

**To:** COUNCIL

**Meeting Date:** 7/22/2025

**Subject:** Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 387 Green Gate Boulevard

**Submitted By:** Lesley Head, Acting Chief Planner

**Prepared By:** Jacqueline Hannemann, MCIP, RPP, Senior Planner

**Report No.:** 25-074-CD

**File No.:** OR07/25

**Wards Affected:** Ward 7

### **RECOMMENDATION(S):**

THAT Report 25-074-CD for Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 387 Green Gate Boulevard be received;

AND THAT Council approves the proposed Official Plan Amendment No. 93 to establish site-specific policy 8.10.127 to increase the maximum density to 87 units per hectare;

AND THAT Council approves the proposed Zoning By-law Amendment to amend the existing site-specific regulations of RM4 (Multiple Residential) s.4.1.407 zone to permit the development of 184 stacked townhouse units;

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

AND FURTHER THAT the By-laws attached to report 25-074-CD be passed.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

The purpose of this report is to provide a recommendation on the proposed Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed development of 184 residential units within 9 stacked townhouse buildings on the property located at 387 Green Gate Boulevard.

#### **Key Findings**

- The proposed applications will contribute to the creation of a complete community within the registered plan of subdivision “Moffat Creek” by providing a

wider range of housing options while utilizing existing land, infrastructure, services and amenities.

- The proposed residential development aligns with Provincial, Regional and City goals and objectives with respect to residential development within the Greenfield Area.

### **Financial Implications**

- Planning application fee in the amount of \$43,000 has been paid to the City of Cambridge to process the combined Official Plan Amendment and Zoning By-law Amendment application.
- Any further costs associated with the development of the site are to be borne by the applicant.

### **STRATEGIC ALIGNMENT:**

☐ Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**OR**

☒ Core Service

**Program:** Development Approvals

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

### **BACKGROUND:**

#### **Property**

The Subject Property has a municipal address of 387 Green Gate Boulevard and is Block 120 within the registered Moffat Creek Subdivision (registered plan 58M-720).

The Plan of Subdivision and Zoning By-law Amendment for the lands were originally approved by Ontario Land Tribunal (OLT) with a decision issued on July 6, 2021 (PL171143).

The Subject Property is vacant and has a total land area of approximately 21,295 square metres (2.13 ha.), with two frontages onto Green Gate Boulevard. The Subject

Property has an irregular shape and a lot depth that varies from 39 metres to 123 metres and backs onto a natural open space area. The adjacent natural open space lands are outside the scope of this application and are not anticipated to be affected by the proposed development. The Subject Property is shown in Figure 1 below.



Figure 1 - Subject Property

## Surrounding Land Uses

The Subject Property is within an area of new development in the south-eastern part of the City. The surrounding land uses are characterized by a range of low-rise residential uses. To the north of the Subject Property are street townhouse blocks and single detached lots that are in the process of being developed within the Moffat Creek subdivision. To the east are storm water management ponds and natural open space, including Moffat Creek. To the west is an existing residential neighbourhood (Green Gate Subdivision) consisting of street townhouses and single detached houses and a municipal park (Green Gate Park).

The Subject Property is one block east of Wesley Boulevard which includes a bike lane, connecting from Main Street to the future East Boundary Road connecting directly to the future Cambridge Recreation Complex and Elementary Schools being built approximately 500 metres south on Wesley Boulevard.

A bus stop for Grand River Transit (GRT) bus route 50 is located within 200 metres of the Subject Property at the intersection of Wesley Boulevard and Maple Bush Drive.



Bus Route 50 connects the Subject Property to Ainslie Terminal in Downtown Galt, Delta Station, and Cambridge Centre Station.



Figure 2 – Surrounding Land Uses

## ANALYSIS:

### Proposal

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment to increase the previously approved height and density and decrease the required common amenity area for the development.

The current proposal has been slightly revised from the initial application submitted and presented at the Public Meeting on June 3, 2025. Revisions were made to the parking layout to increase the common amenity area provided on site as per staff comments on the application. A conceptual site plan is provided in Figure 3 below and in Appendix A. The concept plan is subject to change through the formal site plan approval process.

