

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 9/27/2022

Subject: 22-114-CD Public Meeting – 506, 510 & 516 Hespeler Road and 1000 Langs Drive – OPA/ZBA – Legion Heights Hespeler Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Rachel Greene, Senior Planner

Report No.: 22-114-CD

File No.: OR06/22

Wards Affected: Ward 3

RECOMMENDATION(S):

THAT Report 22-114-CD Public Meeting – 506, 510 and 516 Hespeler Road and 1000 Langs Drive – OPA and ZBA – Legion Heights Hespeler Inc. be received;

AND THAT application OR06/22 for 506,510 and 516 Hespeler Road and 1000 Langs 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 requested Official Plan and Zoning By-law Amendments to Council and the Public, which if approved, would facilitate the development of the property with a mixed-use high-rise development consisting of:
 - Five (5) high-rise buildings to a maximum height of 20 storeys
 - Maximum of 1,366 dwelling units including one, two and three-bedroom units
 - Approximately 9,200 square metres of office/retail floor area located at grade and within podiums
 - Private internal road network and underground parking
 - Public park of approximately 10,663 square metres (1 hectare)

Key Findings

- The subject lands are designated Hespeler Mixed-Use Corridor in the City's Official Plan and zoned C4 Commercial in Zoning By-law 150-85.
- The proposal provides an opportunity to introduce intensification within a proposed Major Transit Station Area (MTSA) and is located along an existing transit corridor.
- The proposed development would require the existing stand-alone commercial buildings to be demolished. The intent is to phase the development so these restaurants can continue to operate during initial construction activities.
- The proposed development would contribute to the City's objective of providing a range and mix of housing options and directing 45 percent of new development within the built-up area.
- The proposed development represents an efficient use of the subject lands. The proposal would utilize existing municipal services and would provide additional support to local amenities. The proposed development supports the City's objective of creating complete communities.

Financial Implications

- 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: Promote and develop more transportation options

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

The proposed developed of the land for a mix of residential, commercial and office uses represents the opportunity for a transit supportive development that would contribute to

the creation of a complete community along the Hespeler Road Corridor to meet the housing and employment needs of a diverse population.

BACKGROUND:

Property

The applicant has submitted Official Plan and Zoning By-law Amendments to facilitate the development of the subject land known municipally as 506, 510 and 516 Hespeler Road and 1000 Langs Drive and legally described as Part Lot 4, Concession 1, Beasley's Lower Block; Lots 54 and 57 Plan 1374; Parts 1-7 67R-1577, City of Cambridge, Regional Municipality of Waterloo. The irregular shaped lands have an approximate area of 4.5 ha with 155 m of frontage along Hespeler Road and Langs Drive.

506 and 510 Hespeler Road are currently occupied by two (2) single-storey commercial buildings with a shared surface parking lot currently being used for restaurants. The balance of the subject lands is vacant. The lands are generally flat and the Groff Mill Creek flows adjacent to the property with a portion of the subject lands being located within the floodplain/flood fringe.

The subject lands are located south of Langs Drive, on the east side of Hespeler Road. The subject lands are show in Figure 1.



Figure 1 Aerial Photo of 506, 510 & 516 Hespeler Road and 1000 Langs Drive

Existing Surrounding Land Uses

The surrounding land uses are characterized by a mix of commercial and industrial land uses. The Hespeler Road Corridor is lined with commercial plazas and shopping centres containing a variety of retail, service commercial, automotive uses and associated parking lots. Groff Mill Creek is located west of the subject lands, beyond the creek are a variety of industrial land uses fronting on Industrial Drive. Farther south along Hespeler Road is the Cambridge Centre Mall, Dumfries Conservation Area and Chaplin Family YMCA.

The site is located within the draft proposed Pinebush Station MTSA boundary (800 m or approximately a 10-minute walk) but is also on the boundary adjacent to the Cambridge Centre Mall Station MTSA.

The subject lands are one of the only primarily vacant properties in the area and would be one of the first transit supportive developments along the Hespeler Road Corridor.

ANALYSIS:

The applicant is seeking approval to redevelop the subject lands with five (5), 20-storey, mixed-use residential/commercial buildings. The development includes private road network with access from Hespeler Road and Langs Drive. A public park is proposed adjacent to Groff Mill Creek.

Buildings A, C and D, are residential apartment buildings with a wide range of unit sizes and types ranging from one to three bedrooms. Building B proposes commercial units at grade along the internal road network with residential above. Building E which fronts on Hespeler Road, contemplates a large format retail use (such as a grocery store) at grade, with office space located within the podium and residential above. Building D is the location of the existing commercial structures which are to be demolished as part of a future phase.

Ground floor amenity areas are proposed in each building for residents and outdoor amenity area is proposed on the roof of podiums as well as a series of landscaped areas at grade throughout the site.

The applicant is proposing a total of 1,873 parking spaces primarily within the underground parking structure with some on-street parking along the private road network. The site also incorporates 20 Type A and 22 Type B barrier free spaces. Additionally, the site is proposed to include 481 bicycle stalls.

The applicant has submitted Official Plan and Zoning By-law Amendment applications for the subject lands. An Official Plan Amendment is required to permit the requested

increase to density and building height. A Zoning By-law Amendment is also required to permit mixed use multiple residential and commercial land uses with site specific provisions for increased density and height in addition to reduced parking rates, setbacks and amenity area.

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.

