



**River Mill Phase 3c**  
**1605 Speedsville Road**  
Zoning By-law Amendment  
File: R01/23

river  
mill  
cambridge



Council Meeting  
October 8, 2024  
City of Cambridge

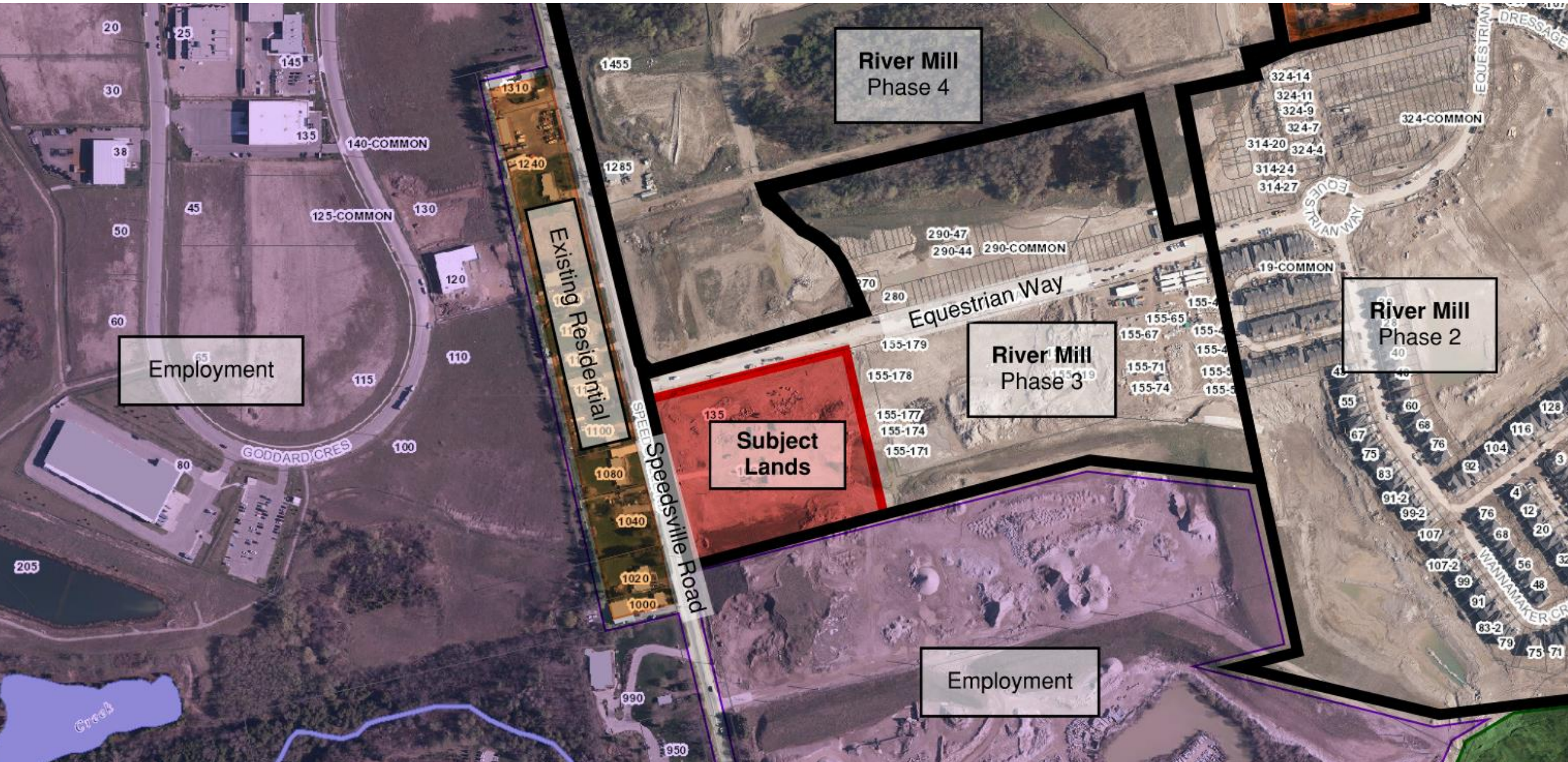
Applicant: River Mill Development Corporation  
City Planner: Sancy Sebastian







