

**To:** COUNCIL

**Meeting Date:** 10/8/2024

**Subject:** Recommendation Report for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision - 1285 and 1455 Speedsville Road and Portions of Adjacent Lands

**Submitted By:** Sylvia Rafalski-Misch, MCIP, RPP, Manager, Development Planning

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**Report No.:** 24-122-CD

**File No.:** OR08/20 and 20T-21101

**Wards Affected:** Ward 1

**RECOMMENDATION(S):**

THAT Report 24-122-CD being a Recommendation Report for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision - 1285 and 1455 Speedsville Road and Portions of Adjacent Lands, be received;

AND THAT Council adopts proposed Official Plan Amendment No. 86 to redesignate the subject lands from Low/Medium Density Residential and High Density Residential with site specific policies, Natural Open Space System and Future Urban Reserve to Low/Medium Density Residential, High Density Residential and Natural Open Space System with new Site Specific Policy 8.10.121 to permit a mixed use residential subdivision;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the subject lands from the A1, (E)A1, RM3 s.4.1.303A, RM3 s.4.1.303E, RM3/CS5 s.4.1.303B and OS1 Zones to the RM3/CS5 s.4.1.303B.1, RM3 s.4.1.303E, (H)RM3 s.4.1.303E, RM4 s.4.1.303A, (H)RM4 s.4.1.303A, OS1, OS4, and N1 s.4.1.303N Zones with site specific provisions;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(12) of the Planning Act have been met;

AND THAT that the By-laws attached to Report 24-122-CD be passed;

AND FURTHER THAT Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for Draft Plan of Subdivision 30T-21101, subject to the draft approval conditions included in Appendix D attached to Report 24-122-CD.

## **EXECUTIVE SUMMARY:**

### **Purpose**

The purpose of this report is to provide a recommendation on the proposed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision 30T-21101 to facilitate a mixed use development with a total of 1,706 to 2,045 residential units, including natural open space systems, a public park and a school block.

### **Key Findings**

- The proposed development represents an efficient use of the subject lands, utilizes existing municipal services and completes the River Mill Community.
- The proposed development conforms to the Regional and City of Cambridge Official Plans and is consistent with the Provincial Policy Statement.

### **Financial Implications**

- A planning application fee in the amount of \$41,500 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision.

## **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:** Increase housing options

**OR**

Core Service

**Program:** Land Use Planning

**Core Service:** Official Plan and Zoning By-law Amendments

## BACKGROUND:

### Subject Property

The subject lands are legally described as Part of Lots 9, 10 & 11, Concession 1, Beasley's Lower Block, in the City of Cambridge, Regional Municipality of Waterloo. The property is located on the east side of Speedsville Road, south of Maple Grove Road. The subject lands are approximately 45.38 hectares (112.14 acres) in size with 626.61 m (2,055 ft.) of frontage along Speedsville Road and 680 m (2,230 ft.) of frontage along Maple Grove Road.

The subject lands are shown in Figure 1 below:



Figure 1 – Aerial Map of the Subject Lands

1285 Speedsville Road was previously used as a vehicle repair shop and contains an existing building. The remainder of the subject lands were previously used for aggregate operations, which have been rehabilitated to agricultural crop production. Natural heritage features on the site include the woodland and wetland areas associated with the Middle Creek and East Creek Core Environmental Features and Briardean Road Wetland Complex.

## **Surrounding Land Uses**

The subject lands are bordered by Maple Grove Road to the north, Equestrian Way to the south, Briardean Road to the east and Speedsville Road to the west.

The lands north of Maple Grove Road are comprised of agricultural lands and natural heritage features associated with Middle Creek and East Creek Core Environmental Features as well as a daycare facility directly north of Maple Grove Road. The lands south of Equestrian Way are currently vacant of buildings and structures but have been approved for high density residential/mixed uses followed by Prestige Industrial and Business Industrial uses. There is an existing estate residential development east of the subject lands (east of Briardean Road) and the Boxwood industrial subdivision to the west of the subject lands (west of Speedsville Road).

