

To: COUNCIL

Meeting Date: 9/2/2025

Subject: Recommendation Report for Holding Removal Zoning By-law Amendment - 220-222 Blair Road

Submitted By: Sarah Austin, Acting Director of Planning

Prepared By: Sean Bender, Planner

Report No.: 25-014-PG

File No.: R04/25

Wards Affected: Ward 5

RECOMMENDATION(S):

THAT Report 25-014-PG - Recommendation Report for Holding Removal Zoning By-law Amendment - 220-222 Blair Road be received;

AND THAT the by-law to amend Zoning By-law No. 150-85, included as Appendix A to Report 25-014-PG, be passed.

EXECUTIVE SUMMARY:

Purpose

The Director of Planning has delegated authority to approve the removal of holding provisions and Council approval is required to pass the associated Zoning By-law amendment.

This report supports the Zoning By-law amendment to remove the (H) holding symbol from 220-222 Blair Road. The removal of the (H) holding symbol will facilitate construction of two stacked townhouse blocks for a total of 32 residential units.

Key Findings

- The existing site-specific zoning (H)RM4 s.4.1.446 was approved by the Ontario Land Tribunal (OLT) on September 17, 2024.
- The approved by-law contains two conditions for the removal of the holding symbol: the submission of a detailed noise and vibration study, and the submission of engineering reports, studies and drawings.

- The above studies have been submitted to the satisfaction of City Staff and therefore the two conditions of the holding provision have been met.

Financial Implications

A planning application fee in the amount of \$5,000 has been paid to the City of Cambridge to process the Zoning By-law Amendment for Removal of Holding.

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 lands are municipally known as 220-222 Blair Road. The lands are zoned to permit 32 stacked townhouse units with site-specific provisions.

The subject lands are shown in Figure 1 below:

