



Planning and Growth

Development Planning

50 Dickson Street, 3rd Floor, P.O. Box 669

Cambridge ON N1R 5W8

Tel: (519) 621-0740 ext. 4697

Fax: (519) 622-6184

Application No.: A09/26

Meeting Date: March 11, 2026

Ward No.: 1

Property Owner: 2656680 Ontario Inc. c/o Arvin Zarkari

Applicant: 2656680 Ontario Inc. c/o Arvin Zarkari

Municipal Address: **285 Limerick Drive**

General Information:

Zoning By-law 150-85 Provisions: (H)RM4 S.4.1.422 and RM4 S.4.1.422

Zoning By-law 2026-007 Provisions: Deferred Area Subject to By-law 150-85

Official Plan Designation: Low / Medium Density Residential

Adjacent By-law 150-85 Zoning: R2 and R6 S.4.1.274

Adjacent By-law 2026-007 Zoning: R1 and Deferred Area Subject to By-law 150-85

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

The Applicant is seeking relief from Zoning By-law 150-85 to permit:

1. A maximum net density of 42.8 units per hectare, whereas the Zoning By-law permits a maximum net density of 40.0 units per hectare [3.1.2.6(b)];
2. A 0.0m front yard setback on the west side of the property, whereas the Zoning By-law requires a minimum front yard setback of 6.0m is required [3.1.2.6(c)];
3. A 5.5m front yard setback on the east side of the property, whereas the Zoning By-law requires a minimum front yard setback of 6.0m is required [3.1.2.6(c)];
4. To permit the access driveway and common amenity space to be located within the R6 zone to support the townhouse development in the RM4 zone, whereas the Zoning By-law requires that access driveway and common amenity space be within the same zone as the use. [2.2.2.3(a)];

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5. A maximum encroachment of 4.1m into the east front yard setback for stairs, whereas the Zoning By-law permits a maximum encroachment of 0.5m for stairs into the front yard [2.1.15.1];

The Subject Property is within the deferred lands for Zoning By-law 2026-007 and therefore only subject to Zoning By-law 150-85.

The proposed minor variance would facilitate the development of 2 blocks of 7 cluster townhouse units, for a total of 14 new residential units across both the subject property at 285 Limerick Drive and the adjoining property in the same ownership at 35 Plumridge Crescent.

RECOMMENDATION:

City of Cambridge Planning Staff recommend **approval** of this Minor Variance Application, subject to the following conditions:

1. That the proposed development of the lands be generally in keeping with the plans submitted with this Minor Variance Application.
2. That the applicant convey to the City of Cambridge the required road allowance on Limerick Road per the City's Official Plan, at the applicant's sole expense, to the satisfaction of the Manager of Transportation Engineering. This requirement may be deferred to a future site plan application, at the discretion of the Manager of Transportation Engineering.
3. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.
4. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.
5. That the 0.0 m front yard setback variance shall become null and void once the Deeming By-law removes 35 Plumridge Crescent from subdivision 58M-582 and the two parcels (35 Plumridge Crescent and 285 Limerick Road) merge into a single consolidated property. After consolidation, the proposed building will meet the required front yard setback, and the variance will no longer be needed.

Staff Comments

City of Cambridge Development Planning Section:

The subject property is a through lot located west of Limerick Road and east of Plumridge Crescent. It currently contains a single-detached dwelling, which is proposed to be demolished to allow for the redevelopment of the site with fourteen (14) cluster townhouse units in two, two-and-a-half-storey buildings.

Although the lands are presently identified as 35 Plumridge Crescent and 285 Limerick Road, both parcels share the same ownership and are intended to be consolidated into a single property to support the proposed development. A deeming by-law will be initiated to remove 35 Plumridge Crescent from registered subdivision 58M-582 and allow the two properties under the same ownership to merge into a single consolidated parcel of land.

The variances will support a future Site Plan Application for the proposed development.

Four Tests of a Minor Variance

Is the proposal desirable for the appropriate development and use of the lands?

It is generally desirable when property owners reinvest in their land, provided the improvements do not create negative impacts on the surrounding neighbourhood. In this case, the property is currently vacant, and the proposed variances would allow the land to be used more efficiently by enabling townhouse development. Similar forms of residential development already exist in the broader area, which supports the compatibility of the proposal with the neighbourhood. As such, this test is met.

Is the proposal minor in nature?

The proposed variances can be considered minor in nature for the following reasons:

- The increase in density is modest. The proposed maximum net density of 42.8 units per hectare represents only a 7% increase above the permitted 40.0 units per hectare. This increase remains reasonable, maintains the general intent of the Zoning By-law, and continues to conform with the City's Official Plan permissions.