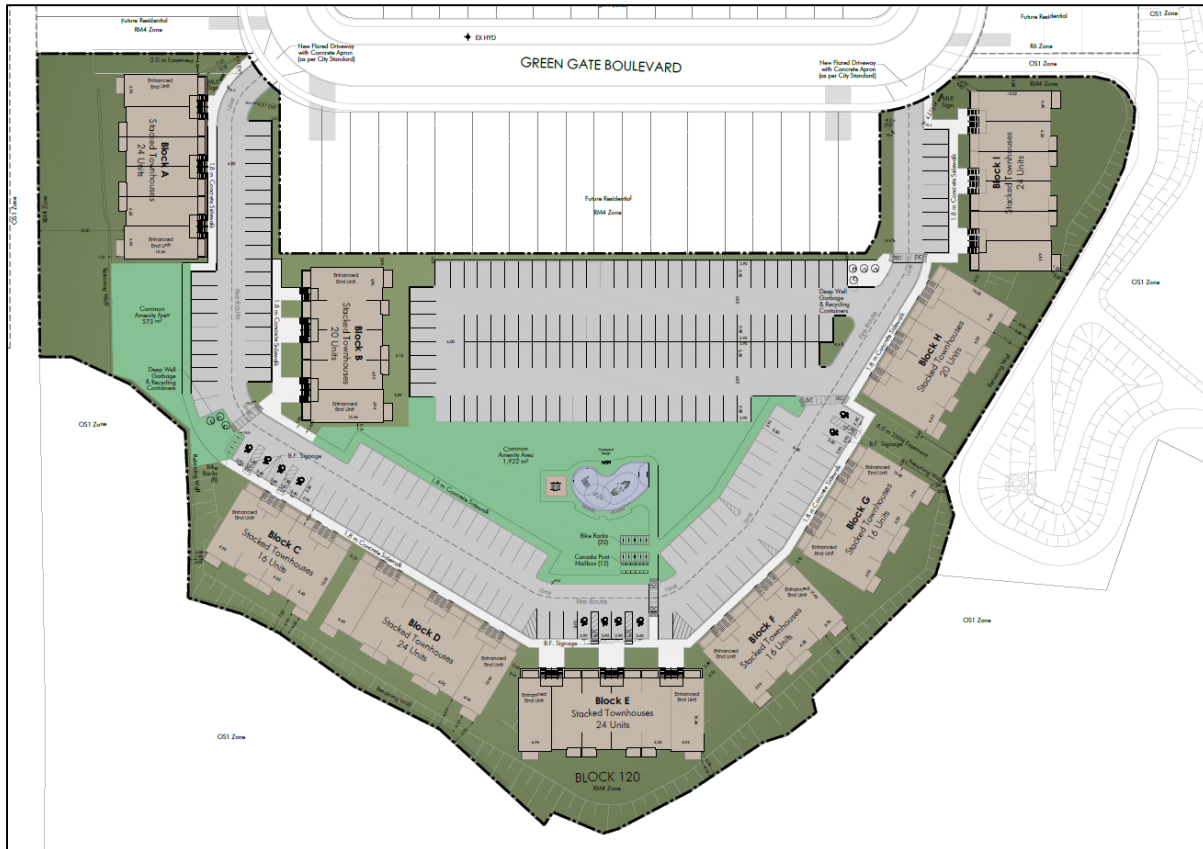


Figure 3 – Conceptual Plan

## Policy Overview

The subject lands are designated Low/Medium Density Residential in the City of Cambridge Official Plan. The Low/Medium Density Residential designation permits a maximum density of 40 units per hectare.

The proposed Official Plan Amendment is to add a site-specific policy to increase the maximum density to 87 units per hectare on the subject lands.

The subject property is currently zoned RM4 s.4.1.407 which includes the following site-specific provisions:

- Maximum building height of 3 storeys
- Minimum lot frontage of 12.9 metres
- Interior side yard setback of 4 metres abutting an R-class zone
- Maximum number of attached one-family dwellings 7 units (for rowhouses)
- Minimum parking of 1.26 spaces per unit
- No parking located within 3.5 metres of a window of a habitable room.

The proposed Zoning By-law Amendment will amend the existing site-specific RM4 s.4.1.407 zoning to include the following additional provisions:

- Permit an increased density of 87 units per hectare whereas 40 units per hectare is currently permitted.
- Permit a reduced common amenity area of 13.5m<sup>2</sup> per unit whereas 30m<sup>2</sup> is required.
- Permit a maximum height of 4 storeys.

