

To: PLANNING COMMITTEE (STATUTORY PUBLIC MEETING)
Meeting Date: 3/21/2023
Subject: 23-173-CD – Public Meeting – 229, 235, 239, and 247 Royal Oak Road – Official Plan and Zoning By-law Amendments
Submitted By: Lisa Prime, MCIP RPP, Chief Planner
Prepared By: Rachel Greene, Senior Planner
Report No.: 23-173-CD
File No.: OR01/23
Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 23-173-CD – Public Meeting – 229, 235, 239, and 247 Royal Oak Road – Official Plan and Zoning By-law Amendments, be received;

AND THAT application OR01/23 be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

To introduce to Council and the Public the proposed Official Plan and Zoning By-law Amendments for two industrial/warehouse buildings.

Key Findings

- The proposed industrial development on the subject lands will allow for a wide range of end users to utilize new employment lands.
- The proposed development supports the City’s objective of ensuring that opportunities exist for a diversified economic base that includes a range and choice of suitable sites for employment uses.

Financial Implications

Any costs of the application are borne by the applicant.

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 comprised of four properties municipally addressed as 229, 235, 239, and 247 Royal Oak Road and legally described as Part Lot 26, Part Lot 27 Concession Beasleys Broken Front, Lots 1-3 Plan 1147, City of Cambridge, Regional Municipality of Waterloo.

The subject lands are located north of Highway 401, on the southwest corner of the intersection of Royal Oak Road and Speedsville Road. The subject lands have a total lot area of 9.3 hectares with an approximate frontage of 347 metres along Royal Oak Road and 152 metres along Speedsville Road. The subject lands are bisected by West Creek, a natural heritage feature that is regulated by the Grand River Conservation Authority (GRCA).

Each property has a single detached dwelling. The dwellings on 229, 235, and 239 Royal Oak Road are proposed to be demolished. 247 Royal Oak Road is not listed or designated on the City’s Heritage Register but the stone farm house is being retained due to its potential heritage value. The site also features an existing cell tower that is to remain.

The subject lands are shown in Figure 1.



Figure 1 Aerial map of the subject lands

Surrounding Land Uses

The surrounding area is characterized by industrial and employment uses to the north including the Boxwood Industrial Subdivision, an aggregate operation is located to the east of Speedsville Road, Highway 401 directly abuts the lands to the south, and low density residential is located to the west. The closest bus stop is approximately 1.5 km away from the subject site.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-up Area, Low/Medium Density Residential and Natural Open Space System on Maps 1A and 2 of the City's Official Plan.

Proposed Land Use Designation(s): Built-up Area, Business Industrial and Natural Open Space System

The existing land use designation in the City's Official Plan is shown on Figure 2 below.



Figure 2 Existing Official Plan designation.

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

Existing Zoning: R1 Residential and OS1 Open Space

Proposed Zoning: M1 Industrial and OS1 Open Space

Proposed Site-specific Zoning Provisions:

Development Standard	Existing Zoning By-law 150-85 (M1)	Proposed (M1 S.4.1.XXX)
Minimum Parking Requirements	2.5 spaces per 100 sq.m gross leasable area Building A: 469 spaces Building B: 104 spaces	Building A: 1 space per 202 sq.m (93 spaces) Building B: 1 space per 76 sq. m (55 spaces)

The existing zoning is shown on Figure 3 below.