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- Adequate separation from neighbouring properties is maintained. Even with the requested setback reduction, the proposed buildings would remain appropriately distanced from adjacent properties and structures, ensuring no significant impacts on privacy, shadowing, or built form compatibility.
- The stairs encroachment is a practical response to site conditions. The need for the stairs variance arises from the property being a through lot as well as the planned future road widening along Limerick Road. Despite the variance, the proposed deck stairs would be located even farther from Limerick Road. Staff would also note that Limerick Road is intended to function as the “rear yard” and therefore, reducing any potential impacts on neighbouring properties.
- The variances support a cohesive and functional site layout. The property currently sits in two zones: R6 and RM4 with Site Specific Bylaws. All buildings are to be located in the RM4 zone where townhouses are permitted, and only a small part of the driveway crosses into the R6 zone. This keeps the site layout functional and consistent.

As such, staff is of the opinion that the proposal is minor in nature and therefore, this test is met.

Does the proposed minor variance maintain the general intent and purpose of the Official Plan?

The City of Cambridge Official Plan designates the subject property as Low/Medium Density Residential within a Designated Greenfield Area (RM1). This designation supports balanced development that fits well with nearby existing and permitted residential uses, while also protecting important natural and cultural features.

Under Section 8.4.6.9 of the Official Plan, lands in the Low/Medium Density Residential designation that have access to municipal water and wastewater services may be developed for residential uses such as townhouses. In this case, the proposed townhouse use is consistent with those permissions.

The proposed density of 42 units per hectare is a result of the lands being in two zones – R6 and RM4. When treated as one lot, the proposed density remains within the maximum permitted density in the City’s Official Plan.

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Overall, staff are of the opinion that the proposed variance maintains the general intent and purpose of the Official Plan. This test is therefore met.

Does the proposed minor variance maintain the general intent and purpose of the Zoning By-law?

The Subject Property sits in two zones. The small cone-shaped lot currently addressed as 35 Plumridge Crescent is currently zoned R6 while the rest of the subject lands addressed as 285 Limerick Road are zoned RM4 zone with Site Specific S.4.1.422. The RM4 zone permits cluster townhouse developments whereas R6 does not.

Increased Density and Location of Access Driveways and Amenity Areas

Section 3.1.2.6(b) of the Zoning By-law sets the maximum permitted density for cluster townhouse developments in the RM4 zone. Section 2.2.2.3(a) also requires that access driveways be located in the same zone as the use they serve.

A variance is requested to increase the maximum net density to 42.8 units per hectare, instead of the permitted 40.0 units per hectare.

Moreover, a variance is also requested to allow the access driveway and common amenity space to be located within the R6 zone, even though they serve a townhouse development in the RM4 zone.

These variances are needed because the property spans two different zoning categories. Staff note that all buildings and parking areas are fully contained within the RM4 zone, where townhouses are permitted. Only the driveway and amenity space extend into the R6 portion.

Since both parcels are under the same ownership and no townhouse buildings are proposed on the R6 lands, the RM4 and R6 areas should be treated as one lot for zoning purposes. This approach supports a functional site layout while maintaining the intent of the Zoning By-law.

Reduced Front Yard Setbacks

Section 3.1.2.6(c) of Zoning By-law 150-85 sets the minimum front yard setback for cluster townhouse developments. These provisions help ensure buildings are properly spaced from the street, maintain safe and usable front yards, and support a consistent streetscape.

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The applicant is requesting front yard setbacks of 0.0 m on the west side (Plumridge Crescent), and 5.5 m on the east side (Limerick Road), whereas the Zoning By-law requires a minimum 6.0 m setback.

These variances are largely due to the property's unusual shape and site conditions:

- **Limerick Road Side:**
A future road widening is expected along Limerick Road. The proposed 5.5 m setback is measured from this future widened road line, meaning the actual building will sit farther back from the current road than it appears on the site sketch.
- **Plumridge Crescent Side:**
The 0.0 m setback relates to the crescent-shaped frontage and the fact that one portion of the property (35 Plumridge Crescent) is still in a separate zone and has not yet been consolidated with the larger parcel. When measured from the existing street, the closest townhouse unit would actually sit about 6.4 m from the curb.

To ensure the building is not placed too close to Plumridge Crescent, staff recommend a condition that the 0.0 m setback only applies until the two parcels are consolidated. Once consolidation occurs, the variance will no longer be needed.

Stairs Location and Encroachment

Section 2.1.15 of the Zoning By-law 150-85 outlines what types of structures—such as decks and stairs—are allowed to project into required yards. These provisions are in place to make sure such structures do not encroach too far into setbacks, which helps avoid impacts on neighbouring properties and ensures enough space is available for maintenance.