## **Previous Approvals**

The majority of the lands, referred to as 1455 Speedsville Road, were subject to an Official Plan Amendment (OPA 8) and Zoning By-law Amendment (213-15) as well as Plan of Subdivision Applications 30T-12103 and 30T-12104. These approvals were for a variety of residential and commercial land uses that support an adult lifestyle community and remain in effect. Since the initial approvals, the applicant has acquired additional lands located at 800 Briardean Road and 1285 Speedsville Road to complete the River Mill Phase 4 West community. The applicant is proposing to modify the original land use approvals through an Official Plan Amendment and Zoning By-law Amendment and designate and zone the additional properties for development. In addition, the applicant has applied for a Plan of Subdivision to facilitate a modified development.

## **ANALYSIS:**

The applicant is proposing higher density residential along Speedsville Road and medium and lower density residential within the interior of the site. A mixed-use area is proposed at the intersection of Speedsville Road and Equestrian Way and will include residential and commercial uses that will support the local community.

The initial plan of subdivision presented at the May 25, 2021 public meeting consisted of approximately 1,864 dwelling units, with a minimum of 387 townhouses and 1,077 apartment dwelling units. 520-830 units were proposed within the 'Main Street-Mixed-Use' area of the plan at the northeast corner of Equestrian Way and Speedsville Road with a minimum of 1,500 m<sup>2</sup> (16,145 ft<sup>2</sup>) of gross leasable commercial floor area.

Following the May 25, 2021 Public Meeting, the applicant revised the plan of subdivision to address City, agency and public comments. The revised plan includes:

- A modified road network, and the addition of trails and bike lanes
- The addition of a 2.41 ha school block to be conveyed to the Waterloo Catholic District School Board (WCDSB)
- Increase in the size of the stormwater block from 1.34 ha to 1.77 ha, and in Open Space Lands (e.g. includes wetlands and core features) from 11.71 ha to 12.57 ha
- An increase in the size of a park to be conveyed to the City of Cambridge from 0.51 ha to 1.98 ha
- Inclusion of unopened portions of Briardean Road
- Density for High Density Residential blocks reduced from 250 units per hectare (uph) to 200 uph
- Changes to requested site-specific provisions, including the addition of a drive through facility as part of the mixed use commercial lands.

As a result, the revised proposed plan of subdivision consists of:

<b>N/A</b>	<b>Unit Count</b>	<b>Block No(s).</b>	<b>Area (ha)</b>
<b>Residential and Mixed-Use</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Single detached, semi-detached and/or townhouses	105-180	5, 8-12, 21	3.82
Townhouses	133-147	4, 23	4.30
Townhouses and apartments	828-1,024	1, 6, 7	5.12
Mixed-use townhouses and apartments	640-694	14-19	3.47
<b>Open Space and Institutional</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Neighbourhood park	N/A	3	1.98
Open space (natural area including trails)	N/A	13, 20, 26	17.92
School block	N/A	22, 24	2.41
Stormwater management	N/A	2	1.77
<b>Roads</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Roads	N/A	N/A	4.53
Widenings	N/A	18, 25, 27, 29, 30	0.75
<b>TOTALS</b>	<b>1,706 – 2,045</b>	<b>N/A</b>	<b>46.07</b>

The Official Plan Amendment can be found in Appendix A and proposes to redesignate the subject lands from Low/Medium Density Residential with site specific policies 8.10(A), 8.10(B), 8.10(C) and 8.10(D), 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 policy 8.10.121 as described in more detail further below.

The Zoning By-law Amendment can be found in Appendix B and proposes to modify the existing zoning of the lands and the existing site specific permissions for a variety of residential and mixed-use land uses in this phase of the River Mill Community. In general, the Amendment proposes to modify site specific standards for three areas including a 'Mixed-use Main Street', 'Neighbourhood Residential' and 'Speedsville Apartment Block'.

The proposed Plan of Subdivision can be found in Appendix C shows the layout of the development including the size, shape, and general uses of each block in the subdivision with the road pattern.

## **Policy Overview**

This site is located within the "Designated Greenfield Area" in the Regional Official Plan where the ROP policies require greenfield area developments to meet or exceed a minimum density target of 59 residents and jobs per hectare of land. The proposed development will meet or exceed this minimum density.

