

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 9/13/2022

Subject: 44 and 46 Mill Creek Road and 5 Liberty Drive – Official Plan Amendment and Zoning By-law Amendment, Roman Home Builders Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jacqueline Hannemann, Senior Planner Development

Report No.: 22-072-CD

File No.: OR05/22

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 22-072-CD (44 and 46 Mill Creek Road and 5 Liberty Drive – Official Plan Amendment and Zoning By-law Amendment, Roman Home Builders Inc.) be received;

AND THAT applications OR05/22 for Official Plan Amendment and Zoning By-law Amendment at 44 and 46 Mill Creek Road and 5 Liberty Drive be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared for the statutory public meeting required by the Planning Act to introduce the proposed amendments and overall site concept to Council and the Public.

Key Findings

- The applicant is proposing the development of four (4) three-storey stacked townhouse buildings, containing a total of 77 units.
- The proposed development provides an opportunity to transform underutilized properties into a multi-unit residential development.
- The proposed development would support the Regional and City objective of directing 45 percent of new development within the Built-up Area as well as providing for additional housing stock for the City of Cambridge.

- The proposed development would utilize existing municipal services.

Financial Implications

Application fees in the amount of \$29,000 have been paid to the City by the property owner in order to process the applications.

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
- ☒ Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Not Applicable

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed Official Plan and Zoning By-law Amendment applications and provide input on the proposal. All comments and input received at the public meeting, as well as any subsequent written submissions, will be considered as part of the review and analysis of the applications.

BACKGROUND:

Location

The proposed development is comprised of three separate properties – 44 Millcreek Road, 46 Millcreek Road and 5 Liberty Drive. The subject lands currently contain three detached dwellings; one on each of the parcels.