## **Density**

The increase in density conforms to the Regional Official Plan (now part of the City Official Plan) policies that encourage future development in Urban Designated Greenfield Areas with a greater mix of land uses in proximity to transit service.

It is the opinion of staff that the increase in density on Block 120 is appropriate to allow for more housing units within a new subdivision that, with the exception of Block 120, is being developed at a low density with single detached and traditional townhouse dwellings. The proposed density is also appropriate as it would facilitate the development of more affordable housing options within the Moffat Creek Subdivision.

## **Common Amenity Area**

It is staff's opinion that the reduction in common amenity area can be supported.

The applicant is proposing two outdoor common amenity areas on the property: one active common amenity area will include a children's play structure, benches and bike racks located central to the site; and one passive area located on the west site of the property.

Additionally, the applicant is providing private amenity area for each individual unit in the form of a balcony or patio which will add an additional 1,297 m<sup>2</sup> of private amenity area to the development.

The development is located within a 10 minute walk to Green Gate Park.

There are trails located around the east perimeter of the stormwater management facility which are currently under construction and provide for additional active recreational space within the neighbourhood.

The Subject Property is located one block east of Wesley Boulevard which is identified as a future collector road on Map 7A of the Official Plan. Wesley Boulevard includes a bike lane from Main Street that will connect to the future East Boundary Road which will



provide direct connection to the future Cambridge Recreation Complex and elementary schools. A Multi Use Trail is located along Wesley Boulevard from Fitzgerald Drive which will provide connection to the Future Recreation Complex.

Figure 4 below shows the locations of the above noted park and trail network.