### **1. Proposed Official Plan Amendment**

1285 Speedsville Road is currently designated Future Urban Reserve in the City's Official Plan. The Official Plan Amendment (OPA) proposes to redesignate the parcel to High Density Residential with a Special Policy Area to provide a 'Mixed Use Main Street' function with residential, commercial/office and community uses.

The western portion of 800 Briardean Road is designated Low/Medium Density Residential, Natural Open Space System and Future Urban Reserve. The OPA proposes to redesignate the subject lands to High Density Residential with a Special Policy Area to allow the development of medium and high density residential uses such as cluster townhouses in various built forms and apartments, to provide a transition to lower density uses internal to the site and to designate the Natural Open Space System.

1455 Speedsville Road was subject to OPA 8 and is designated Low/Medium Density Residential with Special Policy Area 8.10 (A) and 8.10 (D), Low/Medium Density Residential Special Policy Area 8.10 (A) and 8.10 (C), High Density with Special Policy Area 8.10 (A) and 8.10 (B) and three (3) areas designated Natural Open Space System.

The Official Plan Amendment before Council proposes to redesignate the lands with amended site-specific policy 8.10.121 to continue to permit the three proposed policy areas.

The 8.10.121(A) River Mill Community (Mixed-Use Main Street) policy area is intended for a combination of retail and commercial uses, office uses and community uses, either in standalone building or part of mixed-use buildings such as apartment buildings.

The 8.10.121(B) River Mill Community (Apartment Block) policy area is intended for the development of high density residential (apartment) uses with medium density residential (cluster townhouse) uses away from Speedsville Road.

The 8.10.121(C) River Mill Community (Neighbourhood) policy area is intended to provide a full range of residential uses including singles, stacked or back-to-back townhouses and apartments (maximum of six storeys).

## 2. Proposed Zoning By-law

The proposed Zoning By-law Amendment is to rezone the subject lands from the OS1, A1, (E)A1, RM3 s.4.1.303A, RM3 s.4.1.303E, and RM3/CS5 s.4.1.303B zones to the RM3/CS5 s.4.1.303B.1, RM4 s.4.1.303A, RM3 s.4.1.303E, (H)RM4 s.4.1.303A, (H)RM3 s.4.1.303E, OS1, OS4, and N1 s.4.1.303N zones with site specific provisions.

In general, the Amendment is to add new zoning and modify existing zoning to facilitate the proposed plan of subdivision which will include various housing forms, new park and school and open space.

The modified RM3/CS5 – Multiple Residential/Commercial s.4.1.303B.1 zone along Equestrian Way and Speedsville Road permits various missing middle housing forms including linear and cluster townhouses and stacked and back-to-back townhouses as well as apartments. In addition, it requires a minimum of 1,500 m<sup>2</sup> (16,145 ft<sup>2</sup>) of gross leasable commercial floor area for all lands in this zone to accommodate a continuation of this regulation along Speedsville Road. The CS5 zone is generally intended for a local shopping centre and permits retail and service commercial uses including food services establishments, business and professional offices, laundry or dry cleaner's establishment, hairdressing establishment, auto service mall, and day care centres.

The modified RM4 – Multiple Residential s.4.1.303A zone permits single and semi-detached detached dwellings, various missing middle housing forms including linear and cluster townhouses and stacked and back-to-back townhouses.

The modified RM3 – Multiple Residential s.4.1.303E zone along Speedsville Road permits cluster townhouses and stacked and back-to-back townhouses and apartments up to 10 storeys as originally permitted with a transition to 6 storeys internal to the site.

The Amendments to the above existing multiple residential and mixed use zones include modifications to the existing site specific provisions in order to facilitate the proposed residential development. Appendix F – Zoning Comparison Table: Existing and Proposed outlines the existing and modified site specific zoning provisions.

In addition, the Amendment proposes to add N1 s.4.1.303N zone with site specific provisions to permit a school. The site specific provision limits the building height to three storeys and provides for flexibility should the school not be constructed in the future by allowing residential development.

Finally, the Amendment includes a Holding provision for a portion of the subject lands at the request of the Regional Municipality of Waterloo, which can be lifted once the applicant has provided a satisfactory Hydrogeological Study to assess whether geothermal energy wells are appropriate at this location.

