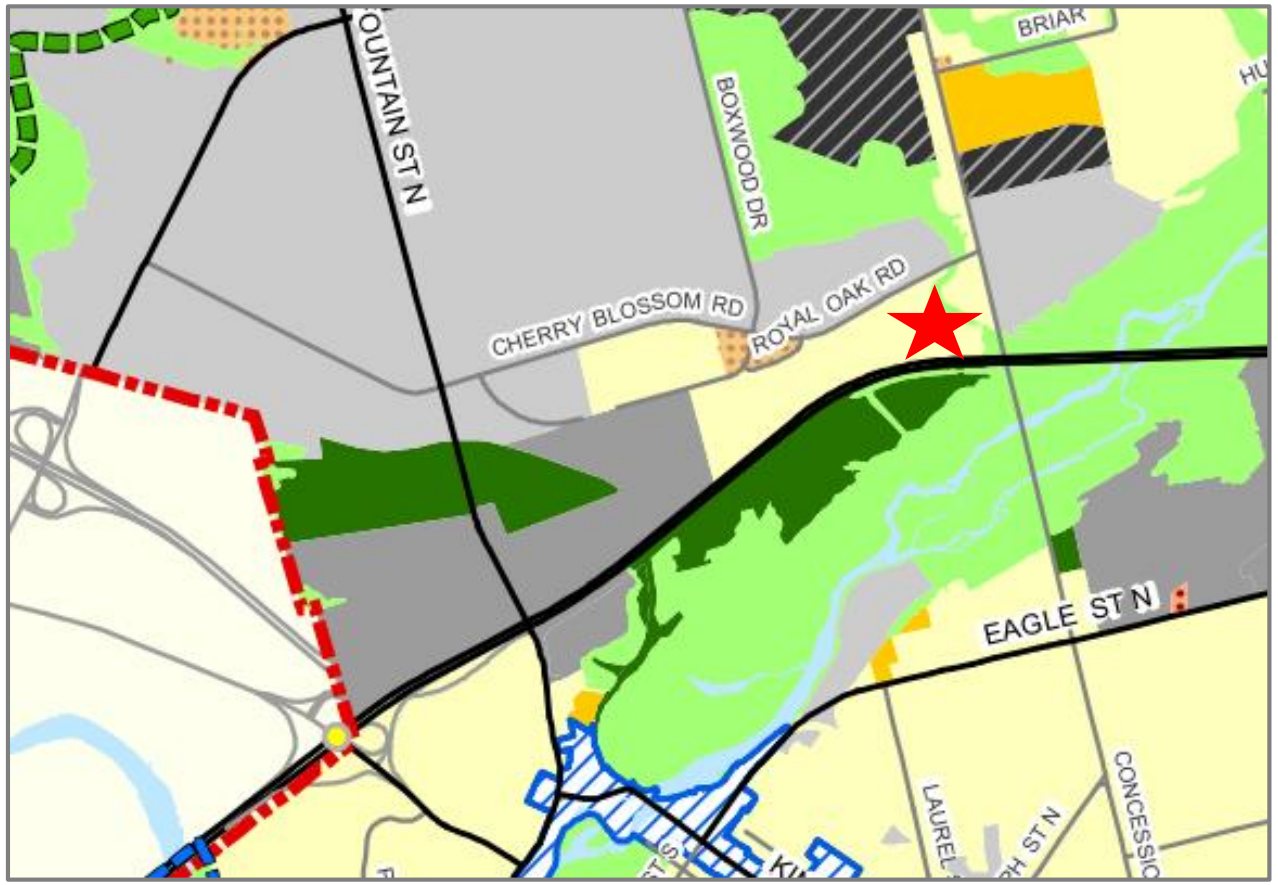
229, 235, 239, and 247 Royal Oak Road Official Plan and Zoning By-law Amendments

Surrounding Context

City of Cambridge Official Plan



1. Community Core Areas
- Galt City Centre; Preston Towne Centre; Hespeler Village

2. Residential Designations
- Low / Medium Density Residential
- High Density Residential
- Blair Core Area
- Rural Residential