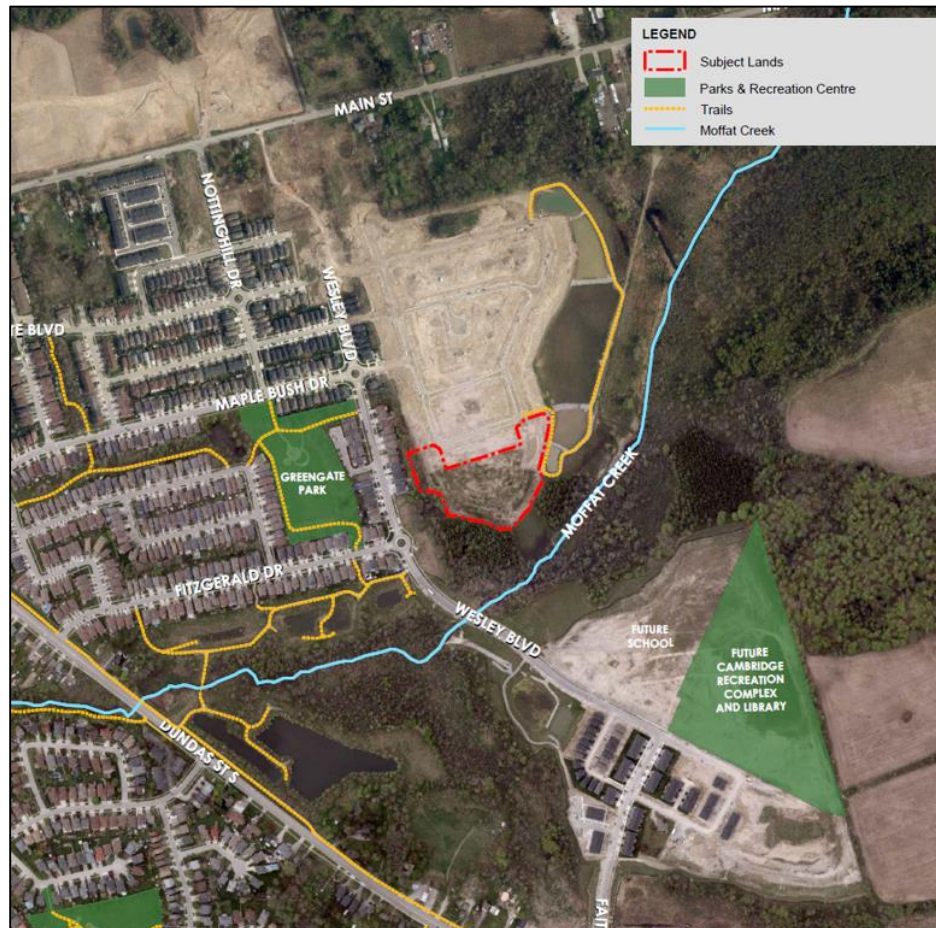


Figure 4 – Park and Trail Locations

## Height

The proposed increase in height (of 1 additional storey) is minor and would have minimal impacts to adjacent properties in the Moffat Creek Subdivision and properties in the Green Gate subdivision. The majority of the proposed residential units will back onto natural open space lands that will remain and are protected from development through the existing Open Space OS1 zoning.

The above noted site-specific provisions requested are appropriate for the proposed development.

## **Staff Recommendation**

Consideration was given to Provincial, Regional and City policy, Council 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. Should Council approve the Zoning By-law Amendment, a Site Plan application will be required for the proposed development.

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

The subject lands provide an opportunity for additional residential units on a block in a registered subdivision where infrastructure and amenities are already in place to service the subdivision.

## **Decisions Subject to Appeal**

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, which for this application is August 15, 2025.

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

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

**Existing Land Use Designation(s):** Designated Greenfield Area on Map 1A and Low Medium Density Residential on Map 2

The existing Official Plan designations are shown on Figures 5 and 6 below.

**Proposed Land Use Designation:** N/A



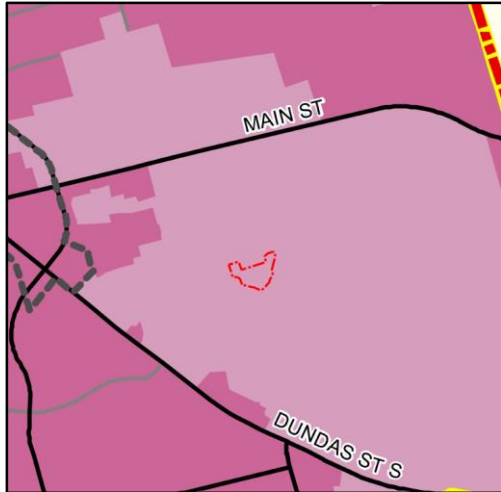


Figure 5 - OP Map 1A: Urban Structure

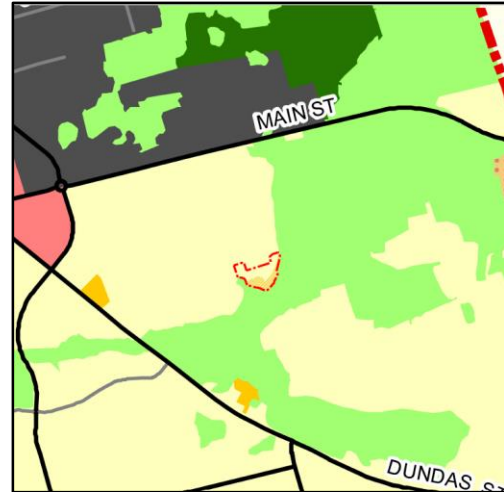


Figure 6 - OP Map 2: General Land Use

### Proposed Site-Specific Official Plan Policies:

The property is proposed to remain in the Low / Medium Density Residential designation and include a site-specific policy 8.10.127 to permit maximum density of 87 units per hectare.

Official Plan Policy	Existing Policy Standard	Proposed Site-Specific Policy Standard
Maximum Density	40 units per hectare	87 units per hectare

Table 1 - Proposed Official Plan Site-Specific Policy

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

**Existing Zoning:** RM4 s.4.1.407 (Residential Multiple) as shown in Figure 7 below



Figure 7 - Existing Zoning

**Proposed Zoning:** The property is proposed to remain in the RM4 s.4.1.407 (Residential Multiple) zone and includes additional site-specific zoning standards.

Development Standard	Existing Zoning By-law	Proposed RM4 Site-Specific Zoning
Maximum Density	40 units per hectare	87 units per hectare
Maximum Building Height	3 storeys	4 storeys
Minimum Common Amenity Area	30 square metres per unit	13.5 square metres per unit

Table 2 - Proposed Site-Specific Zoning

There is no proposed amendment to the zoning map. The zoning amendment proposed is only to the text of the existing site-specific zoning standards.

