

To: COUNCIL

Meeting Date: 2/28/2023

Subject: 23-187-CD – Removal of “H” Holding Provision – 250 Allendale Road, IPort Cambridge GP Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Rachel Greene, Senior Planner

Report No.: 23-187-CD

File No.: R02/23

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 23-187-CD Removal of Holding Provision – 250 Allendale Road, be received;

AND THAT Cambridge Council approve the application to remove the “H” Holding Provision from the property;

AND FURTHER THAT the by-law included as Appendix A to report 23-187-CD be passed.

EXECUTIVE SUMMARY:

Purpose

This report is for a Zoning By-law Amendment to remove the “H” Holding provision from a portion of the property at 250 Allendale Road that required the completion of a Cultural Heritage Impact Assessment (HIA).

Key Findings

- The bank barn at 250 Allendale Road was a listed heritage property of interest on the Cambridge Heritage Properties Register.
- Council approved report 21-032(CD) with recommendations to remove the barn from the property and to remove the property from the Heritage Properties Register as recommended in the HIA; therefore, the “H” Holding provision has been satisfied.
- The subject lands are located in the North Cambridge Business Park which are planned for large-lot employment uses on full municipal services.

Financial Implications

- Removal of Holding Provision Application fee in the amount of \$1,700 has been paid to the City to process this application.
- Heritage Impact Assessment review fee of \$555 has been paid to the City to review the HIA.
- There are no additional financial impacts due to this application. The financial impacts have been addressed through the previous plan of subdivision.

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: Not Applicable

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject lands are municipally known as 250 Allendale Road and legally described as Part Lot 18 Beasley's Broken Front Concession, City of Cambridge, Regional Municipality of Waterloo. The lands are located east of Riverbank Drive, south of Middle Block Road, west of Fountain Street North and north of Allendale Road.

City-initiated Official Plan and Zoning By-law Amendments came into effect for these lands in August 2018 which permit a range of industrial uses, office buildings and associated complementary uses. The applicant received draft approval from the Region of Waterloo for Plan of Subdivision File No. 30T-20102 in April 2022 and the draft approved plan is included in Appendix B. A small portion of the subdivision lands are subject to the Holding provision as outlined below in red in Figure 1.