The majority of the subject lands were part of previously draft approved plans of subdivision 30T-12103 and 30T-12104 planned with multiple phases (formerly known as Hunt Club Estates). The registered Phases 1 to 3 consist of single detached dwellings and townhouses which establish a compatible transition of residential form from the estate properties on Briardean Road. The proposed Official Plan and Zoning By-law Amendments are being requested as a result of the developer acquiring 800 Briardean Road and 1285 Speedsville Road and an opportunity to facilitate a more complete community through the addition of these lands. These applications are intended to increase land use flexibility to permit a range of dwelling types and densities to support limited local commercial opportunities and to protect and enhance the Natural Heritage System. The proposed residential uses along the east side of Speedsville Road will establish a neighbourhood character that transitions from the employment uses to the west. In addition, the mix of uses and residential densities will contribute to providing a complete community as directed within the Official Plan. The proposed street network will be connected to Equestrian Way and Speedsville Road.

The Region staff has confirmed that Grand River Transit (GRT) has extended all day service to the section of Speedsville Road adjacent to this subdivision. A new transit stop is to be located at the northeast corner of Speedsville Road and Equestrian Way. This route was to begin operating September 2, 2024 and a new concrete transit stop pad and sidewalk connection will be constructed in the first few weeks of September.

The timing of possible future service expansion internal to the subdivision is not yet known but is being considered as part of the update to the GRT Business Plan currently underway. The Region has requested bus stops and transit amenities throughout the proposed Plan of Subdivision.



## **Recommendation:**

Staff gave consideration to Provincial, Regional and City policies, agency comments, compatibility with the surrounding neighbourhood with respect to height and density and the appropriateness of the site-specific provisions that were requested by the applicant. The proposed Amendments will provide for the completion of the River Mill Community within the City of Cambridge.

The proposed applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the applications are refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act. The application was submitted on November 27, 2020, prior to the revised Planning Act legislation. The timeline for making a decision was exceeded; however, the applicant has made additional submissions that required additional review of the applications.

## **EXISTING POLICY / BY-LAW(S):**

### **City of Cambridge Official Plan, 2012, as amended**

**Existing Land Use Designations:** Low/Medium Density Residential and High Density Residential with site specific policies, Natural Open Space System and Future Urban Reserve

**Proposed Land Use Designations:** Low/Medium Density Residential with site specific policy 8.10.121(C), High Density Residential with site specific policy 8.10.121(A) and High Density Residential with site specific policy 8.10.121(B) and Natural Open Space System

Figure 2 below shows the existing land use designations on Map 2 of the City's Official Plan, and Figure 3 shows the proposed land use designations.

