

To: COUNCIL

Meeting Date: 07/27/21

Subject: Public Meeting Report – 125 and 155 Boychuk Drive – Intermarket CAM Limited

Submitted By: J. Matthew Blevins, Manager of Development Planning (A), MCIP, RPP

Prepared By: Kathy Padgett, Senior Planner – Environment, MCIP, RPP

Report No.: 21-203(CD)

File No.: OR08/21

Recommendations

THAT report No. 21-203(CD) Public Meeting Report – 125 and 155 Boychuk Drive – Intermarket CAM Limited be received;

AND FURTHER THAT application OR08/21 for 125 and 155 Boychuk Drive be referred back to staff for a subsequent report and recommendation.

Executive Summary

Purpose

- The applicant is proposing outdoor storage be permitted behind the established building line of future buildings and be screened from view around the side and rear yards.
- The applicant has submitted applications for Official Plan and Zoning By-law Amendments to facilitate the proposed outdoor storage.
- This report is for a statutory public meeting required by the Planning Act to introduce the requested amendments to Council and the public.

Key Findings

- The rear yard of the subject lands abuts the Canadian Pacific Railway and Highway 8 further to the south.

- A Visual Impact Analysis has been provided by the applicant to assess the views to the subject property.

Financial Implications

- The costs associated with this application are borne by the applicant.

Background

A Draft Plan of Subdivision (30T-14103) and site specific Zoning By-law Amendment were approved for the subject lands in June 2015. In September 2016 the site specific Zoning By-law Amendment was further amended to permit additional uses such as data centres, offices and general industrial uses with various floor area caps. The subject lands, located in Phase 1A, were registered in October 2020 and Boychuk Road has since been constructed.

The applicant is proposing that outdoor storage be permitted behind the established building line of future buildings and be screened from view around the side and rear yards. Official Plan and Zoning By-law amendments are required.

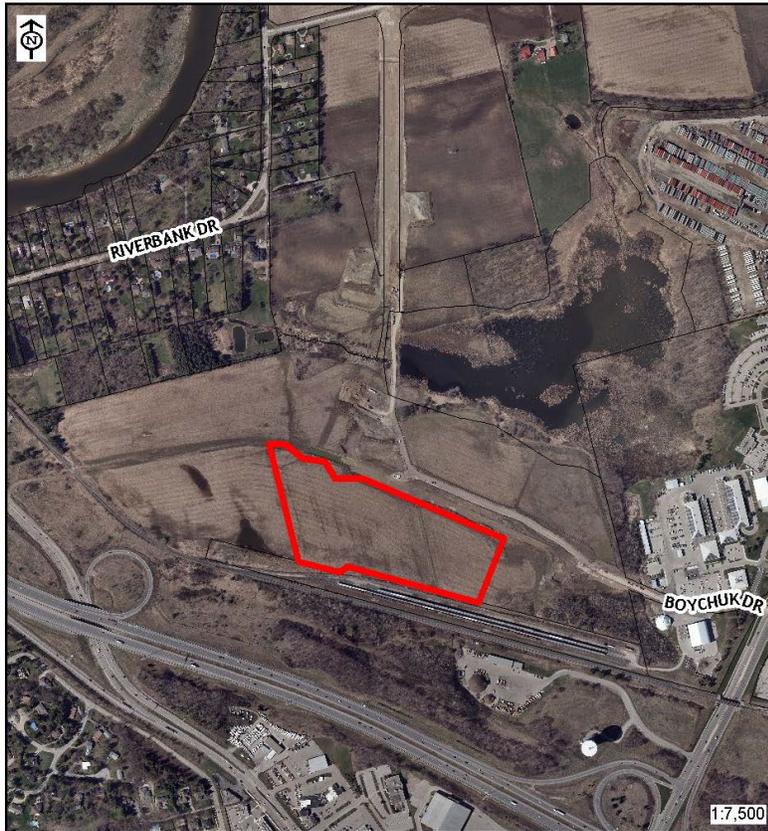
In accordance with the Planning Act, the City must hold a public meeting in order to formally consider the requested Official Plan and Zoning By-law amendments and receive public and Councillors' comments.

Detailed analysis of Provincial, Regional and City Policies and regulations, supporting documents, agency comments and any public submissions will be the subject of a future recommendation report.

