

# Statutory Public Meeting

## Proposed Stacked Townhouse Development

44, 46 Mill Creek Rd. & 5 Liberty Dr.  
September 13, 2022

# PRIMARY PROJECT TEAM

## Owner

*Roman Homes*

## Architectural and Engineering

*Reinders & Law*

## Planning & Urban Design

*MHBC Planning*

*Technical Reports including Planning, Servicing & Stormwater, and Urban Design have been prepared in support of the Official Plan and Zoning By-law Amendment Applications*





# LOCATION

44, 46 Mill Creek Rd. & 5 Liberty Dr.

Within close proximity of key services and amenities including:

- Existing transit on Franklin Boulevard
- Active transportation connections via Franklin Boulevard
- 1.6 km from Galt Core Area
- Perbeck Parkette and other open spaces





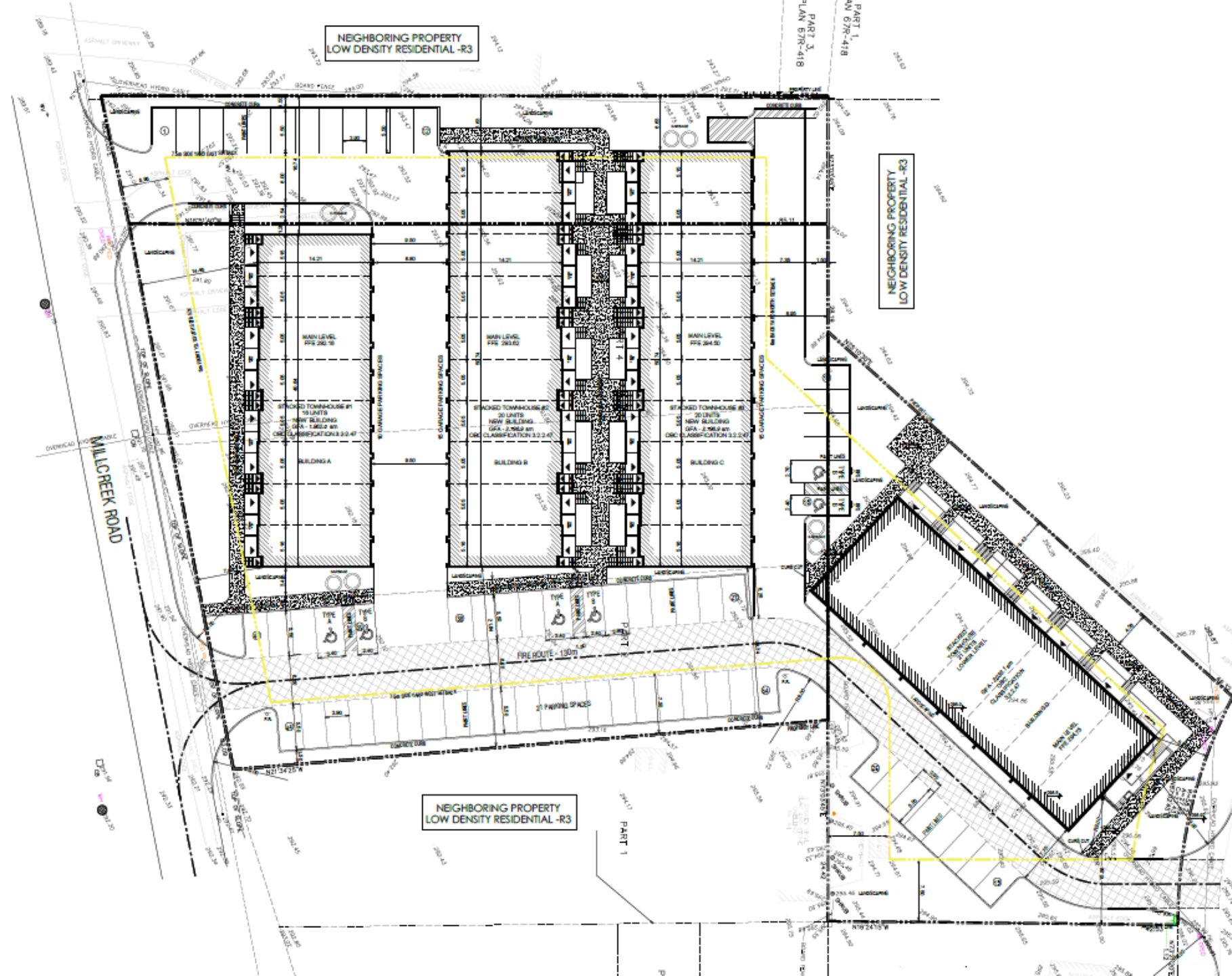
# DEVELOPMENT PROPOSAL

44, 46 Mill Creek Rd. & 5 Liberty Dr.



