



River Rd Secondary Plan and Zoning By-law Amendment – Recommendation

July 27, 2021 Special Council Meeting

Background:

- The City and consulting team has been completing a land use and servicing study for the River Rd. area.
- The study was initiated in 2019 in response to growth pressure through infill redevelopment of existing large residential lots in the area.
- Multiple formal and informal public consultation opportunities have occurred through the study process, including a statutory public meeting on April 27, 2021
- Tonight staff is recommending approval of a number of amendments to the City's policies and by-laws in order to complete the study.
- The City's consultant, Ute Maya-Giambattista, will give an overview of the study following these introductory remarks.

Highlights of the Study:

- Improvements to River Rd
- Updated land uses and regulations
- New municipal park
- One road connection to River Rd
- Cultural Heritage considerations

Staff Recommendations:

Secondary Plan:

- AND THAT Cambridge Council recommends approval of Official Plan Amendment No. 47 (River Road Secondary Plan) to the City of Cambridge Official Plan;

Staff Recommendations:

Zoning By-law Amendment:

- AND THAT Cambridge Council amends the Zoning By-law (Attachment No. 2 – Recommended Zoning By-law Amendment) for the River Rd. Neighbourhood;
 - The staff recommended amendment would permit singles, semi-detached and triplex dwellings on large lots along River Rd.
 - An alternative amendment is included for Council consideration (Attachment No. 3) which would permit single detached dwellings only along River Rd.
- * Note that both amendments have been updated to permit single detached dwellings on a private condominium road for the R5 zone.

Staff Recommendations:

Site Plan Control:

AND THAT Cambridge Council amends the site plan control by-law to include properties fronting on River Rd;

Staff Recommendations:

River Road Improvements

AND THAT Cambridge Council direct staff to consider the interim road improvements to River Rd. through the next available capital budget process;

Staff Recommendations:

Cultural Heritage:

AND THAT Council direct staff to initiate a cultural heritage landscape study of the River Rd. area in 2022;

CONTACT INFORMATION

Name: Bryan Cooper

Title: Senior Planner

Phone: 519-623-1340 ext. 4598

Email: cooperb@cambridge.ca



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