Location

The subject lands are legally described as Part of Lot 13, Beasley's Broken Front Concession, Geographic Township of Waterloo, Being Part 11 58R-20544 Except 58M-663, City of Cambridge and Part of Lots 8 and 13, Beasley's Broken Front Concession, Geographic Township of Waterloo, Being Block 2 58M-663, City of Cambridge. The subject lands are municipally known as 125 and 155 Boychuk Drive and are located south of Boychuk Drive, west of Maple Grove Road and north of the railway corridor and Highway 8.

The properties subject to the Official Plan and Zoning By-law amendments (outlined in red below) are approximately 7.144 hectares (17.65 acres) in size.



Existing/surrounding land uses

The subject lands are currently vacant. The subject lands are surrounded by a railway corridor and Highway 8 to the south and vacant lands also zoned Industrial (M1) to the east, west and north. Further to the north are the Creekside Phase 2 lands which make up a portion of the North Cambridge Business Park.

Proposal

The applicant is requesting that outdoor storage be permitted on the subject lands. **Attachment No. 1** contains the applicants' proposed Concept Plan.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is a requirement of the Planning Act, which provides Council and the public an opportunity to review the proposed application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Comments

A statutory public meeting is required by the Planning Act to provide an opportunity for Council and the public to give input on the proposal. The application is under review by City Staff and external agencies and a subsequent recommendation report will be prepared. Responses to public submissions will be considered in the subsequent report.

Considerations for review of this application include (but are not limited to) the following:

- Visual impacts from Highway 8
- Appropriateness of proposed changes to the zoning regulations
- Comments received from Council, the public and agency circulation

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the application back to staff to continue the processing of the planning application. Generally, if Council were to decide not to accept this recommendation, the applicants could appeal their application to the Ontario Land Tribunal (OLT) (previously Local Planning Appeal Tribunal) after the timeline for processing the application set out in the Planning Act has passed. If Council were to decide to refuse this application 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 appeals are filed under either of these scenarios then that would then leave the decision about this planning application to the outcome of the OLT process.

Existing Policy/By-Law

City Cambridge Official Plan (2012)

The subject lands are currently designated Employment Corridor (see **Attachment No. 2**). Lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility and are intended to provide for prestige employment uses including advanced manufacturing, major office complexes and offices.

City of Cambridge Zoning By-law No. 150-85, as amended

The subject lands are currently zoned Industrial (M1) (see **Attachment No. 3**). Site specific zoning by-law amendment S.4.1.46 (b) permits additional uses such as data centres, offices and general industrial uses with various floor area caps.

Financial Impact

Any costs of the application are borne by the applicant.

Public Input

The statutory public meeting required under the Planning Act is being held virtually on July 27, 2021. Official notification of the public meeting and complete application was provided in the Cambridge Times on July 1, 2021. In addition, notice was provided to all assessed property owners within 120 metres (393.7 feet) radius of the site and anyone else who requested notice. Any interested parties or members of the public will be provided with the opportunity to speak to this proposal at the July 27, 2021 virtual public meeting. All public and Council comments received will be included in the future recommendation report to Council.

The application and supporting studies can be found at the following link:

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

Internal/External Consultation

The application and supporting information has been circulated to the departments and agencies listed in **Attachment No. 4** below.

Conclusion

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to Council including a discussion about conformity with the City of Cambridge Strategic Plan.

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 application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Signature