- Four (4) three-storey stacked townhouse buildings, totaling 77 residential units
- Surface parking and garages
- Vehicular access provided from two points on Mill Creek Road, and one from Liberty Drive
- Pedestrian access provided from Mill Creek Road and Liberty Drive
- Amenity space includes landscaped areas and rooftop terraces

# PROPOSED SITE PLAN & RENDERINGS





























# BENEFITS OF PROPOSAL

<b>Current Use of Property</b>	<b>Proposed Use of Property</b>
3 1–storey detached dwellings	Four (4) 3-storey stacked townhouse buildings, totaling 77 residential units
Underutilized lots	Infill of an underutilized parcel of land in the Built-Up area that will: <ul style="list-style-type: none"><li>1) Introduce more housing options to the area;</li><li>2) Support intensification targets and growth policies;</li></ul>



# PURPOSE OF OFFICIAL PLAN AMENDMENT APPLICATION

The site is proposed to be redeveloped as 4 stacked townhouse buildings comprised of 77 residential units with surface and garage parking.

## EXISTING OP DESIGNATION:

*Low / Medium Density  
Residential: which permits  
residential uses*



## PROPOSED OP DESIGNATION :

*Low / Medium Density  
Residential with Site-Specific  
Amendment – Maximum density  
of 89 units per gross hectare*



# PURPOSE OF ZONING BYLAW AMENDMENT APPLICATION

The site is proposed to be redeveloped as 4 stacked townhouse buildings comprised of 77 residential units with surface and garage parking.

## EXISTING ZONE:

**Zone R3:** *which permits detached residential dwellings*



## PROPOSED ZONE:

**Zone RM3:** *with site specific regulations to implement development proposal*



# POLICY CONFORMITY

## **Provincial Policy Statement**

- Represents efficient use of land and results in the infill of underutilized land within an urban area
- Introduces stacked dwelling type within a settlement area
- Contributes to a mix and range of housing types
- Utilizes existing infrastructure (transportation, servicing)

## **Growth Plan for the Greater Golden Horseshoe**

- Located in the Built Up area of the Region
- Assists the Region in achieving their intensification target
- Contributes a range and mix of housing options



# POLICY CONFORMITY

## Region of Waterloo Official Plan

- Designated as *Built-Up Area*
- Supports the regions planned community structure by developing within the built up area where 45% of residential growth is targeted
- Supports urban area and energy conservation policies including promoting compact development, active transportation and optimizing the use of existing infrastructure



# POLICY CONFORMITY

## City of Cambridge Official Plan

- Designated *Low / Medium Density Residential* which permits a range of residential uses including single detached dwellings, townhouses and/or walk up apartments
- Proposal supports infill, Intensification and redevelopment policies
- Proposal designed to be compatible with neighbourhood which includes townhouses and multiple-unit dwellings within 200 m of subject lands



# IN CONCLUSION

- The proposed Official Plan and Zoning Bylaw amendments are consistent with the Provincial policy framework and conforms with Regional and City of Cambridge Official Plans.
- The proposed development supports intensification targets and growth policies.
- The proposed residential development will contribute to a range and mix of housing types in the surrounding neighbourhood.
- The Official Plan Amendment is for a Site Specific Amendment to permit a higher density than currently permitted.
- The Zoning By-law amendment will permit stacked townhouse dwellings with site specific regulations to implement the development proposal.



An architectural rendering of a modern townhome development. The scene shows a central concrete walkway flanked by green lawns and rectangular concrete planters containing ornamental grasses. On either side of the walkway are multi-story townhomes with light-colored stone or concrete siding, dark window frames, and small balconies with dark railings. A person is walking a small dog down the center of the path towards a large, mature tree in the background. The sky is bright and sunny, with a lens flare effect. A dark blue semi-transparent rectangular box is overlaid on the right side of the image, containing the text "THANK YOU" in white capital letters.

THANK YOU