# SUBJECT LANDS







# PROPOSED ZONING BY-LAW AMENDMENT

## City of Cambridge Zoning By-law 150-85

Existing Zoning: (H)RM3/CS5(S.4.1.303B) Zone, Modified

Proposed Zoning: RM3(S.4.1.303B.X) Zone, Modified

Regulation	Proposed RM3(S.4.1.303B.X) with modified site-specific provision	
	Stacked Townhouse	Apartment
Maximum Building Height	4 storeys	4 storeys
Minimum Gross Floor Area Per Unit	70m <sup>2</sup>	43m <sup>2</sup>
Minimum Private Amenity Area Per Dwelling Unit	4m <sup>2</sup> (Balcony)	4m <sup>2</sup> (Balcony)
Maximum Density (Units Per Gross Residential Hectare)	100	200
Ratio For Visitor Parking Per Dwelling Unit	0.25 (complies with By-law)	0.25 (complies with By-law)



# PROPOSED DEVELOPMENT

- 220 Stacked Townhouse units
- Mix of unit sizes
- 3 storeys in height
- Purpose Built Rentals
- 220 parking spaces (1.0/unit)
  - Complies with By-law
- 55 visitor parking spaces (0.25/unit)
  - Complies with By-law





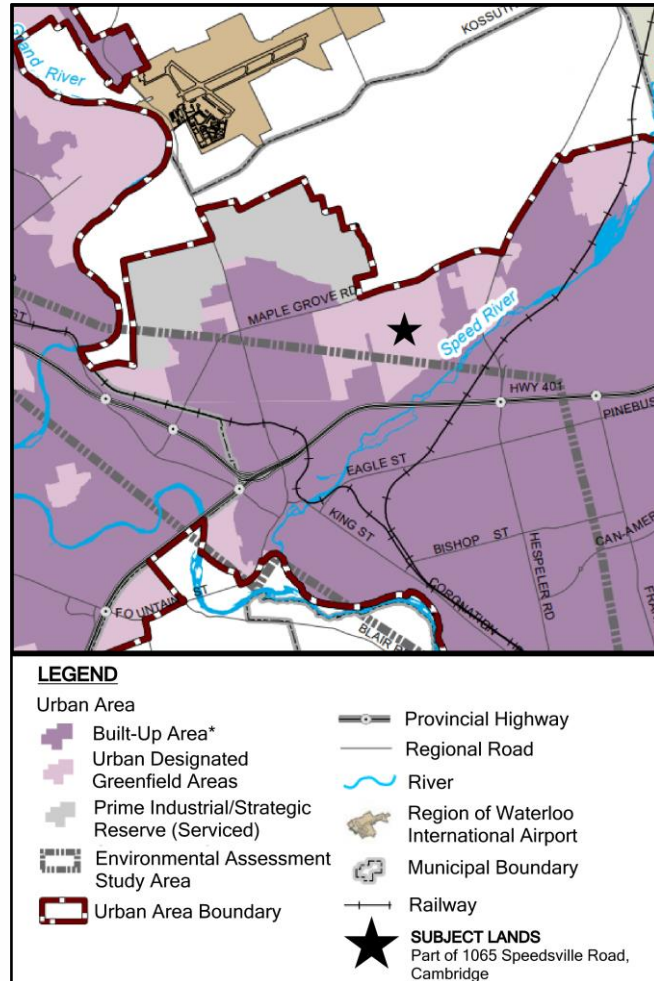
# PROPOSED DEVELOPMENT – ILLUSTRATIVE RENDERINGS



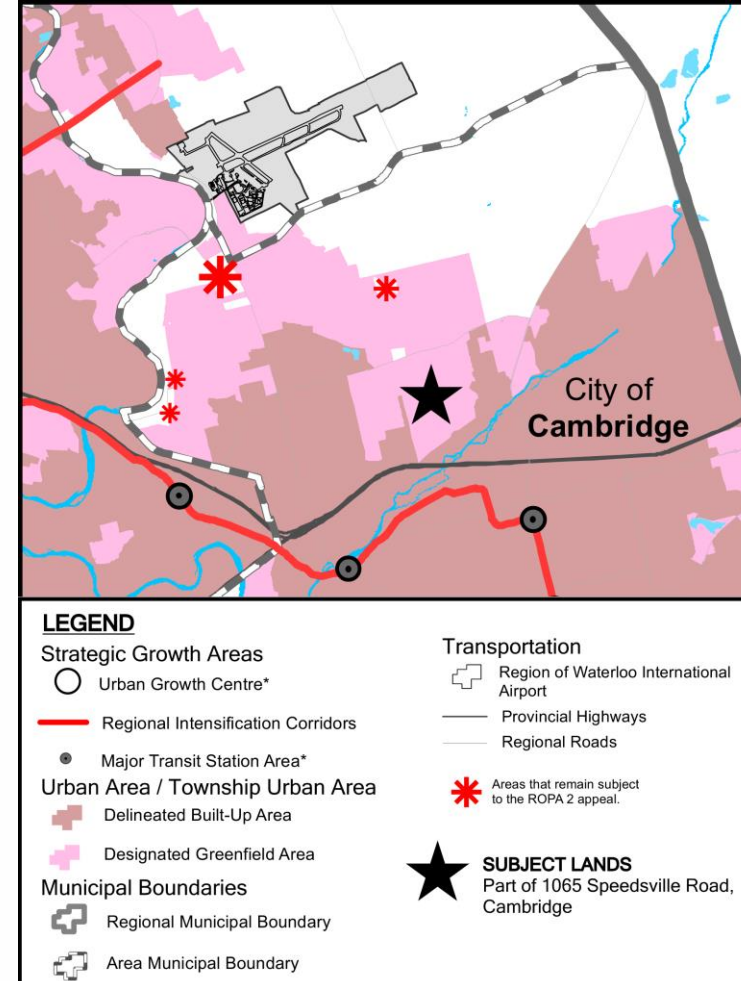




## Regional Municipality of Waterloo Official Plan



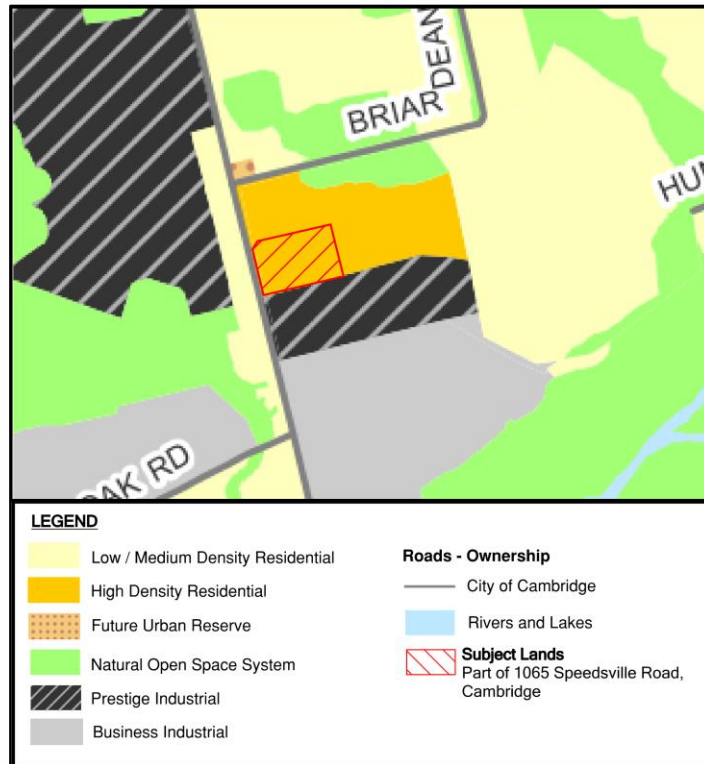
Regional Municipality of Waterloo Official Plan, Excerpt from Map 3a – Urban Area