Division Approval

Reviewed by the CFO

<Insert scanned signature file>

Reviewed by Legal Services

Name: N/A

Title: N/A

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager Community Development

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

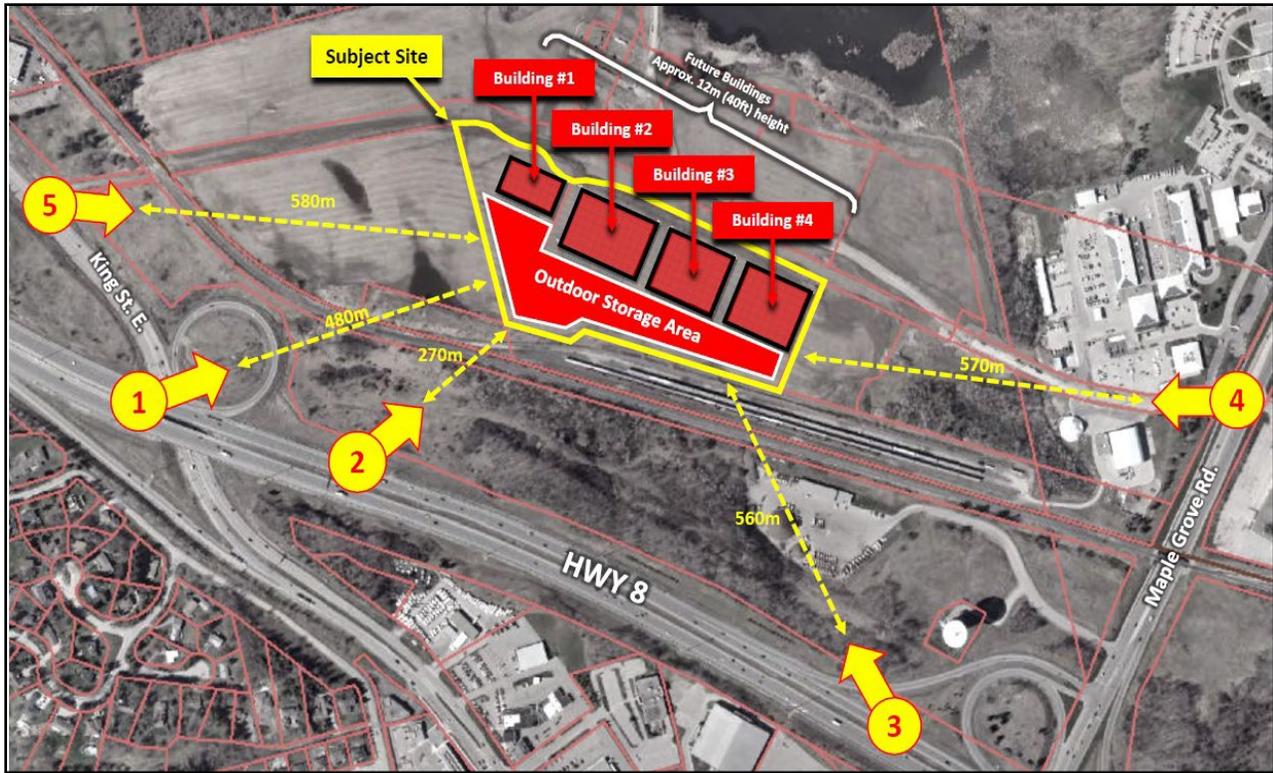
Attachment No. 1 – Proposed Concept Plan