## **FINANCIAL IMPACT:**

- Planning application fees in the amount of \$43,000 has been paid to the City of Cambridge to process the combined Official Plan Amendment and Zoning By-law Amendment application.
- City and Regional Development Charge fees will be collected.
- Any further costs associated with the development of the site are to be borne by the applicant.

## **PUBLIC VALUE:**

### **Engagement:**

A Statutory Public Meeting required under the Planning Act was held on June 3, 2025. There were no members of the public/residents in attendance at the public meeting and no one requested to be added to the mailing list. The City provided a notification to other contacts including the applicant and outside agencies to inform them of this Recommendation Report being presented to Council at the July 22, 2025 meeting.

The full application submission was posted on the City's Current Development Applications webpage for the public to view.

## **ADVISORY COMMITTEE INPUT:**

### **Advisory Committees Consulted:**

Not Applicable

## **PUBLIC INPUT:**

There were no public/resident delegations at the Public Meeting and staff have not received any written submissions regarding the proposed applications.

The following is a summary of questions and comments provided by Council members at the Public Meeting on June 3, 2025.

- Is noise a concern due to the future location of the East Boundary Road?
  - Noise concerns and mitigation measures for the subject site were addressed through the previous Zoning By-law Amendment and Plan of Subdivision application process. The applicant agreed to provide a noise warning clause in all agreements of purchase and sale as recommended in the Noise Study.
- Will there be a trail connection to the City's new recreation complex?

- There are trails being constructed around the stormwater management facility to the east of the Subject Property. There is a multi use trail on Wesley Boulevard that will run from Fitzgerald Drive to the future East Boundary Road providing direct access to the future recreation complex and schools.
- Are sidewalks provided on site adjacent to the buildings and parking areas?
  - Sidewalks are proposed on the Subject Property adjacent to the buildings and the parking areas and will provide connections to the sidewalks on Green Gate Boulevard.
- Will the proposed development encroach onto the open space area containing trees and vegetation which is between the Subject Property and the homes in Green Gate Subdivision fronting Wesley Boulevard?
  - The proposed development will be fully contained within Block 120 on registered plan 58M-720 and will not encroach or impede onto the open space lands between Block 120 and the homes on Wesley Boulevard. No trees or vegetation is proposed to be removed on the open space area between the homes on Wesley Boulevard and Block 120 or in the core environmental feature south of Block 120 as a result of this development. Fencing is required between Block 120 and the open space area as per the Subdivision Agreement and will be further implemented at the site plan stage.
- How many bedrooms are proposed in each unit?
  - There are currently 46 one bedroom units proposed. The remaining 138 units will be a mix of 2 and 3 bedroom units based on market demand.
- Are accessible units being provided?
  - The developer is considering providing some accessible units on site. This will be further determined through detailed design through the site plan approval process.

The statutory Public Meeting requirements under the Planning Act have been met for these applications.

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

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

Staff has not received new comments from the applicable City departments and outside agencies regarding the proposed Official Plan and Zoning By-law Amendments. Any



Staff and agency comments provided as part of the previous applications for Moffat Creek subdivision have been implemented through the clearance of conditions of draft approval and subdivision registration and/or will be further addressed by the applicant through the future Site Plan application.

## **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 a range and mix of housing options to accommodate future residents.

The proposed applications for the subject lands would permit additional residential townhouse units on the subject lands (a total of 184 residential units) in the form of stacked townhomes.

It is the opinion of Planning Staff that the proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement, conform with the policies of the City of Cambridge Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposal represents good planning and contributes to the creation of additional housing stock for the city that has been designed to complement, enhance and complete the surrounding neighbourhood. The proposal is generally in keeping with the character of the surrounding neighbourhood with a desirable built form. As such, Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendment.

## **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. 25-074-CD Appendix A – Conceptual Site Plan
2. 25-074-CD Appendix B – Internal/External Consultation and List of Supporting Studies
3. 25-074-CD Appendix C – Proposed Official Plan Amendment
4. 25-074-CD Appendix D – Proposed Zoning By-law