



# 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

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