Attachment No. 2 – Existing Official Plan Map

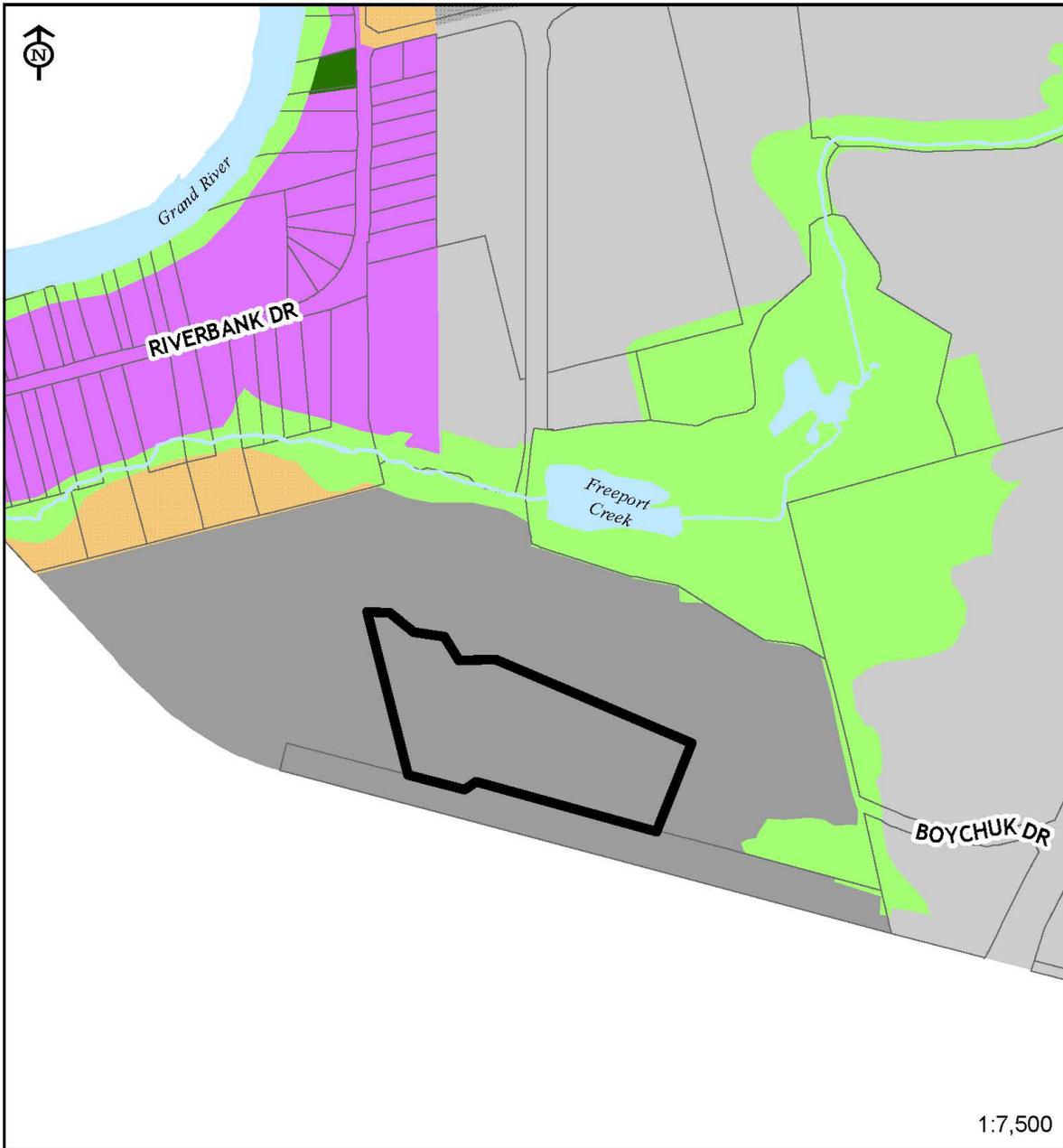
Attachment No. 3 – Existing Zoning Map

Attachment No. 4 – Internal/External Consultation and List of Supporting Studies

Attachment No. 1 – Proposed Concept Plan



Attachment No. 2 – Existing Official Plan Map



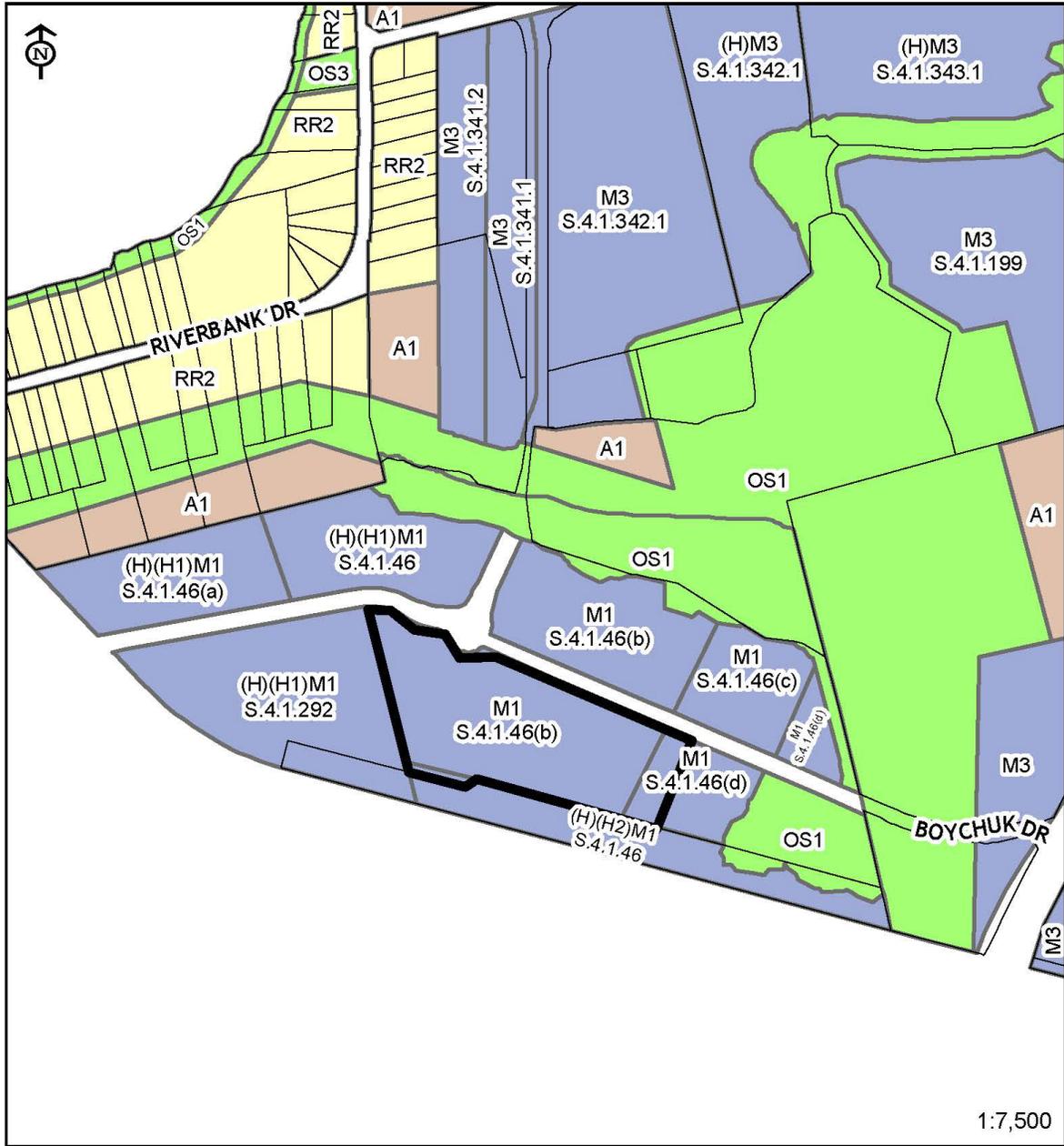
**Extract from Map 2 of the
City of Cambridge Official Plan**

| | | |
|--|--|---|
|  SITE | Land Use |  Prime Industrial Strategic Reserve (Served) |
| |  Future Urban Reserve |  Employment Corridor |
| |  Rural Residential |  Recreation, Cemetery and Open Space |
| |  Business Industrial |  Natural Open Space System |



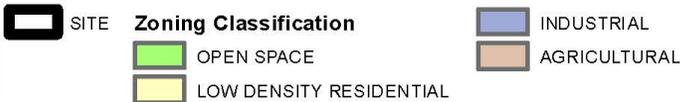
© ICOR PVT SITSD 19-22_01_015 Information Product SITSP Plans/Misc/145_195 Boychuk & O'Connell - 04/20/21
Tuesday, June 08, 2021 8:38:24 AM

Attachment No. 3 – Existing Zoning Map



EXISTING ZONING

Map 3



Cambridge Technology Services GIS Division
 June 05, 2021 9:35:26 AM
 G:\COR\PT\SITSD\022_01_GIS\Information Products\SitePlans\M03-045_1SR\Boychuk_SitPlan.mxd - v1.dwg

Attachment No. 4 – Internal/External Consultation and List of Supporting Studies

The application has been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning and Development Committee for consideration.

- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Operations, Forestry and Horticulture Division
- City of Cambridge Building Services Division
- City of Cambridge Economic Development Division
- City of Cambridge Fire Department
- Regional Municipality of Waterloo
- Grand River Conservation Authority
- Public, Catholic and French School Boards
- Energy + Inc. (Hydro)
- CP Rail (CPR)
- Ministry of Transportation (MTO)

List of Supporting Studies/Documents:

- Planning Justification Report
- Source Water Protection Section 59 Notice