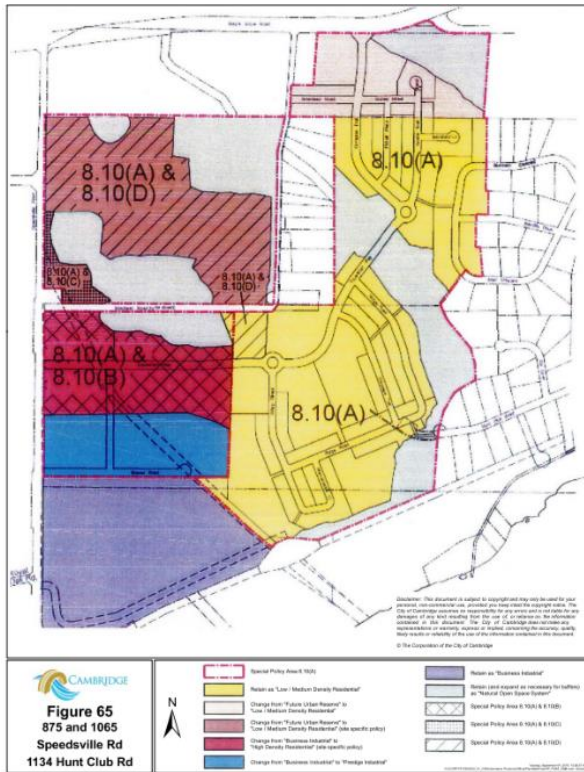


Figure 2 – Existing Land Use

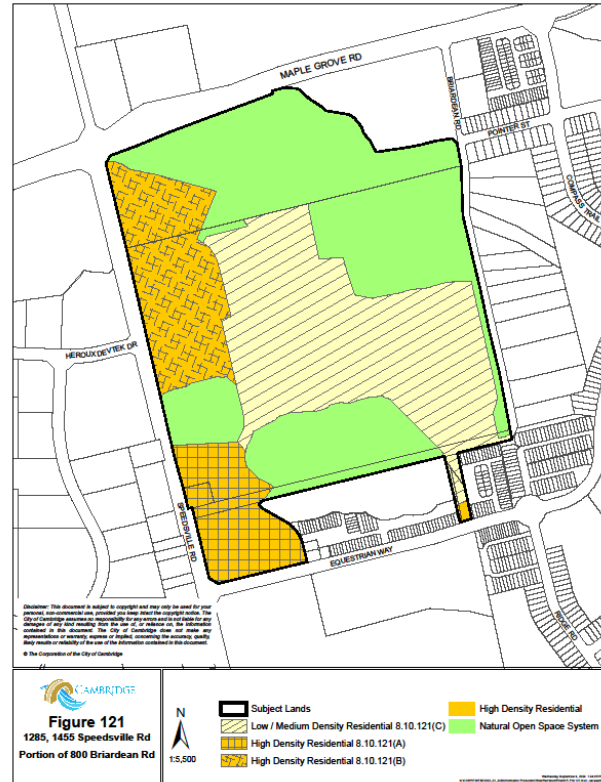


Figure 3 – Proposed Land Use

### City of Cambridge Zoning By-law 150-85, as amended

**Existing Zoning:** OS1 - Open Space, A, (E)A1 – Agricultural, RM3 – Multiple Residential s.4.1.303A, RM3 – Multiple Residential s.4.1.303E, and RM3/CS5 – Multiple Residential/Commercial s.4.1.303B Zones

**Proposed Zoning:** RM3/CS5 – Multiple Residential/Commercial s.4.1.303B.1, RM4 – Multiple Residential s.4.1.303A, RM3 – Multiple Residential s.4.1.303E, (H)RM4 – Multiple Residential s.4.1.303A, (H)RM3 – Multiple Residential s.4.1.303E, OS1 – Open Space, OS4 – Open Space (Park), and N1 – Institutional s.4.1.303N

**Proposed Site-Specific Provisions:** Appendix F – Zoning Comparison Table: Existing and Proposed outlines the requested modifications to the existing zoning.

A Holding provision has been put in place at the request of the Regional Municipality of Waterloo which can be lifted once the applicant has provided a satisfactory Hydrogeological Study to assess whether geothermal energy system is appropriate at this location.

Figure 4 and Figure 5 below show the existing and proposed zoning:

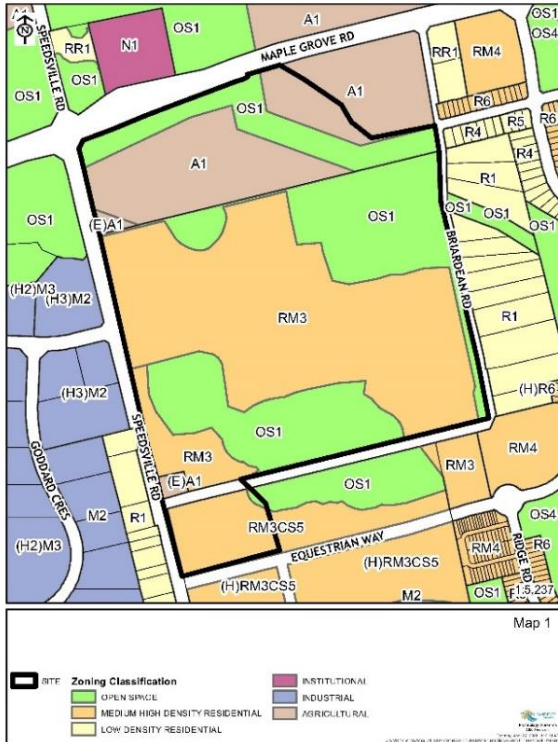


Figure 4 – Existing Zoning

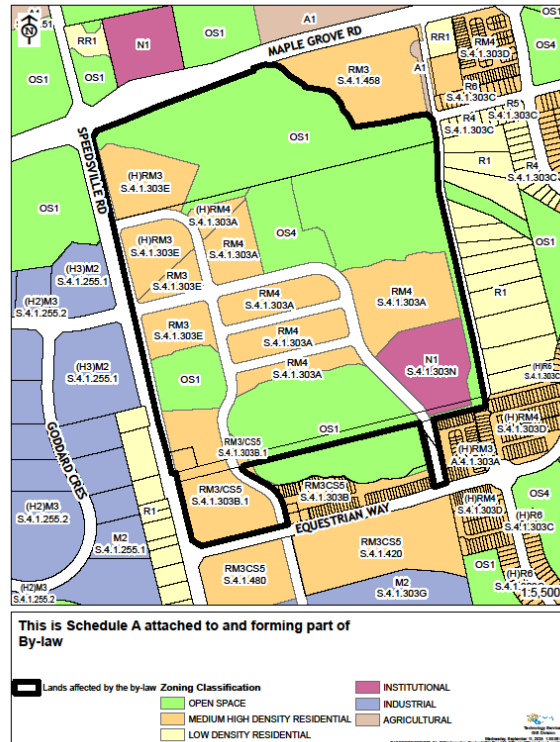


Figure 5 – Proposed Zoning

**FINANCIAL IMPACT:**

- A planning application fee in the amount of \$41,500 has been paid to the City of Cambridge to process the proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law Amendments.
- Future planning application fees will be required as part of the submission of any complete Site Plan Application, Plan of Condominium Application and or Part Lot Control Application.
- City and Regional Development Charge fees will be collected prior to building permit issuance. Development Charges collected for the proposed development will be used for the construction of new infrastructure required to support growth of the City.
- Any further costs associated with the development of the site are to be borne by the Applicant.

**PUBLIC VALUE:**

A statutory public meeting required under the Planning Act was held on May 25, 2021.

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 applications were notified through mailed correspondence of the Council Meeting and provided with access to this Recommendation Report being presented to Council on October 8, 2024.

#### **ADVISORY COMMITTEE INPUT:**

Not Applicable.

#### **PUBLIC INPUT:**

There were no delegations at the public meeting on May 25, 2021; however, staff received written submissions regarding the applications. The general nature of the comments expressed are summarized below and the written submissions are included in Appendix E. The summary comments below are followed by staff responses.

- **Concerns regarding impacts on private septic beds on existing residential lots**
  - There are concerns that construction and increased traffic will impact the integrity of existing private septic beds. Also, there was a request for monitoring of septic systems as a condition of approval and a traffic study to address potential impacts on septic systems.
  - The City has engineering standards and construction requirements that are implemented through the development and plans review process and during construction. The owner/developer will be required to enter into agreement(s) with the City (e.g. subdivision and site plan agreements) and provide financial securities and insurance to ensure compliance with all requirements.
- **High density, mixed-use development will negatively impact existing homeowners on west side of Speedsville Road**
  - The original Official Plan Amendment permitted densities at 10 storeys throughout the majority of the subject lands. The applicant has added additional land to this development and has proposed to apply new and updated policies to this site that would see the 10 storeys along Speedsville road with a transition to 6 storeys internal to the site.
  - The applicant has also reduced the density on the site from 250 to 200 units per hectare.
- **Capacity of Speedsville Road**
  - There is concern with the capacity of Speedsville Road to accommodate current and future traffic levels.
  - A traffic impact study was prepared in support of this development with recommendations, including the installation of traffic control signals or

roundabouts at four intersections with Speedsville Road (at Royal Oak Road, Equestrian Way, Heroux Devtek Drive, and proposed Street B).