Following the statutory public meeting, City Planning Staff will review comments received from the public meeting, City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Official Plan 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 Policy 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 No. 150-85;
- General conformity with the Draft Hespeler Road Corridor Secondary Plan;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation for increased residential density and height;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Comments received from members of Council, public, City staff 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 applications back to staff to continue the processing of the planning applications.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

The City of Cambridge Official Plan (2012) designates the subject lands as “Built-up Area” on Map 1A and is designated as Hespeler Road Mixed Use Corridor and Natural Open Space System on Map 2 (included in this report as Appendix C).

The Built-Up Area encourages the intensification of lands as part of the City’s growth management strategy and directs that “infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible.”

The Hespeler Road Mixed Use Corridor is intended to provide opportunities for transit-oriented development supportive of the Region of Waterloo’s rapid transit initiative that will help achieve the City’s growth management objectives and may be developed for commercial, residential, office and institutional uses. New development is encouraged to be of a mixed-use format and shall have a density between 0.5-2.0 Floor Space Index (FSI) and between 4-12 storeys in height.

Detailed land use policies with respect to the mixed-use corridor will be established through the Hespeler Road Corridor Secondary Plan which is still under review. The draft policies in the secondary plan currently indicate the subject lands would be designated as mixed-use high density which would permit a maximum of 300 units per hectare and a maximum height of 20 storeys. The plan contains draft urban design guidelines and it is expected the applicant will address these policies through a future site plan application.

The Natural Open Space System designation consists of Core Environmental Features, watercourses, shorelines and the regulatory floodplain. The designation on this site is the floodplain associated with the Groff Mill Creek that runs adjacent to the property. No development is proposed within this area.

The applicant is requesting an increase in density with an FSI of 3.1 and 330 units per hectare. The Official Plan currently permits a maximum FSI of 2.0 while the draft secondary plan proposes a maximum of 300 units per hectare. The applicant is also requesting an increase in height to a maximum of 20 storeys where the Official Plan permits 12 storeys and the draft secondary plan proposes a maximum of 20 storeys. Therefore, while the proposal meets the intent of the draft secondary plan policies, an Official Plan Amendment is required in the interim to permit the proposed density and

height. The proposed public park will also be required to be placed in the appropriate open space designation.

City of Cambridge Zoning By-law 150-85, as amended

The subject lands are currently zoned C4 Commercial which permits a variety of commercial uses along the Hespeler Road corridor. The applicant is requesting to rezone the subject lands to generally align with the Hespeler Road Mixed Use/High Density (HR-MU/HD) zone as outline in the Draft 2019 City of Cambridge Zoning By-law which is still under review. The City's currently by-law would require a compound zone of RM1/C4 to permit the proposed multiple residential uses in addition to the commercial.

The following table outlines the site-specific provisions that would be required to permit the development and compares the proposed against the current zoning by-law regulations and the draft zoning by-law regulations.

Development Standard	Zoning By-law 150-85	Draft Zoning By-law (HR-MU/HD)	Proposed
Maximum Density	250 units per hectare	300 units per hectare	330 units per hectare
Minimum Parking (Residential – includes visitor parking)	1.25 spaces per unit (1,708 spaces)	1.25 spaces per unit (1,708 spaces)	1.22 spaces per unit (1,660 spaces)
Minimum Front Yard Setback (C4 Commercial)	15 m	0 m	6 m
Minimum interior side yard (Residential)	3 m for the first 2 storeys plus 1.5 m for each additional storey to a maximum of 12 m	0 m	8.9 m
Maximum building height	N/A	12 Storeys (38 m)	20 Storeys (72.85 m)
Minimum Amenity Area	20 sq.m per one bedroom unit 30 sq.m per two+	15 sq.m per unit (outdoor amenity area)	15 sq.m per unit (outdoor amenity area)

	bedroom units (does not specify indoor/outdoor)		
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The parkland and floodplain portion of the property will be required to be placed in the appropriate open space zoning.

A Record of Site Condition and Ministry Acknowledgement letter is required and a Holding (H) provision will be required until receipt of the required documentation.

A zoning map representing the current zoning of the subject lands has been included as Appendix D.

FINANCIAL IMPACT:

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

PUBLIC VALUE:

Engagement:

The intent of the Statutory Public Meeting is to provide an opportunity to the public to be involved in the decision-making process with respect to new development proposed in their neighbourhoods. Participants are able to share their feedback, whether that be in support of the application or in opposition. This opportunity will allow for engagement between the community and the applicant, as well as with staff, in order to gain insight on the impacts the development may have on surrounding residents and the area. The Public Meeting is a key milestone in the planning approval process that introduces the development to the community and allows for further engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

Not Applicable.

PUBLIC INPUT:

The statutory public meeting being held under the Planning Act is being held May 31, 2022 and official notification was provided in the Cambridge Times. In addition, notice was provided to all assessed property owners within a 120 metres (393.7 feet) radius of

the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the September 27, 2022 public meeting. The studies provided in support of the applications are available on the City of Cambridge Current Development website:

[Current Development Applications - City of Cambridge](#)

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

Posted publicly on the City's website as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The 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:

Staff will provide further comments and analysis regarding these applications as part of the future recommendation report to Council. A statutory public meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposal.

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:

1. 22-114-CD Appendix A – Proposed Site Plan
2. 22-114-CD Appendix B – Concept Elevations
3. 22-114-CD Appendix C – Existing Official Plan Map
4. 22-114-CD Appendix D – Existing Zoning Map
5. 22-114-CD Appendix E – Internal/External Consultation & List of Supporting Studies