



1285 and 1455 Speedsville Road
and Portions of Adjacent Lands
OR08/20 and 30T-21101 –
Recommendation to Council
October 8th, 2024

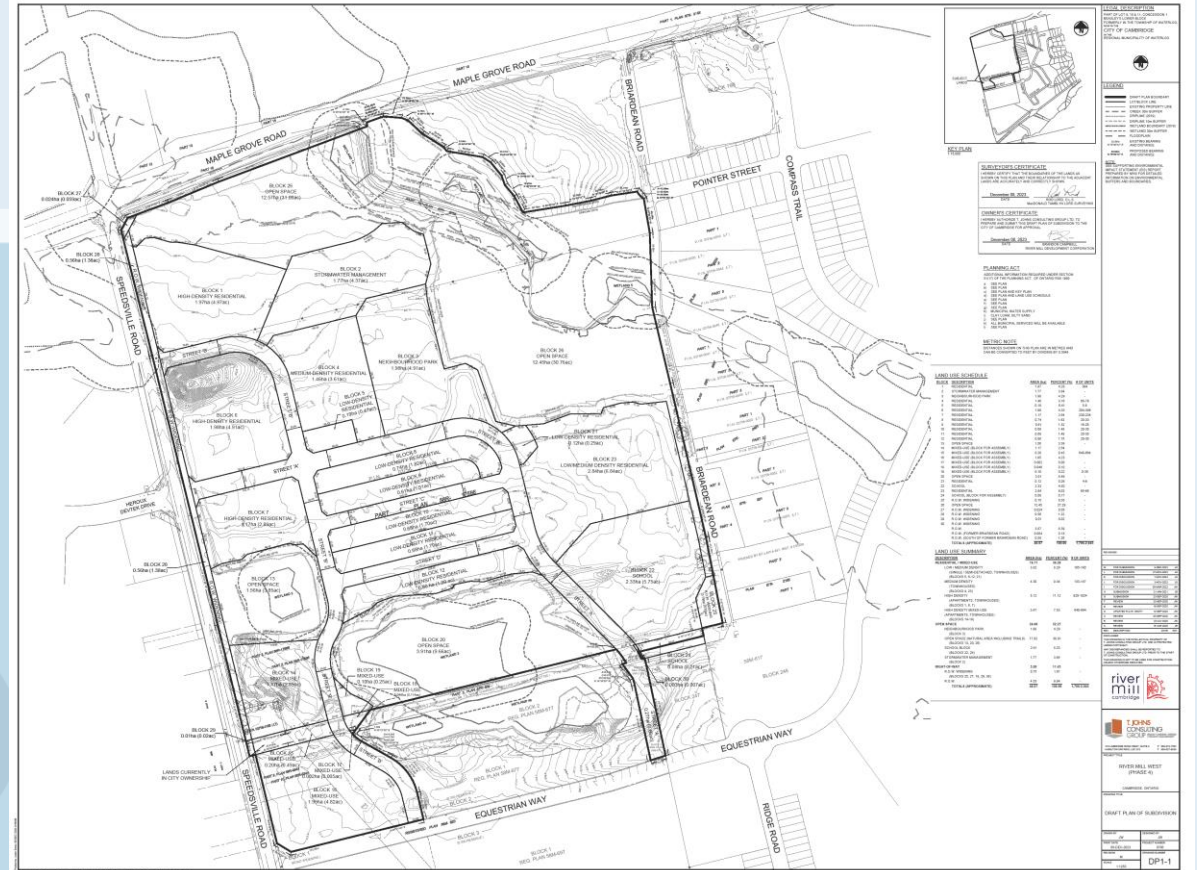


Location of Site and Draft Plan

Property Location



Draft Plan of Subdivision



Proposed Official Plan Designation and Zoning By-law Amendment

Official Plan Mapping

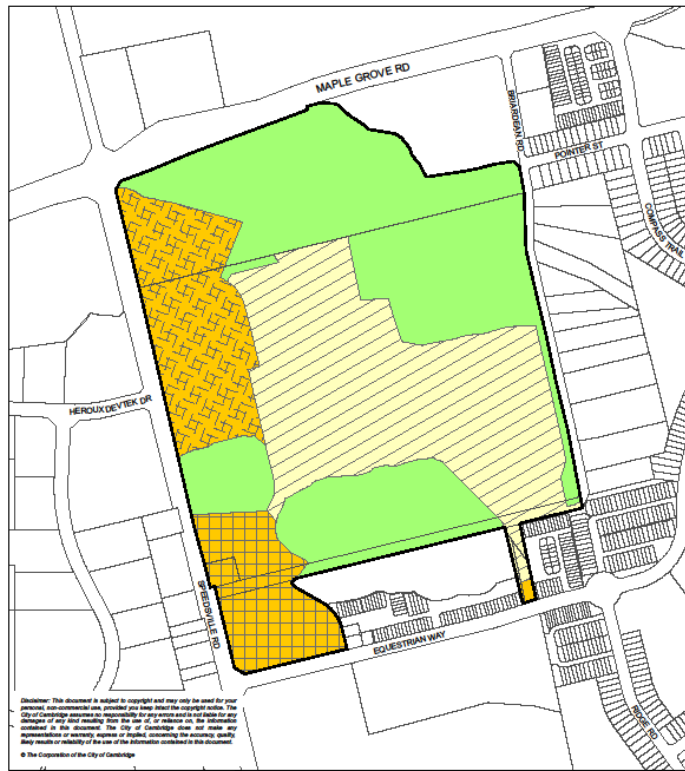
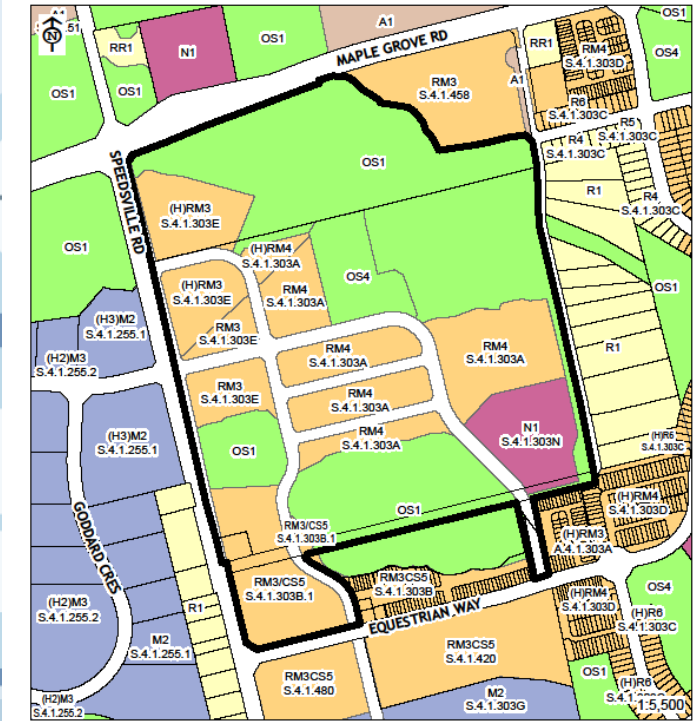


Figure 121
1285, 1455 Speedville Rd
Portion of 800 Briarclan Rd

1:5,500

Subject Lands	High Density Residential 8.10.121(C)	High Density Residential 8.10.121(A)	High Density Residential 8.10.121(B)	Natural Open Space System
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Zoning By-law Mapping



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

Lands affected by the by-law	OPEN SPACE	INSTITUTIONAL
MEDIUM HIGH DENSITY RESIDENTIAL	INDUSTRIAL	AGRICULTURAL
LOW DENSITY RESIDENTIAL		

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Public Meeting Comments and Highlights of Current proposal

A Statutory Public Meeting was held on May 25, 2021, and the following concerns were raised:

- Density concerns
- Capacity of Speedsville Road
- Size of amenity area/public park
- Impact to adjacent septic system

Key Highlights:

- Transition from existing higher density to medium density internal to the site
- Additional forms of housing (cluster townhouses/back-to-backs)
- Inclusion of affordable housing contribution or 20 units
- Increased park space

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Staff Considerations

- Consistency with the Provincial Policy Statement, 2020
- Conformity with the A Place to Grow: Growth Plan for the greater Golden Horseshoe, 2020, Region of Waterloo Official Plan, City of Cambridge Official Plan and the City of Cambridge Zoning By-law No. 150-85, as amended
- Land Use compatibility with the surrounding existing development and overall character of the existing neighbourhood
- Appropriateness of the proposed site-specific zoning requests associated with the proposed development; and
- Comments received from members of Council, public, city staff and agency circulation.

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Recommendation

The proposed subdivision represents an efficient use of municipal services and infrastructure, completes the River Mill Community, provides an additional 1,706-2,045 housing units, and provides for a new school, park and trail connections.

Planning staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment and the proposed Plan of Subdivision, subject to conditions attached to the recommendation report.



Thank you!

Questions?

Melissa Mohr, BES, MCIP, RPP

Senior Planner – Development