- An intersection control study was subsequently prepared to evaluate the feasibility of roundabouts at these four intersections. The study concluded that stop-controlled intersections should be built at all four intersections.
- Further to the above, a traffic impact study was prepared for phase 3c and phase 6 associated with the River Mill Development that reviewed the road and intersections along Speedsville Road including existing and new intersections. This study determined that turning lanes into the Phase 4 development were warranted and these turning lanes will be included in the capital upgrades through the upload of Speedsville Road to the Region. These upgrades are anticipated to maintain traffic flow throughout this area with existing and new development.
- In addition to the above, the proposed River Mill Phase 4 draft plan of subdivision identifies additional road widening along the section of Speedsville Road north of old Briarean Road up to Maple Grove Road. This road widening will be required prior to the registration of the Phase 4 subdivision.
- City staff are actively working with the Region to complete the upload of the road into their ownership and the City will be working with the Region to ensure capital upgrades are prioritized to support development in this area.
- GRT has extended all day service to the section of Speedsville Road adjacent to this plan. A new Stop #4225 is located at the northeast corner of Speedsville Road and Equestrian Way adjacent to this plan. This route was to begin operating September 2, 2024 and a new concrete transit stop pad and sidewalk connection will be constructed in the first few weeks of September.

### **Council Concerns/Questions:**

During the public meeting held May 25, 2021, Council raised the following concerns with the proposal and/or posed the following questions:

- **Council raised concerns regarding the density proposed through the application.**
  - Official Plan Amendment No. 8 and Zoning By-law (the original amendments) permitted High Density Residential Uses that included apartment style housing and higher density along Speedsville Road to a maximum height of 10 storeys. Through this application, the applicant has added cluster townhouse uses and a mixed use area with building heights of 10 storeys permitted for the high density designation with a transition to 6 storeys through the implementing Zoning By-law. The applicant has added cluster townhouses to this proposal, which is a

form of missing middle housing that can contribute to the City's existing housing stock. In addition, the additional units will contribute to the City's Pledge to build 22,000 homes between 2021 and 2031.

- **Council raised concerns regarding the amenity and park space provided through the original submission of the application.**
  - Following the public meeting, the applicant has amended the proposal to include a 1.98 hectare parcel of land that is to be dedicated as parkland along with cash-in-lieu of parkland dedication for this development. In addition, there are natural trails that will be constructed throughout this development.
  
- **Council asked about the timing of the school construction.**
  - The timing of the construction of the school is dependent on the Waterloo Catholic District School Board's timing and funding availability. Any development proposed on this Block is subject to Site Plan Approval and Building Permit issuance.
  
- **Council asked what is the anticipated composition of the future residents.**
  - The housing styles proposed through this development will allow for various housing styles and incomes. In addition, the applicant has provided an affordable housing contribution of \$500.00/unit or 20 affordable housing units that would be administered over the long term.

#### **INTERNAL / EXTERNAL CONSULTATION:**

The applications have been circulated to the departments and commenting agencies listed in Appendix G.

Staff has received comments from applicable City departments and outside agencies in regard to the proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law Amendments which can be found in Appendix A, B and D. Staff and agency comments have been acknowledged and/or addressed by the Applicant and will be implemented within the Proposed Official Plan Amendment (Appendix A), Zoning By-law Amendment (Appendix B) or through the draft conditions of draft plan approval (Appendix D).

#### **CONCLUSION:**

The City of Cambridge is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. With limited vacant residential land available within the City and an increase in housing costs, there is a growing need and demand for more dense housing options that can accommodate more people in smaller spaces. There is also a demand for more attainable housing options than traditional

single detached homes. The amendments will provide for the completion of the River Mill Community within the City of Cambridge and facilitate the development of up to 2045 residential units as part of the plan of subdivision.

The proposed development represents an efficient use of existing municipal water and sanitary sewer services, and roads, and provides more housing options, including some affordable housing units.

It is the opinion of Planning staff that the proposed applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City OP, subject to the requested amendments, meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85, and represents good planning.

#### **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. 24-122-CD Appendix A – Proposed Official Plan Amendment
2. 24-122-CD Appendix B – Proposed By-law for Zoning By-law Amendment
3. 24-122-CD Appendix C – Proposed Plan of Subdivision
4. 24-122-CD Appendix D – Proposed Conditions of Draft Plan Approval
5. 24-122-CD Appendix E – Written Public Submissions (Redacted)
6. 24-122-CD Appendix F – Zoning Comparison Table: Existing and Proposed

7. 24-122-CD Appendix G – Internal/External Consultation and List of Supporting Studies