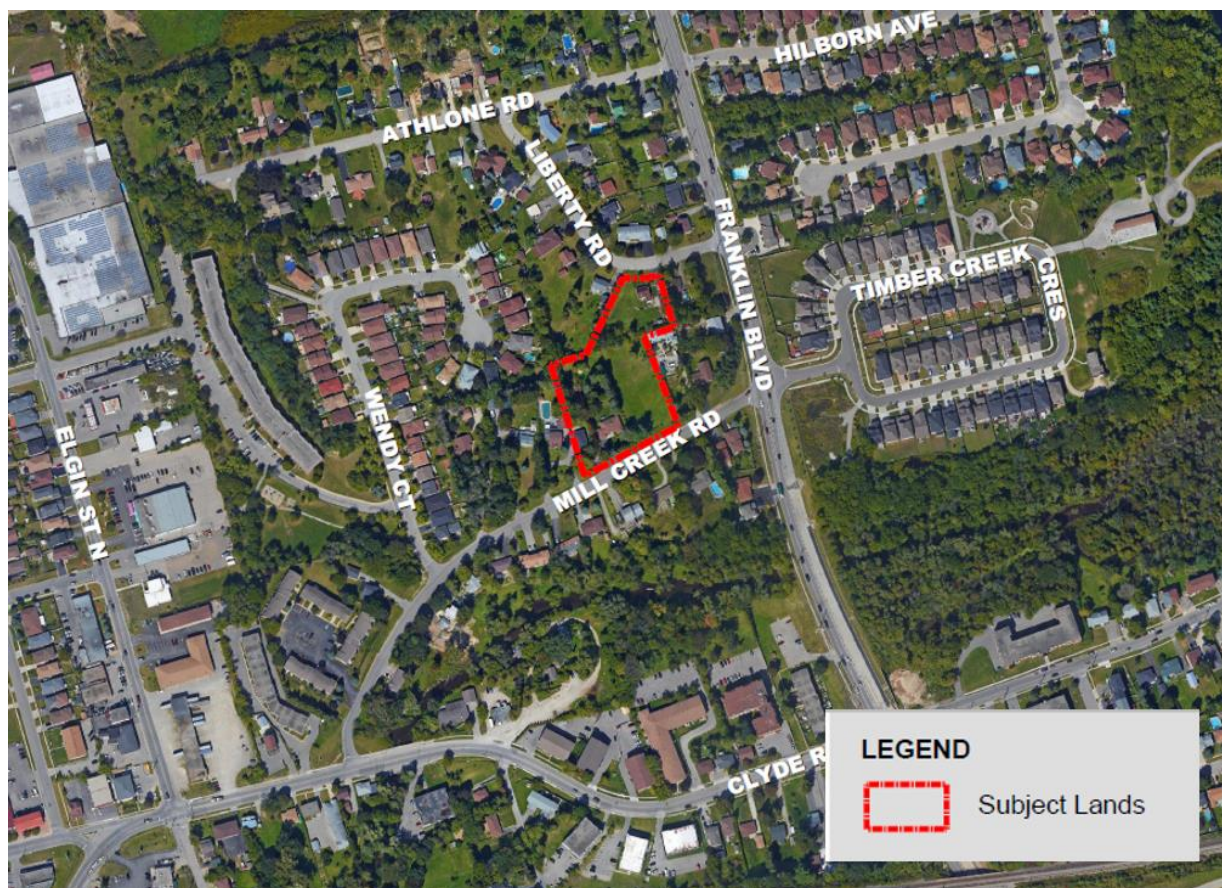


Figure 1 – Property Location

The subject lands have an area of approximately 7,279 square metres, with approximately 82 metres of frontage on Mill Creek Road, and approximately 27 metres of frontage on Liberty Drive.

Existing and Surrounding Land Uses

The surrounding area is characterized by a range of residential development, generally comprised of single-detached, townhouse, and multiple-unit dwellings ranging in height from 1-3 storeys. The subject lands are within 1.6 km of Downtown Cambridge which provides employment opportunities, community facilities and commercial uses, and are within 2.5 km of business/industrial uses to the north.

Residential development, comprised of 1-2 storey detached dwellings, are located directly to the north of the subject lands. Residential development, comprised of 1-2 storey detached dwellings, are located directly to the east of the subject lands. Residential development, comprised of 1-2 storey detached dwellings, 2-storey townhouse dwellings, and 2-3 storey multiple unit dwellings, are located directly to the south of the subject lands. Residential development, comprised of 1-2 storey detached

dwelling, a 2-storey block townhouse dwelling complex, and a 3-storey multiple unit dwelling, are located directly to the west of the subject lands.

The subject lands are located less than 100 m from Franklin Boulevard via both Liberty Drive and Mill Creek Road. Franklin Boulevard is identified as a planned transit corridor by the Region of Waterloo. Grand River Transit currently provides public transit, specifically route 53, which has a stop at the corner of Franklin Boulevard and Mill Creek Road. Franklin Boulevard has multi-use trails on either side of the road which provides active transportation connections to destinations across Cambridge and the Region.

Proposal

The proposal contemplates the residential intensification of the subject lands, which have an area of approximately 7,279 square metres. The site is proposed to be developed as four (4) three-storey stacked townhouse buildings, containing a total of 77 units. The row of stacked townhouses adjacent to Mill Creek Road contains 16 units, the row near Liberty Drive contains 21 units, and the other two rows of stacked townhouses each contain 20 units, for a total of 77 units. A conceptual site plan has been included in Appendix A.

