

229, 235, 239, and 247 Royal Oak Road Official Plan and Zoning By-law Amendment Applications

229, 235, 239, and 247 Royal Oak Road
March 21, 2023

The Subject Site

- Located between Royal Oak Road, Speedville Road, and the 401.
- Currently features single detached houses, vacant areas, and creek.
- Across the road from existing industrial uses.



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Surrounding Context



Proposed Development

- Two warehouse buildings are proposed. Loading areas are located to the rear of the buildings, away from the street.
- The natural feature on site is to remain.



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Proposed Development



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Policy Context

Provincial Policy Statement

- Directs to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses to meet long term needs.

Growth Plan for the Greater Golden Horseshoe

- Directs growth to Built Up areas to support the development of complete communities. Economic development and competitiveness in the GGH will be promoted by ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to 2051.

Policy Context

Region of Waterloo Official Plan

- Seeks to provide a broad range of accessible employment opportunities throughout Waterloo Region and maintain a competitive advantage in attracting and retaining people, jobs, and investment.

City of Cambridge Official Plan

- Promotes, where appropriate, to re-use vacant buildings, to expand operations on under-used sites, and to locate in the built-up area of the city. Further, an adequate supply of serviced and serviceable land, recognizing variations in development requirements, is an employment land supply priority.

Employment Land Supply

Table 4-3: Status of Urban Employment Lands

Municipality	Built-Up Area (BUA) (ha)	Designated Greenfield Area (DGA) (ha)
City of Cambridge		
Occupied	1,294.40	162.1
Vacant	79.8	452.6
Sub-Total Urban Employment Lands in Cambridge	1,374.30	614.7

Table 4-7: Intensification Opportunities within the Urban and Rural Employment Lands

Municipality	Urban Employment Lands		Rural Employment Lands
	Area (ha)		
	BUA	DGA	
City of Cambridge			
Total Occupied Land	1,294.4	162.1	---
Occupied Land Identified with Intensification Potential	58.3	30.6	---
% of Land Identified with Intensification Potential	5%	19%	---

Employment Land Supply

- The application presents a rare scenario to increase the supply of employment land in the built-up area.
- The OP recognizes the need for some existing residential land uses and new proposed industrial development to co-exist. New industrial development may be permitted where studies have been completed which demonstrates to the satisfaction of the City, Region and the Province that the new proposed industrial development can occur without detrimentally impacting the existing residential land uses.

Conclusion

- The Proposed Development is consistent and in conformity to the Provincial Policy Statement, Growth Plan, and Regional Official Plan.
- The Proposed Development conforms to the City of Cambridge Official Plan.
- The proposed land use change to employment use is appropriate.
- The Proposed Development is consistent with the prevailing character of the area and will contribute to the significant employment node.

Conclusion

Thank you for your time, I'd be happy to answer any questions.