

# 44 and 46 Mill Creek Road and 5 Liberty Drive OR05/22

September 13, 2022 Special Council Meeting

## Purpose of the Public Meeting

- The applicant is proposing the development of four (4) three-storey stacked townhouse buildings containing 77 units in total.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development.
- This presentation and associated 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.

# Application Process

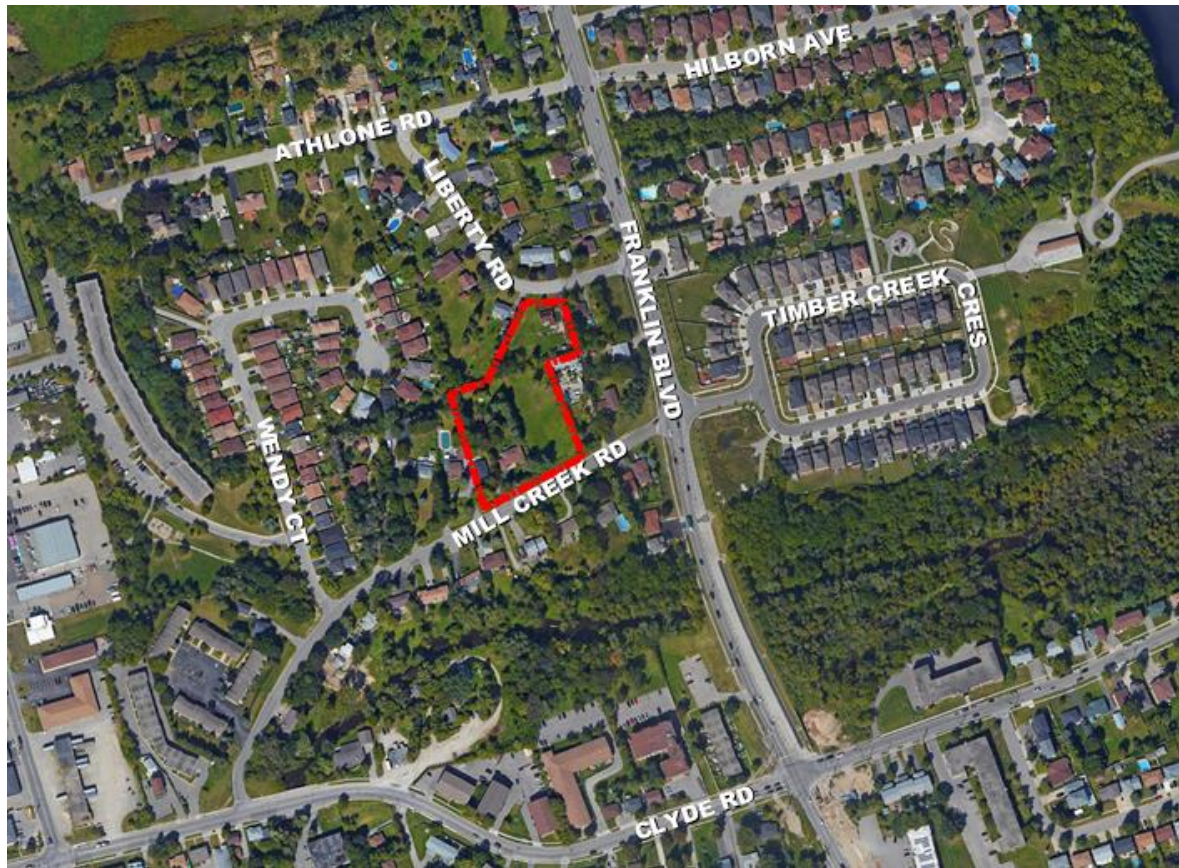


**Changes to the proposal may change between the public meeting and recommendation to Council.**

Anyone interested in staying informed are required to request to be on the mailing list for this application



# Location



- Located at 44 and 46 Mill Creek Road and 5 Liberty Drive
- Consists of three detached dwellings; one on each of the parcels.
- Property is designated 'Low / Medium Density Residential' within the 'Built-Up Area'
- The subject properties are currently zoned R3 (Residential) which the primary purpose is to accommodate detached one-family dwellings.

## Proposed Development

- The applicant is proposing the development of four (4) three-storey stacked townhouse buildings with for a total of 77 units.
- Parking is accommodated with surface parking spaces and garages within the units. 1.35 spaces per unit are proposed for a total of 104 parking spaces including 6 accessible parking spaces.
- Vehicular access is proposed from two points on Mill Creek Road and one point on Liberty Drive. Pedestrian access via sidewalks is provided from one access point on Mill Creek Road, and another access point on Liberty Drive. An internal pedestrian and road network provides access to all four buildings and to each of the stacked townhouses units.
- Landscaped areas are provided adjacent to each stacked townhouse unit. Each unit is proposed to include a rooftop terrace which provides additional amenity space.
- In order to facilitate the proposed residential building an Official Plan Amendment and a Zoning Bylaw Amendment are required.



