



Staff Recommendation 1656 & 1660 Blair Road R05/19

July 13, 2021 – Special Council Meeting

1656 & 1660 Blair Road– Planning Process

camposm@cambridge.ca



1656 & 1660 Blair Road— Location

camposm@cambridge.ca



- Located on the northern side of Blair Road, across from Old Mill Road.
- South of the Grand River
- Located within the Blair Village Heritage Conservation District

1656 & 1660 Blair Road– Location

camposm@cambridge.ca



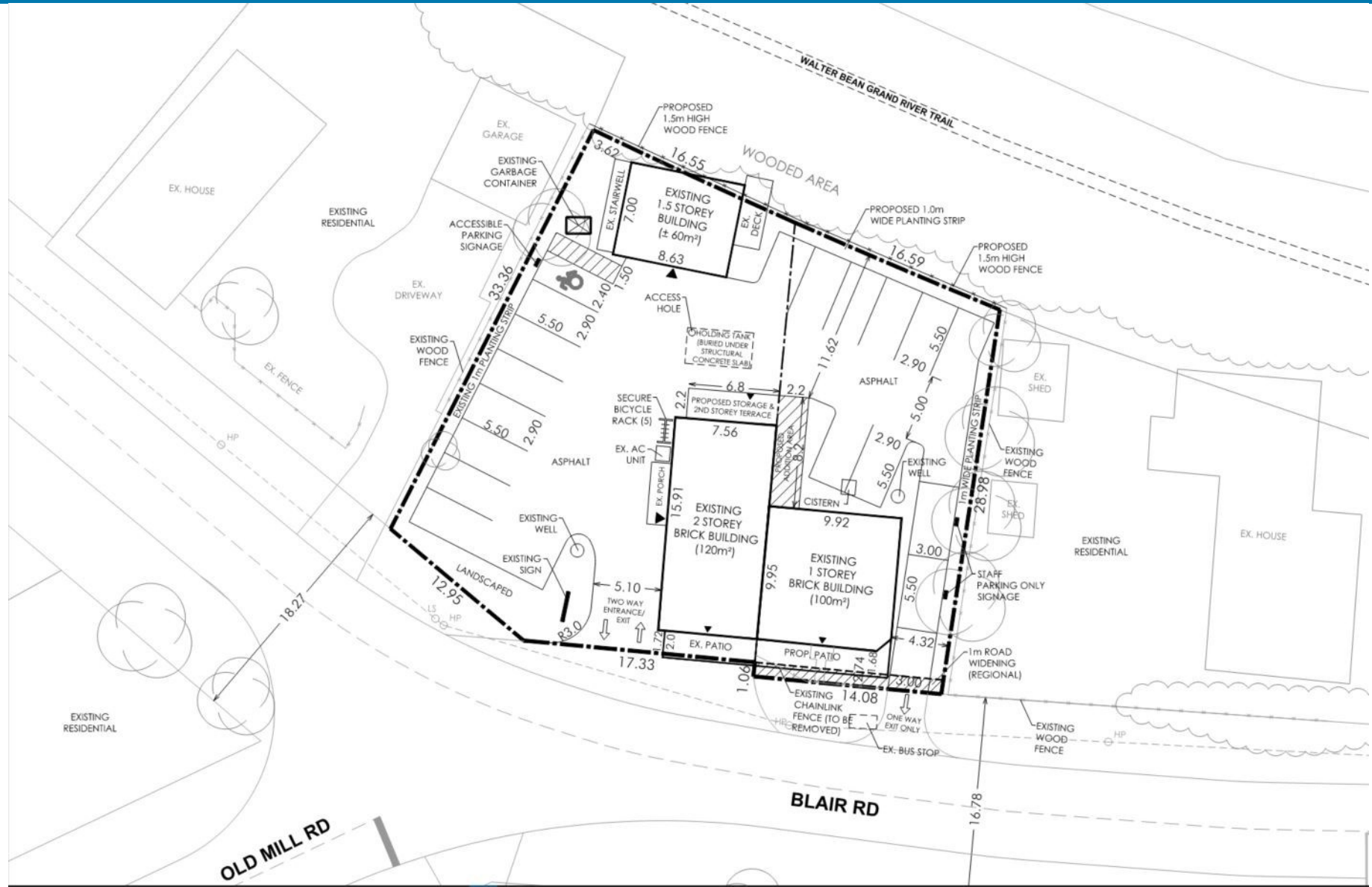
1656 & 1660 Blair Road– Proposal

camposm@cambridge.ca

Proposal

- To rezone the 1656 Blair Road from “Residential” – R1 to “Commercial” – C2 to permit the expansion of the existing restaurant at 1660 Blair Road.
- Additional site-specific provisions are being requested across the entirety of the subject lands that include:
 - To allow for a reduction in required parking;
 - To permit that the required setbacks be identified as those that are legally existing;
 - To permit the addition of a micro-brewery/winery and micro distillery (public beverage making establishment) as an accessory use to the restaurant.