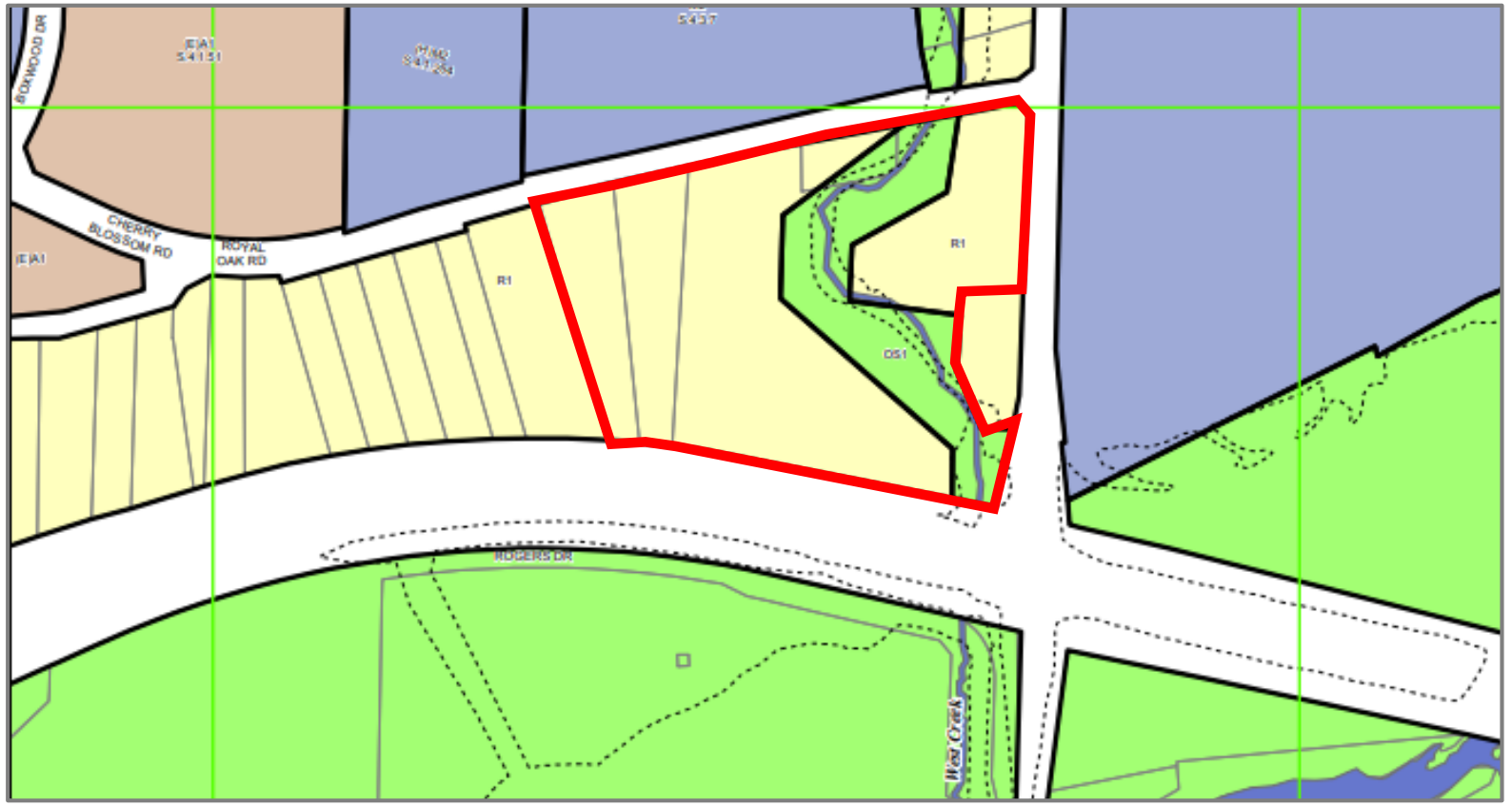
3. Rural Designations
- Rural
- Prime Agricultural