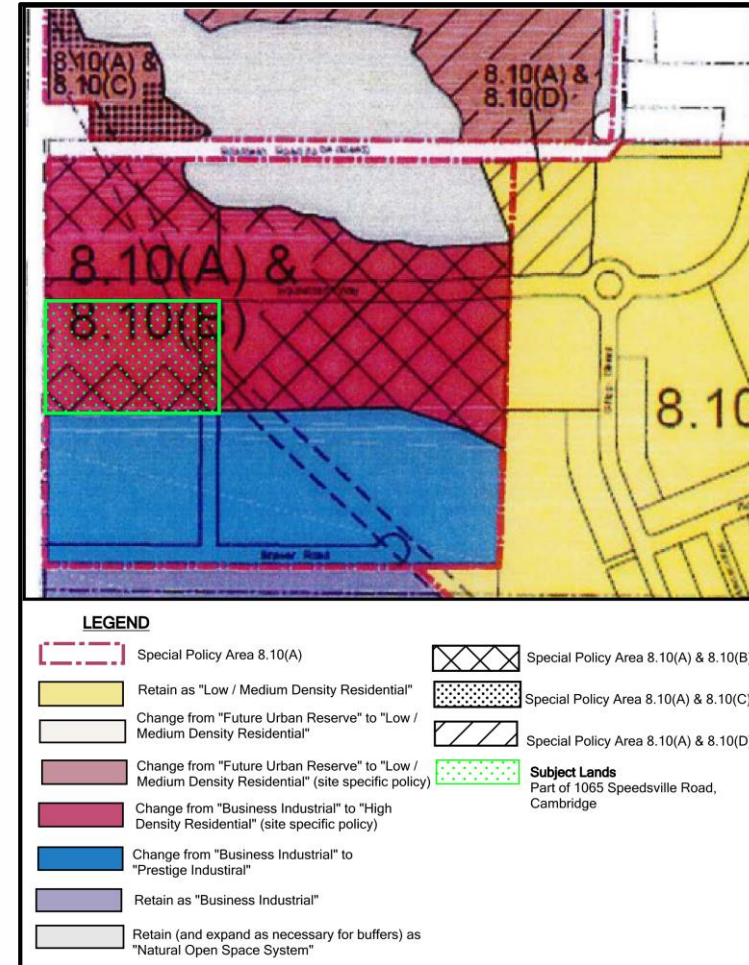
Regional Municipality of Waterloo Official Plan, Excerpt from Map 2 – Urban Systems



