

0/579 Grand Ridge Drive

OR12/24 – Recommendation to Council

Applicant: City of Cambridge

City Planner: Nicole Goodbrand, RPP, MCIP, Senior Planner

May 16, 2025

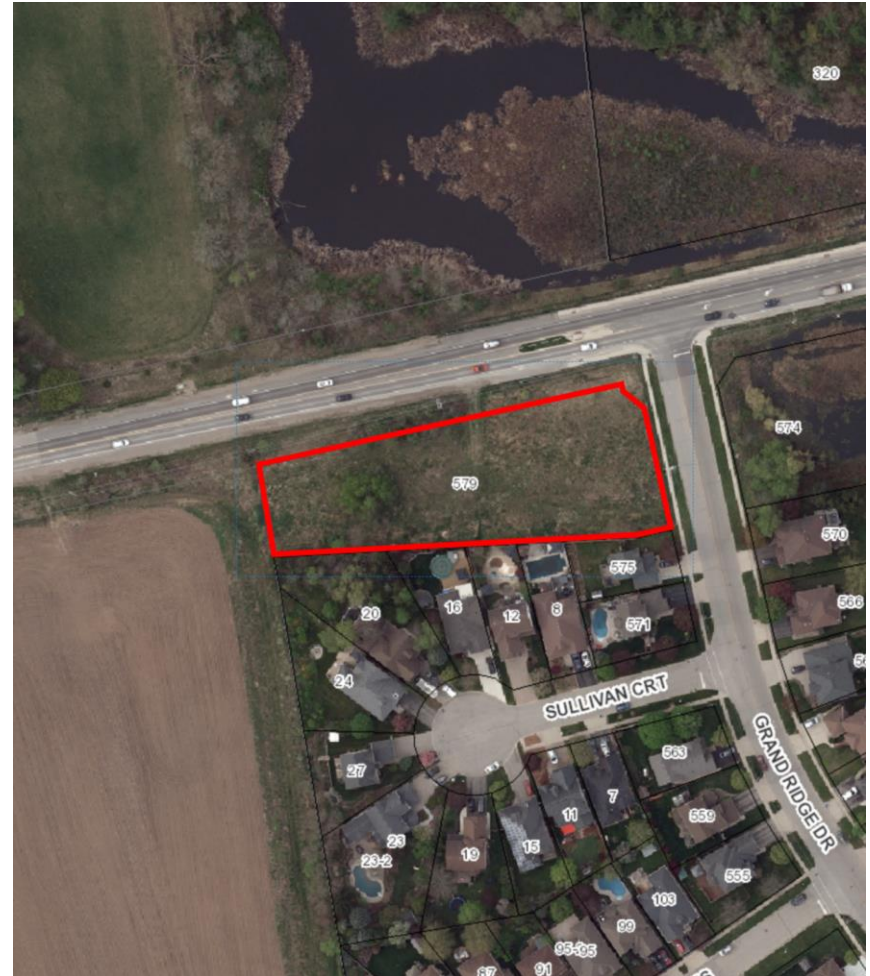


Background – Housing Accelerator Fund (HAF)

- Initiative 1: . Fast tracking the development of City owned lands for the creation of affordable housing.
 - Milestone 1: Council Select City Owned Sites. Review Visualizations for Each Site. Completed late 2024.
 - **579 Grand Ridge Drive**
 - 25 Chalmers Street South
 - **Milestone 2: City advances OPA/ZBA Applications for the selected City owned sites to facilitate redevelopment (Current Stage).**
 - Milestone 3: Procurement of Builder/Housing Operator for future developments. Process underway (to be completed by end of Nov 2025).
 - Milestone 4: Accelerated Site Plan Approval process and building permits (to be completed by end of Nov 2026).

Background – 579 Grand Ridge Drive

- 0 Grand Ridge Drive (now 579)
- 0.4 ha, with frontage on Grand Ridge Drive & Ceder Creek Road
- Remnant parcel from Subdivision
- Located in neighbourhood with predominantly single detached residential development
- Western edge of City Boundary



Visualizations & Council Motion



Background: P2

Sept 17, 2024 - Council Direction on Selected Sites

AND FURTHER THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 0 Grand Ridge Drive to redesignate the property to High Density Residential with a permitted maximum density of 116 Units Per Hectare (UPH) and a reduction in parking to facilitate a four-storey apartment building with a maximum of 50 units.

Quick Summary Components:

Max of 116
UPH and 50
Units

Maximum
Height of 4
storeys

Permit
Apartments

Public Meeting & Neighbourhood Comments

- Public Meeting held on November 12, 2024
 - Council requested a Neighbourhood Mtg with expanded circulation area and Traffic Study
- Neighbourhood Meeting held on February 6, 2025
- Comments/concerns on the following topics were raised:
 - Traffic, parking and road safety
 - Land use compatibility, building height and scale
 - Affordable housing
 - Environment
 - Site selection and HAF program
 - Odour, dust and emission impacts

Traffic Response

- Consultant retained to conduct a **Traffic and Safety Study**. Assessed the proposed development's impact on the immediate area. Background data was gathered from Region & City. Transportation & pedestrian activity observed at peak times.
- **Current Conditions:** Cedar/Grand Ridge operates at acceptable service level. Pedestrians have a continuous sidewalk network and a refuge island for crossing Cedar Street.
- **Future Conditions:** Northbound to Cedar/Grand Ridge at peak AM/PM – with or without development of this site – service level to complete turning movement declines to level E or F. Other measurements are adequate (queuing length). Region controls this intersection.



Parking Response

- Proposing standardized rate for all building types of 1 space/dwelling unit for residents plus 0.25/dwelling for visitors
- Example: 40 units would require 50 spaces (40 resident, 10 visitor)
- Accommodate needs on-site without overburdening on-street parking supply

Compatibility Response

- Height limited to 4 storeys, appropriate setbacks and building separation regulations introduced
- Specific demographics of future residents and unit cost not considered in planning recommendations. Universal benefit is important.
- Future development will not impact environmental features on nearby properties
- Potential Noise Producers: Nearby aggregate/quarry operation & arterial road



Official Plan Amendment

- Maintain land use designation – Low/Med Density Residential
- Introduce Site Specific Policies:
 - From Max 40 units/ha to No Max Density (consistent with approach in draft zoning by-law)
 - From no height limit to 4 storey height limit

Zoning By-law Amendment

- Change zoning category from R5 and OS1 to (H)RM3 with site specific uses and regulations
- Permitted uses include any building type exclusively for residential uses containing one or more dwelling units.
- Maximum height of 4 storeys (14m)
- Minimum parking: 1 space/dwelling unit for residents and 0.25 space/dwelling unit for visitors
- Minimum lot frontage of 5.5m

Zoning By-law Amendment

- Site Specific Holding Provision
 - requires developer to undertake an Environmental Noise Study in accordance with NPC300 to assess transportation and stationary noise impacts from on-site and surrounding noise sources.
- Landscaped open area, planting strip and fencing requirements
- Common amenity area requirements
- Additional Building Separation and Garbage Requirements

Recommendation

- Planning staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment.
- The applications:
 - are consistent with Provincial and City Policies.
 - will facilitate development that represents an efficient use of land and existing infrastructure
 - will expand the range of (affordable) housing options in an established urban area.
 - ensure compatibility with the surrounding neighbourhood.