The variance request currently asks to allow stairs to encroach 4.1 metres into the east front yard, whereas the Zoning By-law only permits a 0.5-metre encroachment. However, staff recommend wording the variance differently to better reflect the intent of the request. Specifically, to permit fire escapes and exterior staircases in the front yard, since the current Zoning By-law only allows them in the rear yard.

This adjustment is largely technical and relates to the unique layout of the property, which is a through lot with two frontages (Plumridge Crescent and

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Limerick Road). Functionally, the Limerick Road side is intended to act as the “rear yard” for the proposed townhouse building. For this reason, staff consider it appropriate to apply the same encroachment permissions that would normally apply to a rear yard.

Even with the proposed encroachment, the stairs will remain adequately set back from Limerick Road and will not face or back onto any neighbouring homes or buildings.

Staff note that the site is located in a deferred area and is not affected by the City’s new Zoning By-law 26-007, which was passed by Council on February 3, 2026.

For these reasons, staff recommend that the Minor Variance application be approved, as outlined in the recommendation section of this report.

OTHER INFORMATION FOR APPLICANT

- An access permit through Transportation Engineering prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at www.cambridge.ca.
- A Private Tree Removal Permit or a Site Alteration Permit is required if any trees are to be removed. Refer to [Site Alteration By-law 23-103](#), Private Tree By-Law 23-105 and City Tree By-Law 71-06 (including amendment By-Law 21-068). <https://www.cambridge.ca/en/learn-about/Forestry.aspx>
- A Demolition Control Permit is required to remove any legal residential dwelling unit. A replacement development must have certain approvals and applications submitted to the City at the time of applying for a demolition control permit. Application instructions are found online here: <https://www.cambridge.ca/en/build-invest-grow/Planning-Process.aspx>
- A demolition permit is required to remove any non-residential building exceeding 10 sq.m. (108 sq.ft.) in area. Applications can be made online here: <https://permits.cambridge.ca/>

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- **MANNHEIM SERVICING ADVISORY COMMENTS** - This property is not within the Mannheim Water Service Area. The Region of Waterloo has not identified a water capacity constraint for this development.

OTHER COMMENTS

Regional Municipality of Waterloo

No comment.

Grand River Conservation Authority

No comment.

- *Angela Wang, Resource Planner, Grand River Conservation Authority*

GrandBridge Energy

No comment.

- *Ken Redfern, Design Technician*

City of Cambridge Fire Department

Maximum distance from primary entrance cannot exceed 30 meters from fire route.

- *Leslie Chamberlain*

City of Cambridge Bylaw Section

No comment.

- *Cameron Lattanville BA, Acting Manager of Municipal By-Law Compliance*

City of Cambridge Building Section

A building permit is required for the proposed townhouse construction.

- *Mark Ryan, Municipal Building Official IV*

City of Cambridge Transportation Engineering Section:

No comment.

- *Irum Sannaullah, Transportation Engineering Technologist, Community Development – Engineering*

City of Cambridge Development Engineering Section

- City Records indicate that the following municipal services are available on Limerick Road (north end, not fronting 285 Limerick Road):
 - 200mm diameter watermain

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- 200mm diameter sanitary sewer
 - 450mm diameter storm sewer
- City Records indicate that the following municipal services are available on Limerick Road (south end, not fronting 285 Limerick Road):
 - 200mm diameter watermain
 - 200mm diameter sanitary sewer
 - 600mm diameter storm sewer
- All applicable work within the road allowance for the retained and severed lot, including but not limited to site services, curb cuts, driveway ramps and sidewalks, will be completed by the City at 100% Owner's expense.
- Cost estimates for work within road allowance are prepared by City Staff upon receipt of the estimate fee.

Conditions

- That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.
- That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.
 - *Alex Nichols, Project Engineer, Community Development - Engineering*

City of Cambridge Heritage Planner

No comment.

- *Nick Borcescu, Senior Heritage Planner*

City of Cambridge Forestry

No comment.

- *Alex Bryski, Forestry Technician, Infrastructure Services - Operations*

Six Nations of the Grand River (SNGR)

No comment.

City of Cambridge Environmental Planner

No comment.

