



This is Schedule A attached to and forming part of By-law

 Lands affected by the by-law

Zoning Classification

-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL

-  INDUSTRIAL
-  AGRICULTURAL



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Appendix No. 4 – Internal/External Consultation and List of Supporting Studies

The application has been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning and Development Committee for consideration.

- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Operations, Forestry and Horticulture Division
- City of Cambridge Building Services Division
- City of Cambridge Economic Development Division
- City of Cambridge Fire Department
- City of Cambridge Building Department
- City of Cambridge Accessibility and Diversity Services
- Regional Municipality of Waterloo
- Grand River Conservation Authority
- Public, Catholic and French School Boards
- Energy + Inc. (Hydro)
- CP Rail (CPR)
- Ministry of Transportation (MTO)

List of Supporting Studies/Documents:

- Planning Justification Report
- Letter from Paradigm Transportation Solutions Limited on GFA Limits
- Source Water Protection Section 59 Notice