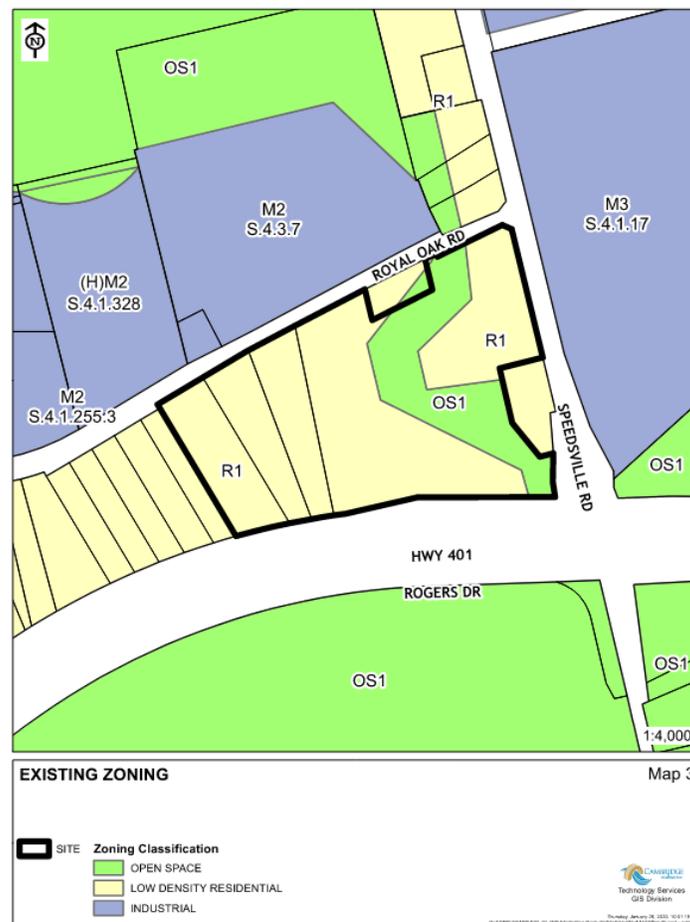


Figure 3 Existing zoning map of the subject lands

ANALYSIS:

Proposal

The applicant is proposing Official Plan and Zoning By-law Amendments for the subject lands for the development of two (2) industrial/warehouse buildings. Building A is located along Royal Oak Road and is approximately 18,755 square metres. Building B is located at the intersection of Royal Oak Road and Speedsville Road and is approximately 4,850 square metres. Two accesses are proposed from Royal Oak Road. A stormwater management pond is also proposed on the site. No development is proposed within the natural heritage feature running centrally through the site.

The subject lands are currently designated “Low/Medium Density Residential” in the City Official Plan. Therefore, an Official Plan Amendment is required to permit employment uses on the subject lands. The applicant is proposing to designate the lands as Business Industrial. No changes are proposed to the Natural Open Space System designation on the site.

A Zoning By-law Amendment is also required to rezone the lands from the current R1 Residential zone to the M1 Industrial zone, along with a site-specific provision to permit a reduction to the required parking.

The proposed concept plan for the subject lands is provided in Figure 4 below.



Figure 4 Proposed concept plan

Policy Overview

The subject lands are located within the Built-Up Area as identified in the Growth Plan, the Regional Official Plan, and the City Official Plan. The Built-up Area is intended to attract a significant portion of future population and employment growth. Cambridge is strategically located on the Highway 401 and City has an employment forecast of 102,500 jobs by 2031. Economic development and competitiveness will be promoted by “ensuring that opportunities exist for a diversified economic base that includes a range and choice of suitable sites for employment uses”.

Employment areas should be designed with a compact urban form with a high standard of urban design. Additionally, employment areas must ensure compatibility and appropriate buffering and screening between sensitive land uses. New industrial development may be permitted where appropriate studies have been completed which demonstrates “the proposed industrial development can occur without detrimentally impacting the existing residential land uses”.

A more detailed review of the policy will be provided through a future recommendation report should this application be referred back to Staff for review.

Planning Process and Future Steps

A Statutory Public Meeting is a requirement of the Planning Act.

Following the statutory public meeting, City Planning Staff will review comments received from the public, 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;
- Land use compatibility with surrounding development;
- Impacts on Natural Heritage Features;
- Servicing and Stormwater Management;
- Traffic and Parking; 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.

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant.

PUBLIC VALUE:

The purpose of this Statutory Public Meeting is to inform the public/local residents of the proposed development in their community and to provide an opportunity for involvement in the decision-making process regarding the proposed development. Participants may share their feedback on the proposed development with staff, the applicant, and Council. They may identify potential impacts the development may have on the surrounding residents and area. The public meeting is a key milestone in the planning process for engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Not applicable.

PUBLIC INPUT:

The public meeting notification was provided in the Cambridge Times on February 16th, 2023 and was mailed out to all assessed property owners within a 120 metre (393.7 feet) radius of the subject lands. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the March 21st, 2023 public meeting. The studies provided in support of the applications are available on the City of Cambridge Current Development website: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

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. The report will be posted on the City's website as part of the public report process.

INTERNAL / EXTERNAL CONSULTATION:

These applications have been circulated to the departments and commenting agencies listed in Appendix C. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

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. Staff will provide further comments and analysis regarding the proposed Official Plan and Zoning By-law Amendment applications as part of a future recommendation report to Council.

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. 23-173-CD Appendix A – Proposed Concept Plan
2. 23-173-CD Appendix B – Proposed Renderings
3. 23-173-CD Appendix C – Application Circulation List