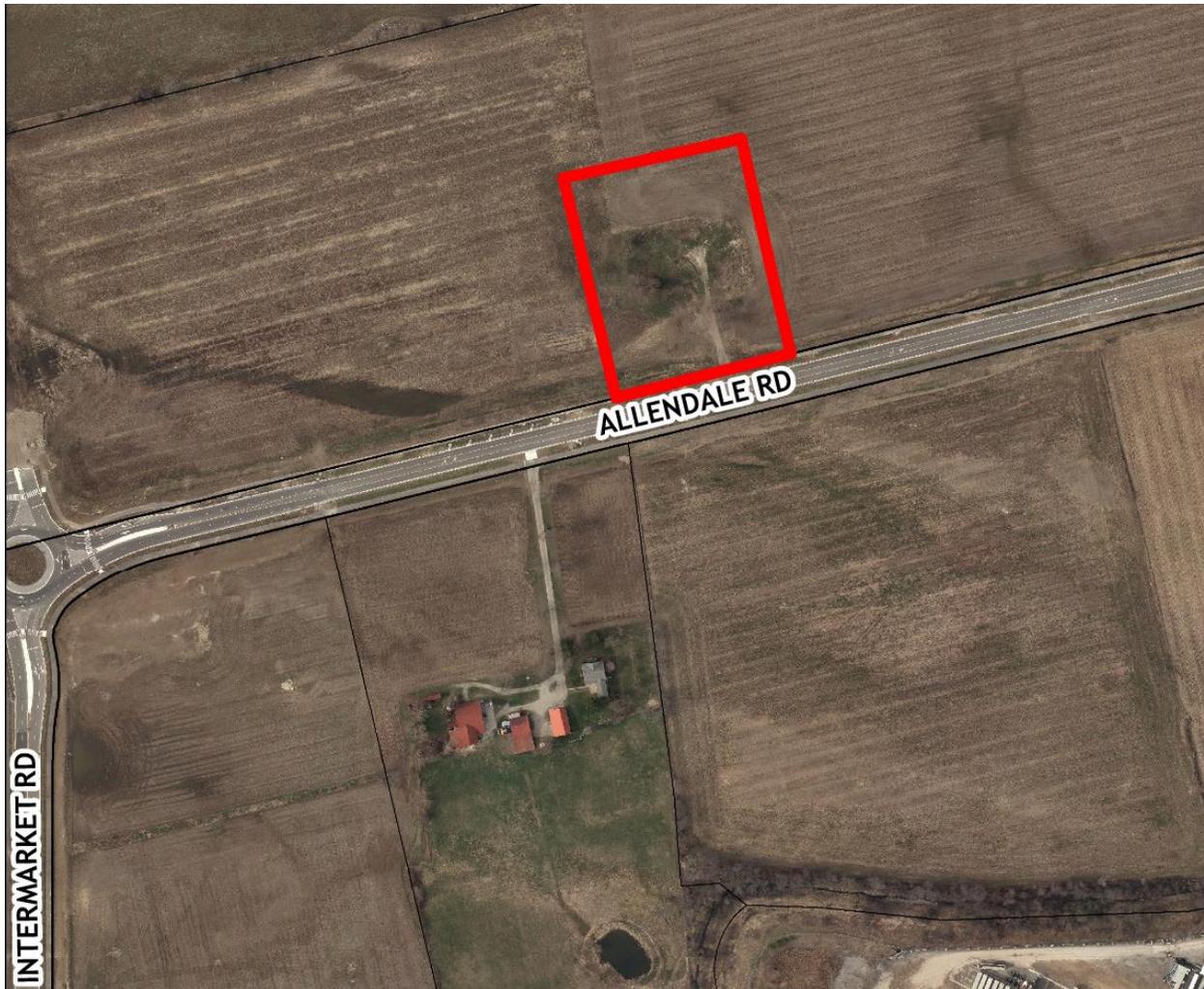


Figure 1 Aerial Map of lands subject to Holding Provision

Existing/surrounding Land Uses

The subject lands were previously used as agricultural lands. This site is currently being prepared for industrial development. The site is surrounded by agricultural lands to the north, which are subject to the ongoing North Cambridge Secondary Plan for future residential and mixed land uses. To the east are agricultural lands, a farm, natural features and industrial lands. To the south are existing agricultural lands which have been zoned for industrial uses as part of the North Cambridge Business Park. Finally, lands to the west are agricultural lands located outside of the Urban Area boundary, single detached dwellings on Riverbank Drive and the Grand River.

The lands to the east of the North-South Collector Road (known as Intermarket Road) are designated in the City's Official Plan as Business Industrial and Natural Open Space System and are zoned as Industrial (M3) and Open Space (OS1) through City-initiated amendments approved by Cambridge Council in June 2018.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Designated Greenfield Area - Map 1A and Business Industrial and Natural Open Space System - Map 2

Site specific policies 8.10.74 and 8.10.75 apply to these lands which permit a range of business industrial uses, office buildings and associated complementary uses. These site-specific policies came into effect in August 2018.

The removal of the “H” Holding provision conforms to the Official Plan.

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

Existing Zoning: (H)M3 s.4.1.347.1

Proposed Zoning: M3 s.4.1.347.1

The M3 zone with site-specific provisions permits a range of industrial uses, office buildings and associated complementary uses to implement the policies of the Official Plan.

The site specific also contains provisions for locating outdoor storage in the rear yard and includes buffering provisions to ensure it is appropriately screened from view.

The proposed removal of the “H” Holding provision will not change the permitted uses on the subject lands but will allow the applicant to proceed with development.

ANALYSIS:

Applicable City and Regional staff have reviewed the submission to remove the Holding provision.

The proposal will permit industrial development on an existing vacant property located in the North Cambridge Business Park. The development of the lands with four industrial warehouse/office buildings supports the Prime Industrial Strategic Reserve (Serviced) policies of the Regional and City Official Plans to ensure an adequate supply of industrial lands are available within the Region for new manufacturing or business park land uses.

The subject site of 250 Allendale Road was listed on the Heritage Properties Register. A Heritage Impact Assessment (HIA) was prepared in 2019 to demolish the structures on the property which was accepted by the Municipal Heritage Advisory Committee (MHAC) and was approved by Cambridge Council on January 12, 2021 (Report No. 21-

032(CD)). As directed by Cambridge Council, the Saint Florian's crosses were donated by the developer to the Fire Hall Museum. In addition, the developer is required to submit a Conservation and Commemoration Plan to reuse the rubblestone that remains on site from the demolition of the barn at 250 Allendale Road as a condition of draft plan approval.

The City is now satisfied that the "H" Holding provision may be lifted from the lands.

FINANCIAL IMPACT:

- Removal of Holding provision Application fee in the amount of \$1,700 has been paid to the City to process this application.
- Heritage Impact Assessment review fee of \$555 has been paid to the City to review the HIA.
- There are no additional financial impacts due to this application. The financial impacts have been addressed through the previous plan of subdivision.

PUBLIC VALUE:

Engagement:

The Planning Act does not require public input on a Zoning By-law Amendment that proposes to remove the 'H' Holding prefix as the use is permitted subject to the removal of the 'H'. Notice of intention to pass the Holding Removal by-law was published in the Cambridge Times on February 16, 2023 in accordance with the Planning Act.

ADVISORY COMMITTEE INPUT:

The HIA was accepted by the Municipal Heritage Advisory Committee (MHAC) on August 15, 2019. MHAC passed the following resolution:

"THAT the Municipal Heritage Advisory Committee (MHAC) accept the revised Cultural Heritage Impact Assessment (HIA) and its findings as submitted by MHBC Planning Ltd. dated August 8, 2019 for the development proposed for the listed property at 250 Allendale Road;

AND THAT the MHAC recommends that the property owner prepare a conservation plan that identifies how the barn will be dismantled and rebuilt or a salvage plan that will identify which items will be salvaged, how and where they will be stored, where they will be reused on site and/or donated, and an interpretation plan to ensure their origins and value is understood well into the future;

AND THAT the conservation or salvage plan be a condition of a future development application for the subject lands;

AND FURTHER THAT the MHAC recommends that Council direct staff to remove the property from the Heritage Properties Register after demolition of the structures on the property.”

Council proceeded to approve the Demolition Permit Application for the heritage listed structure at 250 Allendale Road in accordance with the findings of the HIA.

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The condition imposed through the Holding provision is to the satisfaction of the City and Region of Waterloo (if applicable). The Region of Waterloo has provided clearance for the removal of the Holding provision.

CONCLUSION:

The subject property was placed into a Holding zone to ensure a cultural Heritage Impact Assessment was submitted. The recommendations of the HIA were accepted by MHAC and Council approved the removal of the barn from the property. Therefore, the condition of the holding has been satisfied. It is the opinion of staff that the proposed application represents good planning as it provides for the development of a vacant site that is planned to accommodate employment uses contributing to the supply of employment lands in the City and Region. Approval of the application will facilitate the development of the subdivision. As such, staff recommends approval of the Zoning By-law Amendment.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

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:

When naming attachments please use the following format:

1. 23-187-CD Appendix A – Draft By-law Amendment
2. 23-187-CD Appendix B – Draft Approved Plan of Subdivision