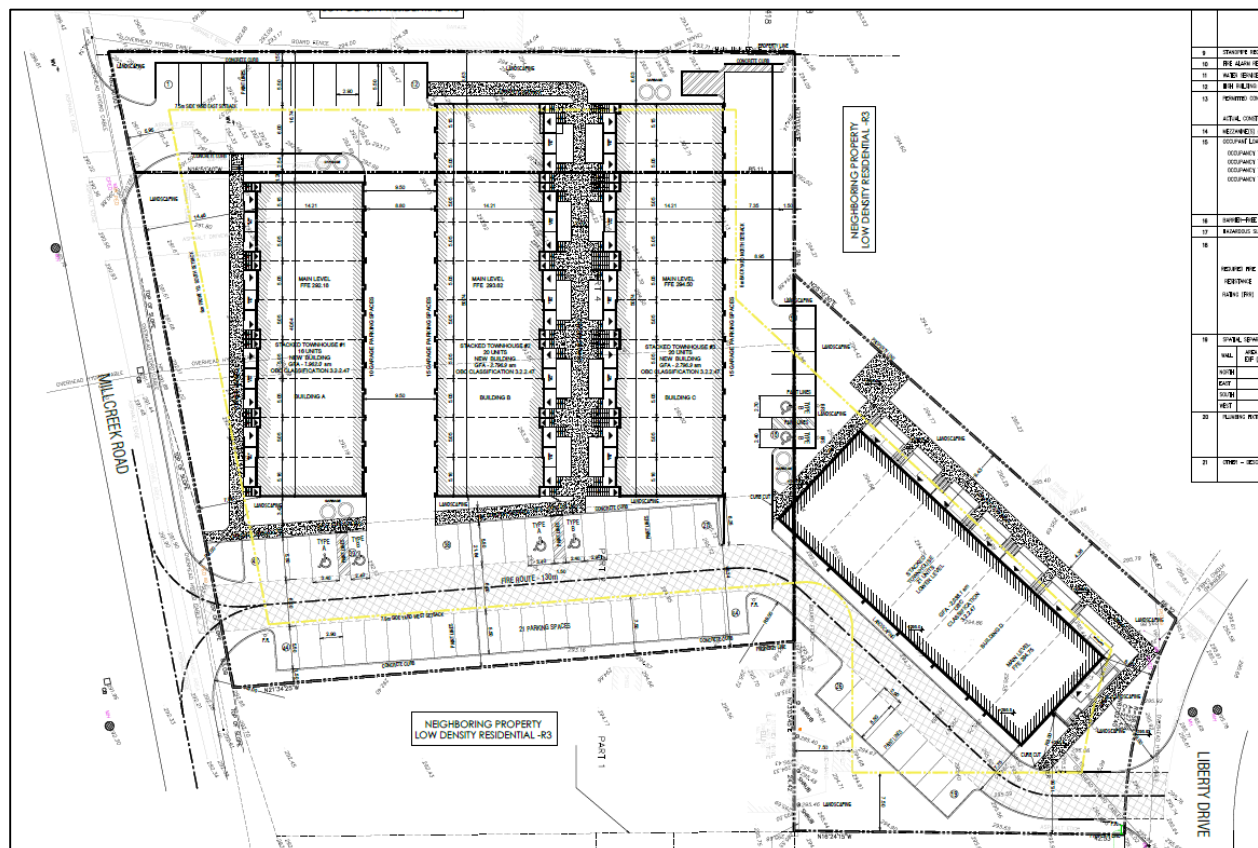


Figure 2 – Conceptual Site Plan of Proposed Development

Vehicular access is proposed from two points on Mill Creek Road, and one access point is proposed from Liberty Drive. A total of 1.35 parking spaces per unit is proposed which would provide for a total of 104 parking spaces is proposed. 6 accessible parking spaces proposed to be included on site. Pedestrian access via sidewalks is proposed from one access point on Mill Creek Road, and another access point on Liberty Drive. An internal pedestrian network would provide access to each of the stacked townhouse units.

Landscaped areas are proposed adjacent to each stacked townhouse unit entrance and throughout the site. Additional amenity space is proposed by way of rooftop terraces.



Figure 3 - Aerial View of Proposed Buildings A, B and C



Figure 4 - Aerial View of Proposed Building D



Figure 5 - Rendering of Building A, B and C



Figure 6 - Rendering of Building D

ANALYSIS:

The proposed Official Plan Amendment and Zoning By-law Amendment applications are currently under review by City staff and applicable commenting agencies.

Considerations for the review of these applications include (but are not limited to) the following:

- Consistency with the policies of the Provincial Polity Statement (2020);
- Conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation to permit increased density;
- Appropriateness of the proposed site-specific Zoning By-law Amendment request associated with the proposed development; and,

- Comments received from members of Council, the public, City staff and outside agencies who were circulated with the application for review and comment.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review and analysis of issues, consideration of all input and a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario Land Tribunal (OLT) after the statutory timeline for processing set out by the Planning Act has passed. If Council were to decide to refuse either or both applications at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If the appeals are filed under either of these scenarios then that would leave the decision about these planning applications to the outcome of the OLT process.

EXISTING POLICY / BY-LAW(S):

Region of Waterloo Official Plan

The subject lands are located within the Urban Area – Built-Up Area as delineated on Map 3a – Urban Area of the ROP (Appendix B). Urban Area designations, one of the components of the Region’s planned community structure, are where virtually all of the region’s future growth will occur. A substantial portion of this growth is directed to the existing Built-Up Area of the region through reurbanization.

The Regional Official Plan states that new residential development occurring within the built boundary will be counted towards the achievement of the reurbanization target set out in the Plan. Area Municipalities (in this case, the City of Cambridge) should be directing a minimum of 45 per cent of all new residential development occurring annually within the Region as a whole will be constructed within the Built-Up Area.