4. Commercial Designations
- Regional Commercial
- Community Commercial
- Hespeler Road Mixed-Use Corridor
- Neighbourhood Commercial

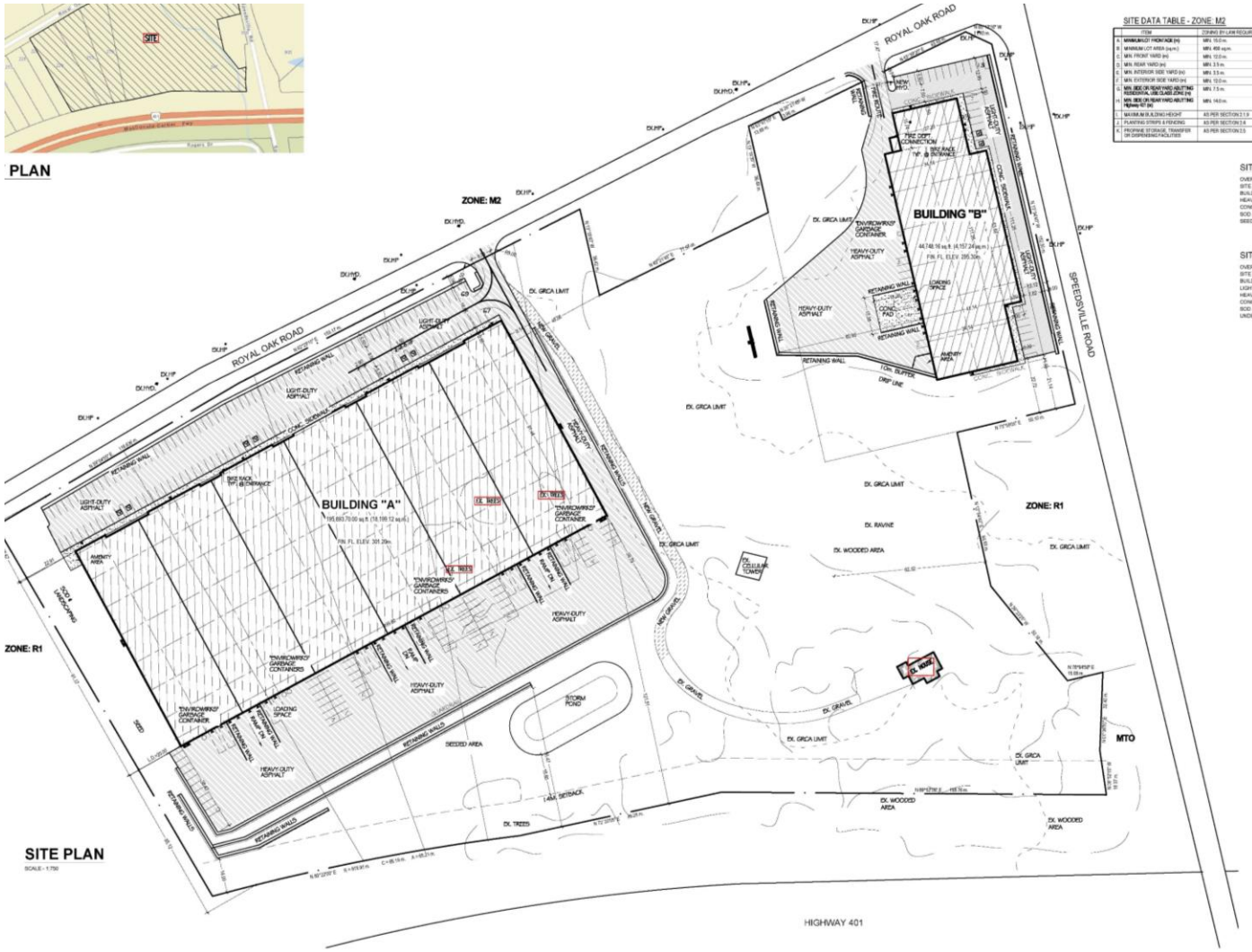
5. Employment Designations
- Business Industrial
- Prime Industrial Startegic Reserve (Serviced)
- Employment Corridor
- Industrial
- Prestige Industrial

