

240-276 Limerick Road

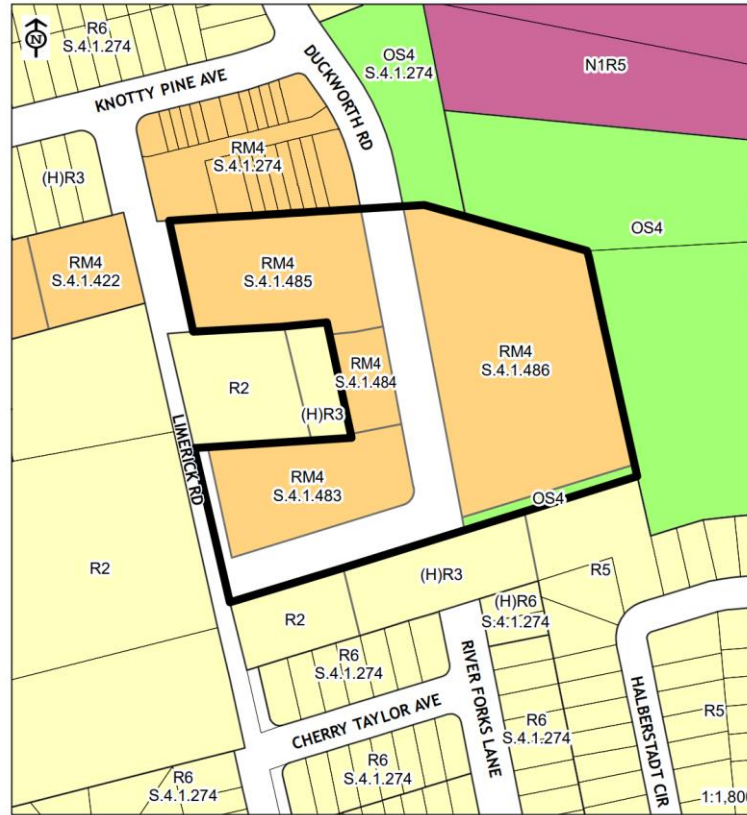
R04/23 and 30T-23102

Recommendation to Council

April 29, 2025



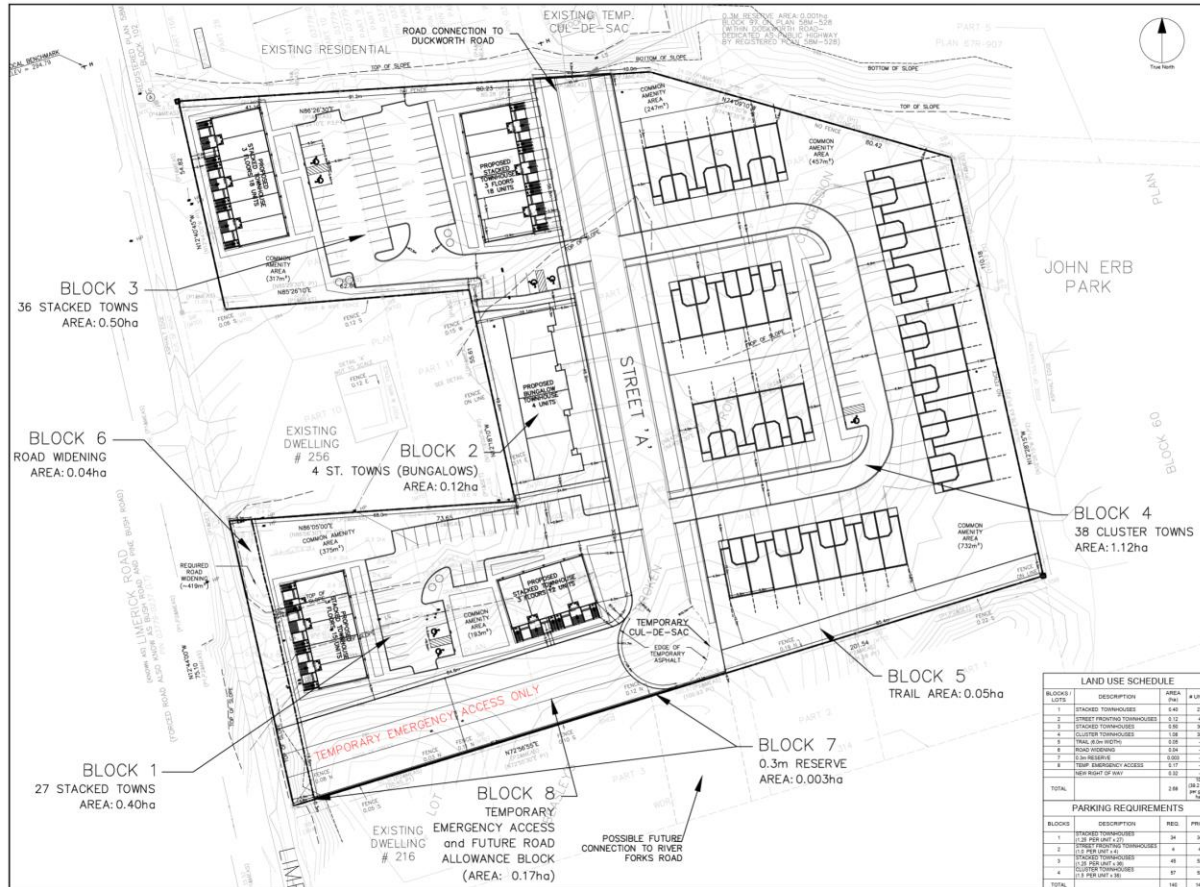
Proposed Zoning By-law Amendment



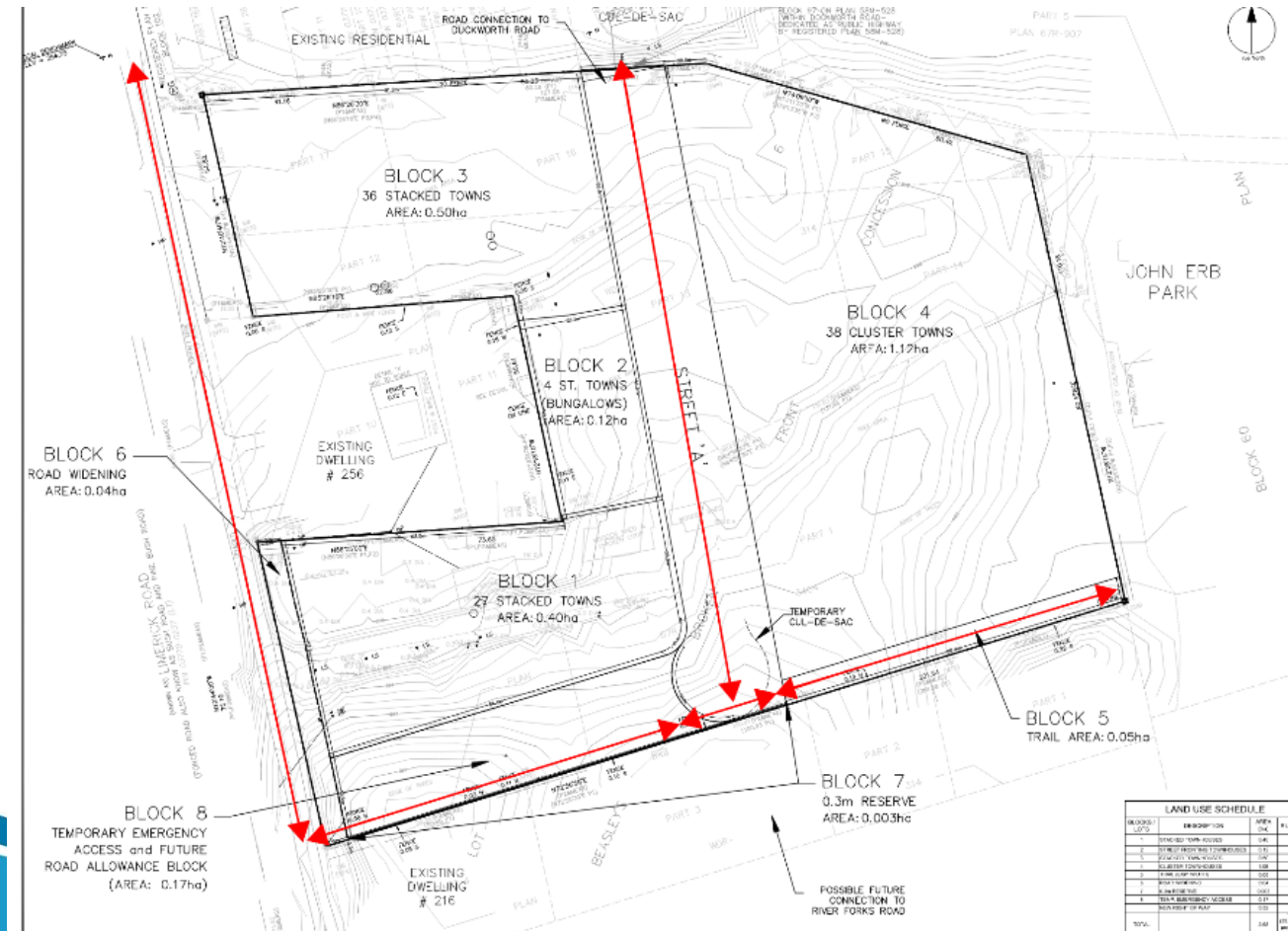
Proposed Plan of Subdivision



Proposed Concept Plan



Proposed Connections



Public Meeting Comments and Highlights

The Statutory Public Meeting was held May 16, 2023, and the following concerns were raised:

- parking
- vandalism and property standards
- Loss of trees
- location of parkland and on-site amenity areas

Key Highlights of the proposal:

- Extension of public road
- Emergency Access road to be designed to local road width standards
- Trail block and temporary access road connect Limerick Road to John Erb Park
- Tree replacement
- Cash-in-lieu of Parkland

Staff Considerations

- Consistency with the Provincial Planning Statement, 2024
- Conformity with the Regional Official Plan (now City Official Plan), City of Cambridge Official Plan and Cambridge Zoning By-law No. 150-85, as amended
- Land use compatibility with the surrounding existing character of the existing neighbourhood
- Appropriateness of the proposed site-specific zoning request
- Comments received by members of Council, public, City Staff and agencies circulated

Recommendation

- The proposed subdivision represents an efficient use of municipal services and infrastructure, adds to the completeness of the Preston Parkway Subdivision, provides an additional 105 housing units, and provides for a pedestrian connection to John Erb Park located on Preston Parkway.
- Planning staff recommends approval of the proposed Zoning By-law Amendment and the proposed Plan of Subdivision, subject to conditions attached to the recommendation report.