City of Cambridge Official Plan

The City of Cambridge Official Plan (2012) designates the subject lands as Built-Up Area on Map 1a and also designates the lands Low/Medium Density Residential on Map 2. Refer to Appendix C.

The built-up area is identified through the delineation of the built boundary. The built boundary is a fixed boundary that identifies the limits of the developed urban area of the City of Cambridge.

The Official Plan states that a significant portion of new development within the City should be directed to the built-up area where appropriate to accommodate projected population and employment growth. New growth should be accommodated where municipal services are available. The built-up area is intended to meet or exceed Regional reurbanization targets requiring a minimum of 45% of all residential development will occur within the built-up area of the region as a whole.

Properties located in the Low/Medium Density Residential designation, where municipal water supply and municipal wastewater systems are currently available, may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.

The maximum density permitted in the Low/Medium Density Residential designation is 40 units per gross hectare. The density proposed for the development is 89 units per gross hectare. Therefore, the applicant has requested a site-specific amendment to the City's Official Plan to permit an increase in the maximum permitted density from 40 units per gross hectare to 89 units per gross hectare.

City of Cambridge Zoning By-law 150-85 (as amended)

The lands are currently zoned Residential Three (R3) in the City of Cambridge Zoning By-law 150-85, refer to Appendix D. The R3 zone permits detached one-family dwellings in areas where full public services are generally available. Detached one-family dwellings and residential special care facilities are permitted uses in the R3 zone. The residential dwellings currently located on the subject site are permitted in the R3 zone.

The purpose of the proposed Zoning By-law Amendment is to implement the proposed Official Plan Amendment, and to re-zone the subject property to permit a stacked townhouse development and establish a site-specific provision to permit a more compact urban form with a density of 89 units per gross hectare.

The applicant has requested to re-zone the subject lands from Residential Three (R3) to Multiple Residential 3 (RM3), to permit stacked townhouses. Site specific provisions have also been proposed, as follows:

- To permit a maximum density of 89 units per gross hectare, whereas 40 units per gross hectare are currently permitted under RM3 zoning; and
- To permit a reduced side yard setback along the western property boundary to 6.77 metres whereas 7.5 metres is required.

FINANCIAL IMPACT:

City application fees in the amount of \$29,000 for the combined Official Plan and Zoning By-law Amendment applications was paid to the City by the applicant.

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

PUBLIC VALUE:

Transparency:

To ensure transparency, the application and supporting studies provided by the applicant are available on the City of Cambridge Current Development website found [here](https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx#):

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx#>

Future notification regarding the application will be circulated to those who will sign-up for the mailing list circulated at the public meeting or who make a written submission.

Engagement:

Public involvement was invited virtually in accordance with the Planning Act. Notification for this Public meeting was printed in the Cambridge Times and was mailed out to property owners within a 120 metre radius of the subject property.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

- This is not applicable at this stage of the process.
- If the Official Plan Amendment and/or Zoning By-law Amendment application are approved (in the future), the Accessibility Advisory Committee will be circulated on the Site Plan application that will be required to further facilitate this development.

PUBLIC INPUT:

The statutory public meeting being held under the Planning Act will take place on September 13, 2022. Official notification for this meeting was provided in the Cambridge Times. In addition, an official notification letter was sent to all assessed property owners within a 120 metre (393.7 foot) radius of the subject lands and anyone else that requested a notice. Any interested parties and members of the public will be provided an opportunity to speak to this proposal at the September 13, 2022 public meeting.

All public comments received will be considered as part of the review and analysis of the application and will be included in the future recommendation report to Council.

This report has been posted publicly as part of the report process

INTERNAL / EXTERNAL CONSULTATION:

The Official Plan Amendment and Zoning By-law Amendment applications have been circulated to the departments and commenting agencies listed in Appendix E. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

This report summarizes the proposed development as requested through the Official Plan Amendment and Zoning By-law Amendment applications submitted for 44 and 46 Millcreek Road and 5 Liberty Drive. A staff recommendation report will be prepared for this proposal upon completion of the review and analysis of this file. Public and Council comments received through the review will be considered and responded to in the future recommendation report.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

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:

When naming attachments please use the following format:

1. 22-072-CD Appendix A – Conceptual Site Plan
2. 22-072-CD Appendix B – Regional Official Plan Maps
3. 22-072-CD Appendix C – City Official Plan Maps
4. 22-072-CD Appendix D – Zoning Map
5. 22-072-CD Appendix E – Internal/External Consultation and List of Supporting Studies