6. Open Space Designations
- Recreation, Cemetery and Open Space
- Natural Open Space System

City of Cambridge Zoning By-law



Proposed Development



229, 235, 239, and 247 Royal Oak Road
March 25, 2025

Proposed Development

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Proposed Development

Proposed Official Plan Amendment

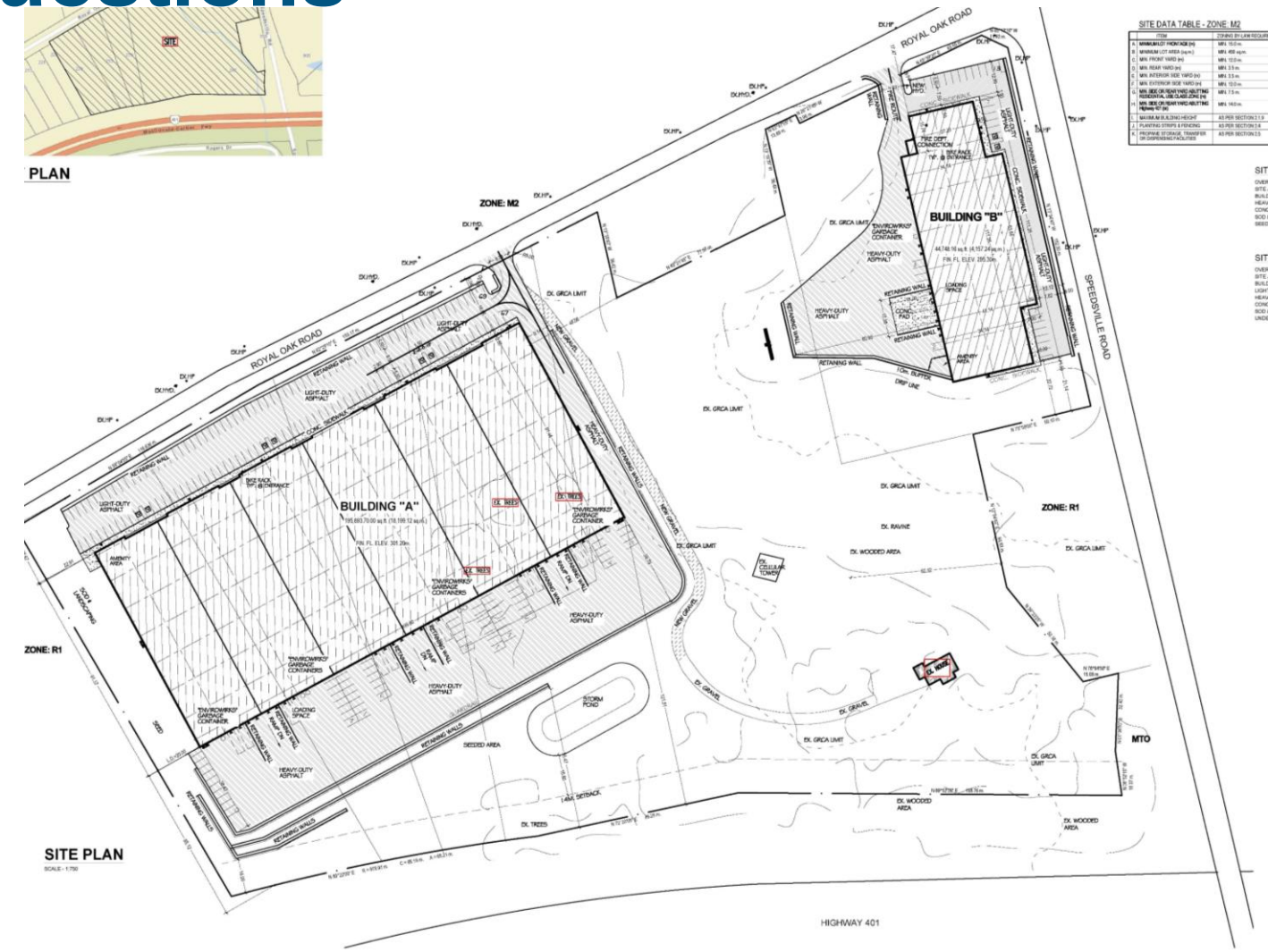
- Redesignate the Site from “Low/Medium Density Residential” and “Natural Open Space System” to “Business Industrial” and “Natural Open Space System” with Site Specific Policy to prohibit the following uses on Site:
  - Motel and/or hotel
  - Daycare and/or childcare
  - Stamping, treating, refining, and/or distilling of products and goods
  - Dry cleaning plant
  - Contractors yard and lumber yard
  - Propane transfer facility
  - Display, sales and service of industrial and commercial vehicles
  - Storage and recycling of tires
  - Landscape and garden centre
  - Auto service mall, establishment for the sale/rental of motor vehicles and motor vehicle repair
  - Courier and delivery
  - Recycling facilities
  - Transport uses
  - Outdoor storage or operations