# City of Cambridge Official Plan



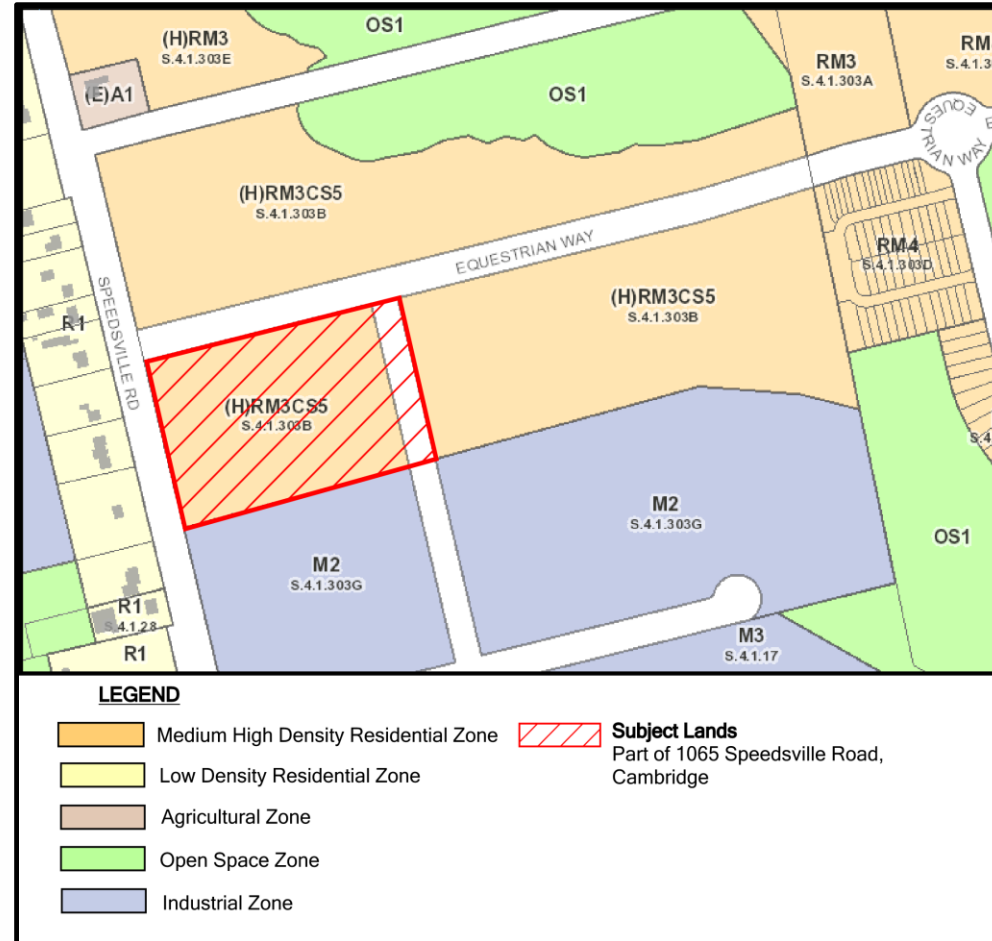
City of Cambridge Official Plan,  
Excerpt from Map 2 – General Land Use Plan



City of Cambridge Official Plan,  
Excerpt from Figure 65 – Special Policy Areas



## City of Cambridge Zoning By-law No. 150-85



City of Cambridge Zoning By-law No. 150-85,  
Excerpt from City of Cambridge Interactive Mapping





## TECHNICAL STUDIES

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- ✓ Planning Justification Report
- ✓ Servicing Feasibility Brief
- ✓ Retail Commercial Market Demand Study
- ✓ Noise Study and Supporting Memo
- ✓ Parking Study
- ✓ Landscape Plans



## PUBLIC MEETING SUMMARY (AUGUST 13)

- Height

- High interest rates and construction costs make apartments undesirable in the current market
- Starward will honour the 4-storey height limit per agreement with neighbouring property

- Accessibility

- To be addressed at the detailed design stage
- Stacked Townhomes typically have multiple levels

- Commercial uses

- Mixed-use buildings are under construction in earlier phases
- Phase 4 across the street will include commercial uses

- Parking

- Meets Zoning By-law requirements of 1.25/unit (including visitor parking)
- Parking spaces may be increased at the detailed design stage





## RECOMMENDATION

- The proposed Zoning By-law Amendment will facilitate a Townhouse Development with Purpose-built Rentals
- In conclusion, the rezoning:
  - Is consistent with the Provincial Policy Statement
  - Conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe
  - Conforms to the Regional Official Plan and City of Cambridge Official Plan
  - Meets the general intent of the City of Cambridge Zoning By-law 150-85
  - Introduces Purpose-built Rentals to community to address housing needs
  - Represents good land use planning





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