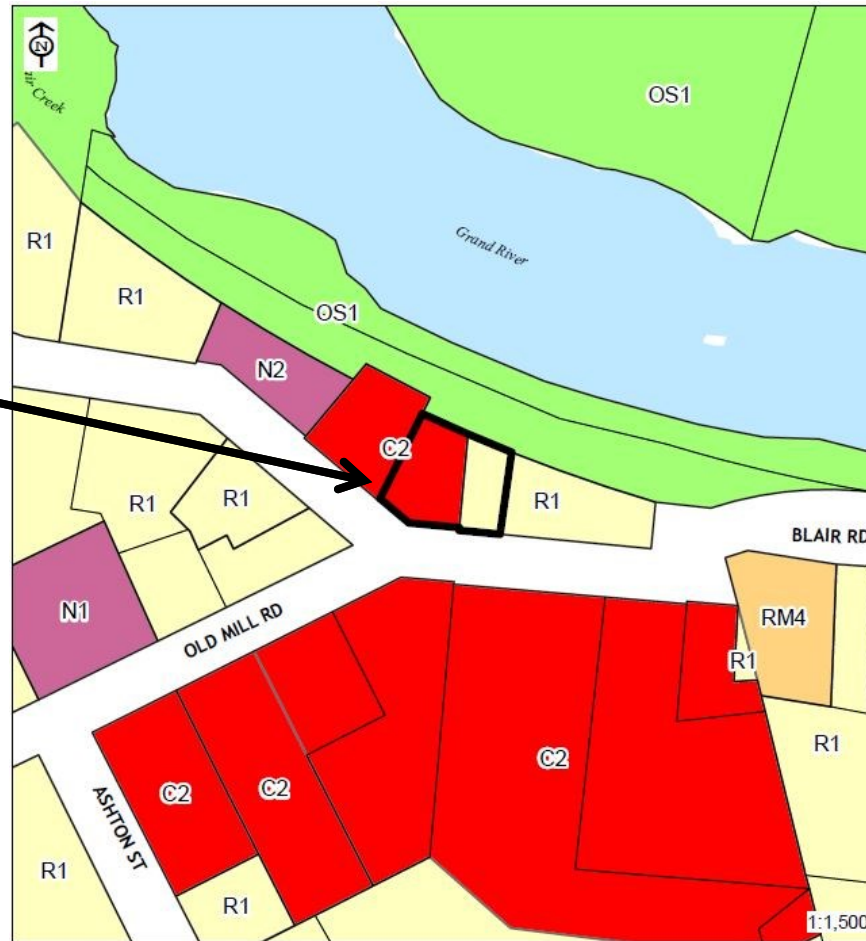
camposm@cambridge.ca



1656 & 1660 Blair Road – Proposed Zoning

Campsm@cambridge.ca

Subject Lands



EXISTING ZONING

Map 3



SITE Zoning Classification

OPEN SPACE

MEDIUM HIGH DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

INSTITUTIONAL

COMMERCIAL



File: November 22, 2019 3:17:10 PM

© 2019 Cambridge City. All rights reserved. Information produced for the purpose of this map only. Do not use for other purposes.

1656 & 1660 Blair Road– Zoning Regulations

camposm@cambridge.ca

Zoning Regulation	Required	Provided
Minimum Number of Parking Spaces	36 spaces	18 spaces
Minimum Setbacks	Front Yard – 6 metres (19.68 feet) Interior Side Yard – 7.5 metres (24.60 feet)	Front Yard – 1.68 metres (5.51 feet) Interior Side Yard – 4.32 metres (14.17 metres)

- Introduce a micro-brewery/winery and micro distillery (public beverage making establishment) as a permitted accessory use to the restaurant:
 - Intent is for the owner to brew small batches of wine and beer to be sold to customers of the restaurant and not for the wholesale of products on site.

1656 & 1660 Blair Road— Considerations

camposm@cambridge.ca

Considerations:

- Public comments received
- Compatibility with the surrounding existing development
- Parking & Access from Blair Road
- Environmental impacts:
- Heritage
- Properties merging on title

1656 & 1660 Blair Road— R05/19

Staff Recommendation

- That Report 21-029 (CD) be received; and,
- That Council approve the proposed Zoning By-law Amendment to change the zoning on 1656 Blair Road to permit the expansion of the existing restaurant and to add site specific permissions.

CONTACT INFORMATION

Name: Michael Campos

Title: Intermediate Planner

Phone: (519) 623-1340 ext. 4264

Email: camposm@cambridge.ca



Inclusiveness • Respect • Integrity • Service



www.cambridge.ca