# Conceptual Rendering

Mill Creek Road



Rendering of Proposed Development – Buildings A, B and C

44 and 46 Mill Creek Road and 5 Liberty Drive (OR05/22)  
Committee Phone Number: 519-623-1340 x4799  
HannemannJ@cambridge.ca

# Conceptual Rendering



Rendering of Proposed Development – Building D



44 and 46 Mill Creek Road and 5 Liberty Drive (OR05/22)  
Committee Phone Number: 519-623-1340 x4799  
HannemannJ@cambridge.ca

# Conceptual Rendering



Rendering of Proposed Development – Proposed Building Face (Building A)



44 and 46 Mill Creek Road and 5 Liberty Drive (OR05/22)  
Committee Phone Number: 519-623-1340 x4799  
HannemannJ@cambridge.ca

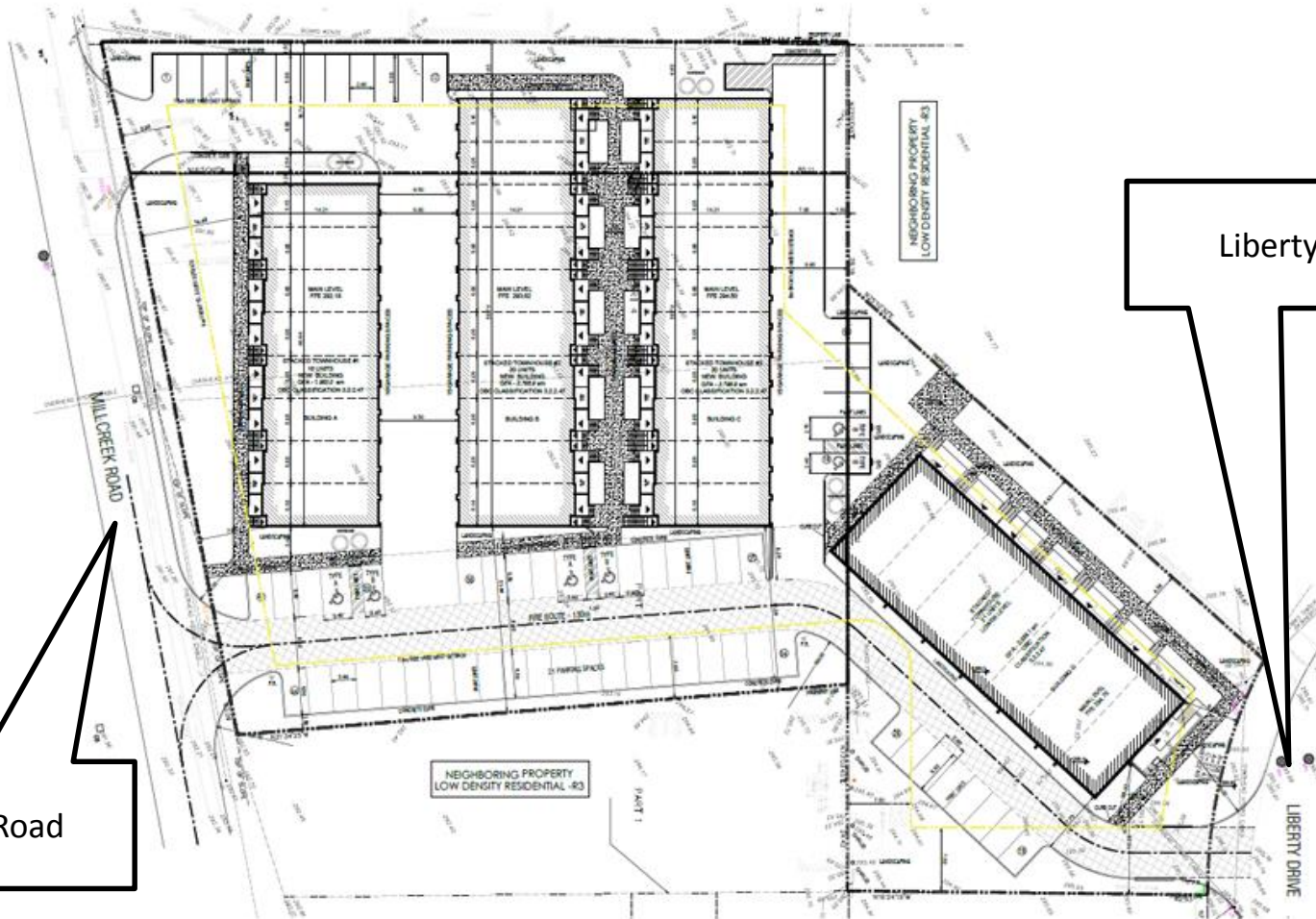
# Conceptual Rendering



Rendering of Proposed Development – Proposed Building Face (Building D)

44 and 46 Mill Creek Road and 5 Liberty Drive (OR05/22)  
Committee Phone Number: 519-623-1340 x4799  
HannemannJ@cambridge.ca

# Conceptual Site Plan



## Mill Creek Road

Liberty Drive

## **Proposed Amendments**

### **Official Plan Amendment**

The Official Plan Amendment is required to permit residential density of 89 units per gross hectare whereas 40 units per gross hectare is the current maximum density permitted on the lands.

### **Zoning By-law Amendment**

The Zoning By-law Amendment is required to change the existing zoning category from R3 to RM3 to permit stacked townhouses. The Zoning Bylaw Amendment is requesting the following Site-Specific Exceptions:

- 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 minimum interior side yard requirement of 6.77 metres whereas 7.5 metres is required



## Considerations

- 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 Bylaw 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed density and suitability of the site-specific zoning requests;
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.

# Considerations

- THAT report 22-072-CD be received;
- AND THAT application OR05/22 for 44 and 46 Mill Creek Road and 5 Liberty Drive be referred back to staff for a subsequent report and staff recommendation.

# CONTACT INFORMATION

Name: Jacqueline Hannemann

Title: Senior Planner

Phone: (519) 623-1340 ext. 4739

Email: [HannemannJ@cambridge.ca](mailto:HannemannJ@cambridge.ca)



Inclusiveness • Respect • Integrity • Service



[www.cambridge.ca](http://www.cambridge.ca)