Proposed Zoning By-law Amendment

- Rezone from “R1 (Residential)” and “OS1 (Open Space)” to “M1 (Industrial”) and “OS1 (Open Space)” with following site specific exceptions:
  - Prohibition of uses (see Official Plan Amendment)
  - Industrial uses only permitted in fully enclosed buildings
  - No outdoor storage of any kind
  - No speakers or other amplification equipment
  - No loading facilities, overhead doors or service doors shall only be permitted at the rear of buildings
  - Minimum side yard and rear year of 20 metres abutting a residential zone
  - Solid wood fence not less than 1.8 metres adjacent to residential uses
  - Minimum of 3.0 metre enhanced planting strip provided along west side of Building A
  - Visual screening for rooftop equipment
  - Specific parking requirements for Building A and Building B

Questions

PLAN



SITE PLAN

SCALE - 1:750

SITE DATA TABLE - ZONE: M2

ITEM	ZONING BY-LAW REQUIREMENTS	BUILDING A	BUILDING B
A MINIMUM LOT FRONTAGE (m)	MIN. 15.0 m	399.81 m	97.54 m
B MINIMUM LOT AREA (sq.m.)	MIN. 455 sq.m.	41,865.72 sq.m.	19,686.11 sq.m.
C MIN. FRONT YARD (m)	MIN. 10.0 m	35.67 m	17.47 m
D MIN. REAR YARD (m)	MIN. 3.5 m	65.13 m	33.70 m
E MIN. INTERIOR SIDE YARD (m)	MIN. 3.5 m	20.00 m & 40.80m	90.23 m
F MIN. EXTERIOR SIDE YARD (m)	MIN. 10.0 m	N.A.	12.13 m
G MIN. SIDE OR REAR YARD ABUTTING RESIDENTIAL USE CLASS ZONE (m)	MIN. 7.5 m	39.66 m	33.70 m
H MIN. SIDE OR REAR YARD ABUTTING Highway 401 (m)	MIN. 14.0 m	65.13 m	N.A.
I MAXIMUM BUILDING HEIGHT	AS PER SECTION 3.1.9	N.A.	N.A.
J PLANTING STRIPS & FENCING	AS PER SECTION 3.4		
K PROPANE STORAGE, TRANSFER OR DISPENSING FACILITIES	AS PER SECTION 3.5	N.A.	N.A.

SITE DATA: BUILDING A

OVERALL SITE AREA	93,657.03 sq.m.
SITE AREA	41,865.72 sq.m.
BUILDING "A" AREA	18,199.12 sq.m.
HEAVY-DUTY AREA	12,812.58 sq.m.
CONCRETE AREA	565.02 sq.m.
SOD & LANDSCAPED AREA	6,525.40 sq.m.
SEEDED AREA	3,659.62 sq.m.