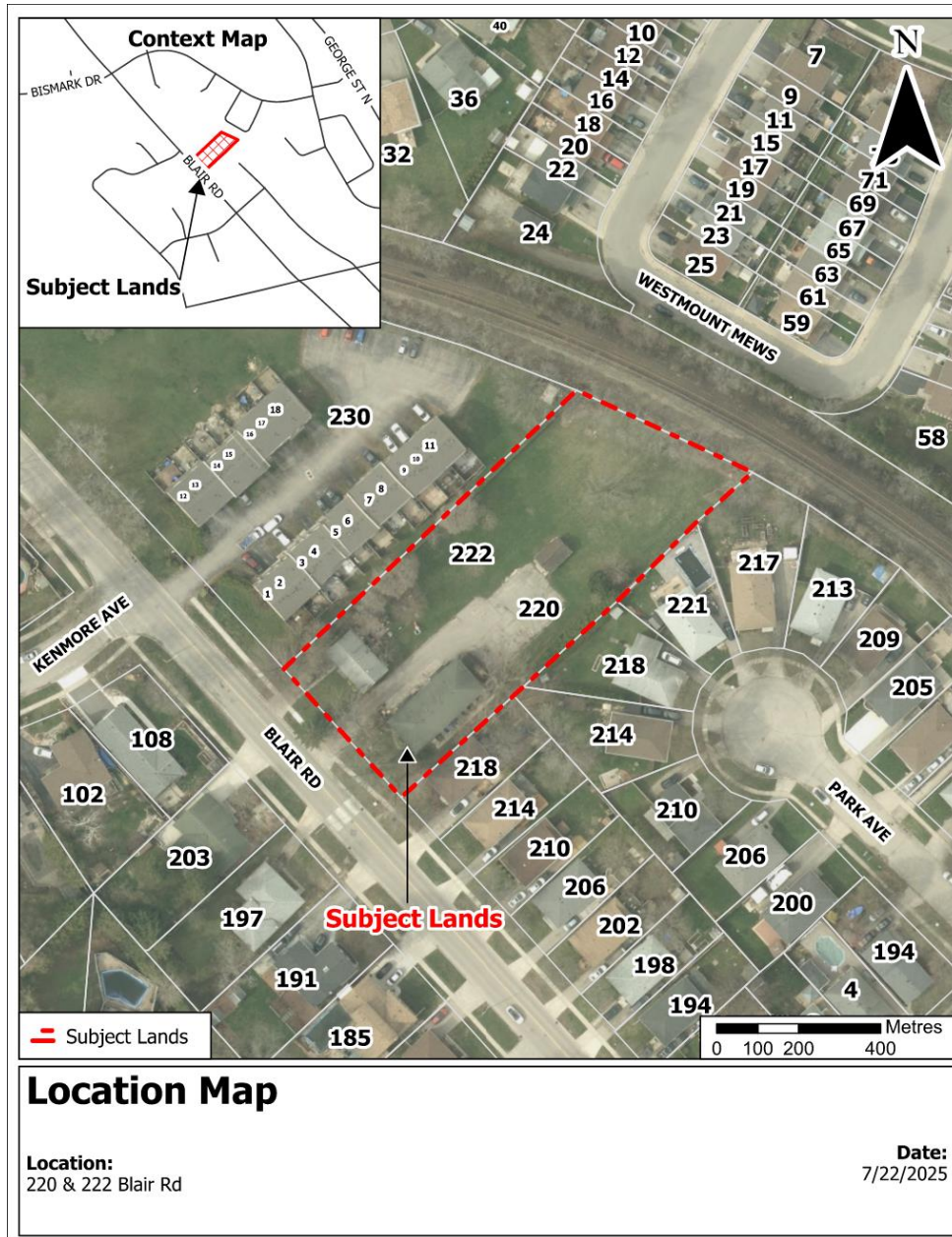


Figure 1 – Aerial Map of Subject Lands

Existing/surrounding Land Uses

The subject lands are located within the Blair Road neighbourhood, a Built-Up Area as identified on Map1A of the Cambridge Official Plan. The surrounding land uses are characterized by a range of low-rise residential uses. To the north of the subject lands is a condominium townhouse block with 18 residential units. To the east is the Canadian Pacific Railway line. To the south and west is an existing residential neighbourhood consisting of single detached houses.

ANALYSIS:

Section 4.1.446 of the site-specific zoning by-law for the lands includes a Holding provision that requires the submission of the following studies:

- a) A detailed Environmental Noise Study that addresses road, rail, vibration and a Stationary Noise Study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed Stationary Noise Study shall review potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on the adjacent noise sensitive uses.
- b) Engineering reports, studies and drawings are deemed satisfactory to the City of Cambridge Development Engineering Division.

Condition a) was imposed by the Region of Waterloo prior to January 1, 2025, when the Region was responsible for land use compatibility.

The Applicant has submitted the above studies to the satisfaction of City staff. In addition, the noise and vibration study has been reviewed by a noise engineering consultant retained by the City.

Council has delegated Holding removal authority to the Director of Planning or designate, and the Director is satisfied that the conditions have been met and the (H) symbol can be removed.

The Holding Removal by-law, attached as Appendix A, is being submitted to Council for enactment.

Upon enactment of the by-law, the Applicant may apply for site plan approval for their development of 32 stacked townhouse units.

EXISTING POLICY / BY-LAWS:

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Low/Medium Density Residential - Map 2

Site specific policy 8.10.114 as shown on Map 2A applies to these lands permitting a maximum residential density of 83 units per hectare.

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

Existing Zoning: (H)RM4 s.4.1.446

Proposed Zoning: RM4 s.4.1.446

The RM4 zone provisions permit a range of residential building types at a medium density, including stacked townhouses.

The site-specific by-law permits 83 units per hectare and requires an amenity area of 18m² per unit. It also contains provisions for a 30m minimum setback from the rail line and prohibits geothermal wells.

The proposed removal of the (H) Holding provision will not change the permitted uses on the subject lands and will allow the applicant to proceed with development.

FINANCIAL IMPACT:

- Removal of Holding provision Application fee in the amount of \$5,000 has been paid to the City to process this application.

PUBLIC VALUE:

Engagement:

The Planning Act does not require a public meeting on a Zoning By-law Amendment that proposes to remove the (H) Holding symbol as the use is permitted subject to the removal of the (H). Notice of intention to pass the Holding Removal By-law was published in the Record on July 18, 2025, as required by the Planning Act.

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

Notice of intention to pass the Holding Removal By-law was published in the Record on July 18, 2025, as required by the Planning Act. No comments have been received.

INTERNAL / EXTERNAL CONSULTATION:

The noise and vibration study provided has been accepted by Planning staff and the noise consultant retained by the City. The proposed noise mitigation measures will be implemented through the future site plan application.

Development Engineering reviewed the submitted engineering reports, studies and drawings and are satisfied with submission for the purpose of removing the Holding provision.

CONCLUSION:

The subject property was placed into a Holding zone until certain studies for the proposed development were submitted to the satisfaction of the City.

Staff have reviewed the studies and are satisfied that the conditions of the Holding provision have been met.

It is the opinion of Planning staff that the proposed application conforms to Provincial policies, the City of Cambridge Official Plan, and meets the intent of the Zoning Bylaw. As such, staff recommends approval of the 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

General Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 25-014-PG - Appendix A - By-law to Remove Holding Provision 220-222 Blair Road