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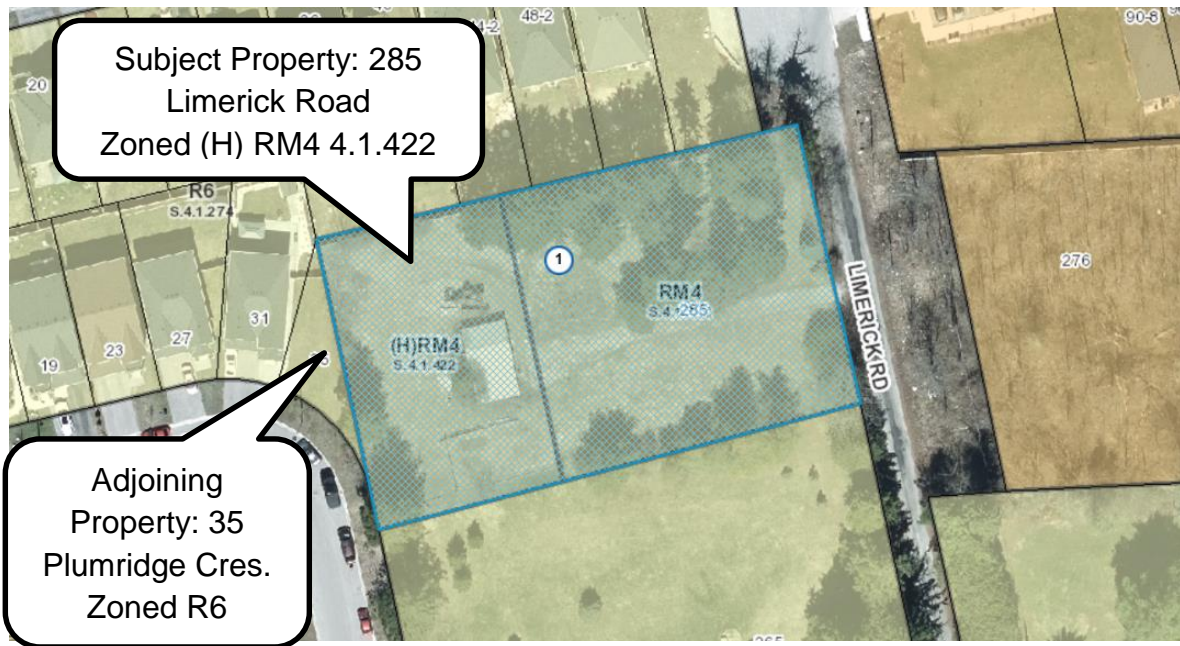
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- *Kathy Padgett, Senior Environmental Planner*

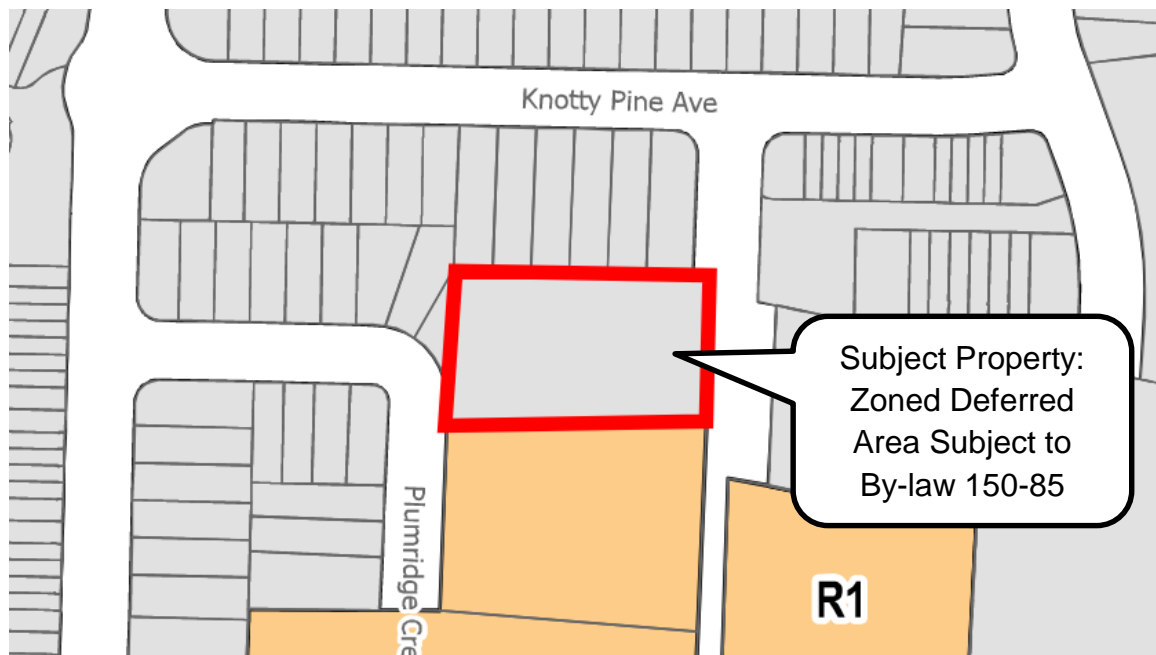
Public Comments

No formal written or oral feedback was received from the public prior to when this recommendation was prepared.

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Aerial & Zoning By-law 150-85



Zoning By-law 2026-007



Conceptual Site Plan (Encompassing both 285 Limerick Rd and 35 Plumridge Cres)