SITE DATA: BUILDING B

OVERALL SITE AREA	93,657.03 sq.m.
SITE AREA	19,686.11 sq.m.
BUILDING "B" AREA	4,197.24 sq.m.
LIGHT-DUTY ASPHALT	1,046.48 sq.m.
HEAVY-DUTY AREA	3,205.50 sq.m.
CONCRETE AREA	610.66 sq.m.
SOD & LANDSCAPED AREA	1,638.20 sq.m.
UNDEVELOPED AREA	8,227.83 sq.m.

LEGEND:

- ENTRANCE / EXIT DOOR
- OH DOOR / DOCK DOOR
- FENCE
- HEAVY-DUTY ASPHALT
- CONCRETE

O.B.C. DATA:

BUILDING A
BUILDING CLASSIFIED AS GROUP F, DIVISION 2
CONFORMING TO SECTION 3.2.2.68
ONE STOREY BUILDING, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES SHALL HAVE AN F.R.R. NOT LESS THAN 2HR.
MEZZANINES SHALL HAVE AN F.R.R. NOT LESS THAN 1HR.
LOADBEARING SUPPORTS SHALL HAVE ANY R.R. NOT LESS THAN THAT REQUIRED FOR THE SUPPORTING ASSEMBLY.

PARKING:

PARKING REQUIRED BUILDING A
2.5 PER 100 sq.m. = 18,199.12 / 100 x 2.5 = 455 SPACES REQ'D
PARKING PROVIDED = 188 SPACES
BARRIER-FREE
TYPE A = 401 to 500 = 6 SPACES REQ'D
TYPE B = 401 to 500 = 6 SPACES REQ'D
PARKING REQUIRED BUILDING B
2.5 PER 100 SQ.M. = 4,656.15 / 100 X 2.5 = 120 SPACES REQ'D.
PARKING PROVIDED = 55
BARRIER-FREE
TYPE A = 101 to 150 = 2 SPACES REQ'D
TYPE B = 101 to 150 = 3 SPACES REQ'D
PARKING SPACE - 2.6m x5.5m.
TYPE A = 3.4m x 5.5m + 1.5 AISLE
TYPE B = 2.4m x 5.5m
LOADING SPACES = 1 SPACE PER 2,000 sq.m. G.F.A.
BLDG "A" = 18,199.12 / 2,000 = 9.1 = 10 SPACES REQ'D.
BLDG "B" = 4,197.24 / 2,000 = 2.1 = 3 SPACES REQ'D
LOADING SPACE SIZE = 3.0x15.0m.
BICYCLE PARKING
SHORT TERM = 0.06 SPACE PER 1,000 sq.m. G.F.A.
LONG TERM = 0.09 SPACE PER 1,000 SQ.M. G.F.A.
BUILDING A
SHORT TERM = 18,199.12 / 1000 = 18.20 x 0.06 = 1.1
LONG TERM = 18,199.12 / 1000 = 18.20 x .09 = 1.6
BUILDING B
SHORT TERM = 4,656.12 / 1000 = 4.66 X 0.06 = 0.3
LONG TERM = 4,656.12 / 1000 = 4.66 X .09 = 0.4

GARBAGE:

IF GARBAGE TO BE STORED OUTSIDE OF BUILDING IT MUST BE OUT OF PUBLIC VIEW.

BARRIER-FREE ACCESS:

BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP RESISTANT SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 1.10m., A GRADIENT NOT EXCEEDING 1 in 20, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, & HAVE A 1.0m of 5m. LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

NO. DATE REVISION

SCHIEDEL
CONSTRUCTION INCORPORATED
GENERAL CONTRACTORS — PROJECT MANAGERS
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PROJECT
2023 SITE LAYOUT
229 - 247
ROYAL OAK RD.
CAMBRIDGE, ONTARIO

SCALE	DATE	DRAWN BY	PROJECT NO.
1:750	2024.06.16	PC	210869

DRAWING: SITE PLAN
DRAWING NO.: 1

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March 25, 2025

GSP group