



229, 235, 239, and 247 Royal Oak Road File OR01/23

March 21, 2023 Public Meeting



Purpose

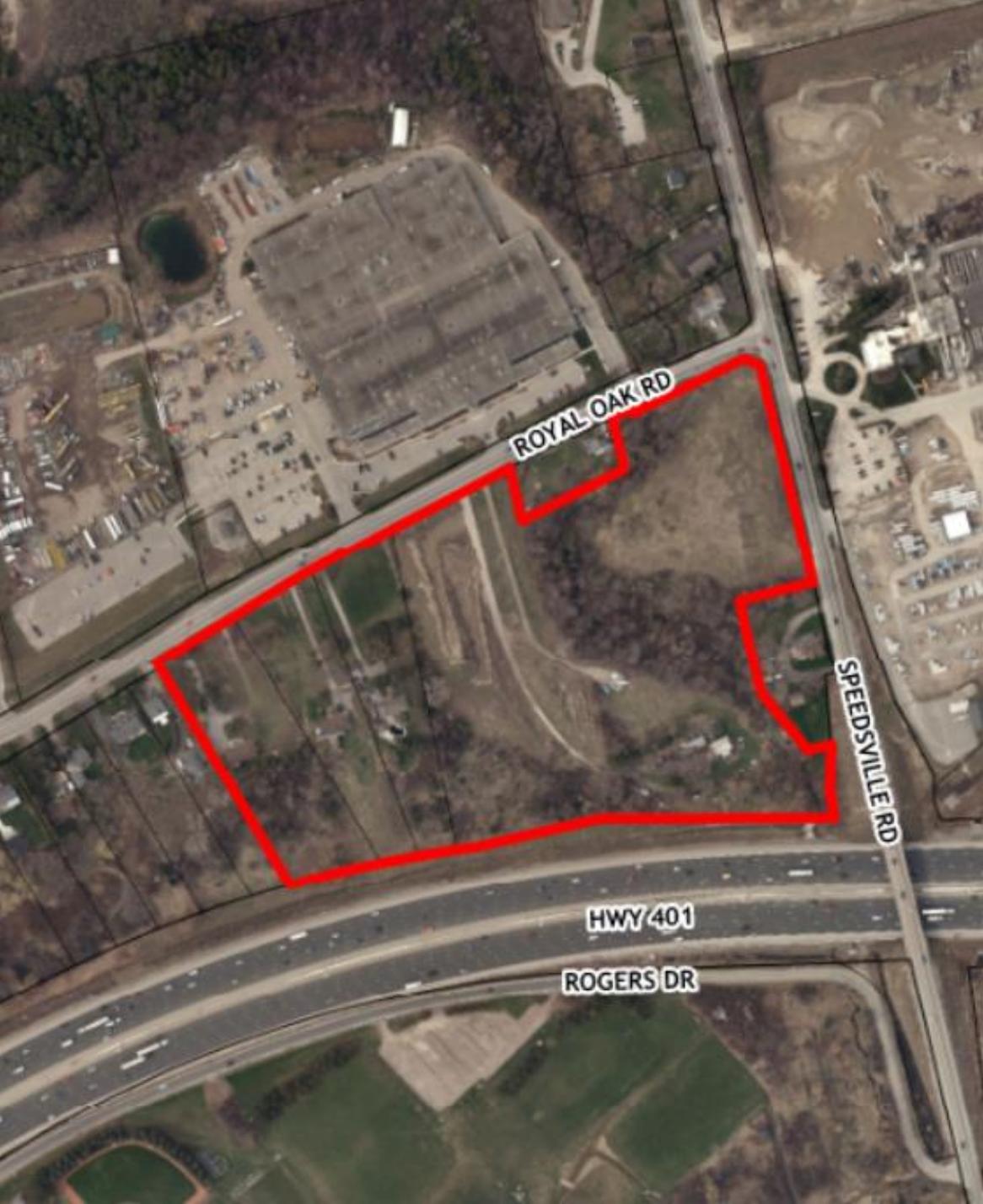
- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.



- **Changes to the proposal may occur between the public meeting and recommendation to Council.**
- Anyone interested in staying informed must request to be on the mailing list for this application

Property Information

- Located north of Highway 401, on the southwest corner of the intersection of Royal Oak Road and Speedsville Road
- Lot Area: 9.3 ha
- Frontage: 347 m on Royal Oak and 152 m on Speedsville
- Existing Official Plan Designation: Built-up Area, Low/Medium Density Residential and Natural Open Space System
- Existing Zoning: R1 Residential and OS1 Open Space
- The dwellings on 229, 235, and 239 Royal Oak Road are proposed to be demolished. The stone farmhouse at 247 Royal Oak Road is being retained due to its potential heritage value. An existing cell tower will remain.

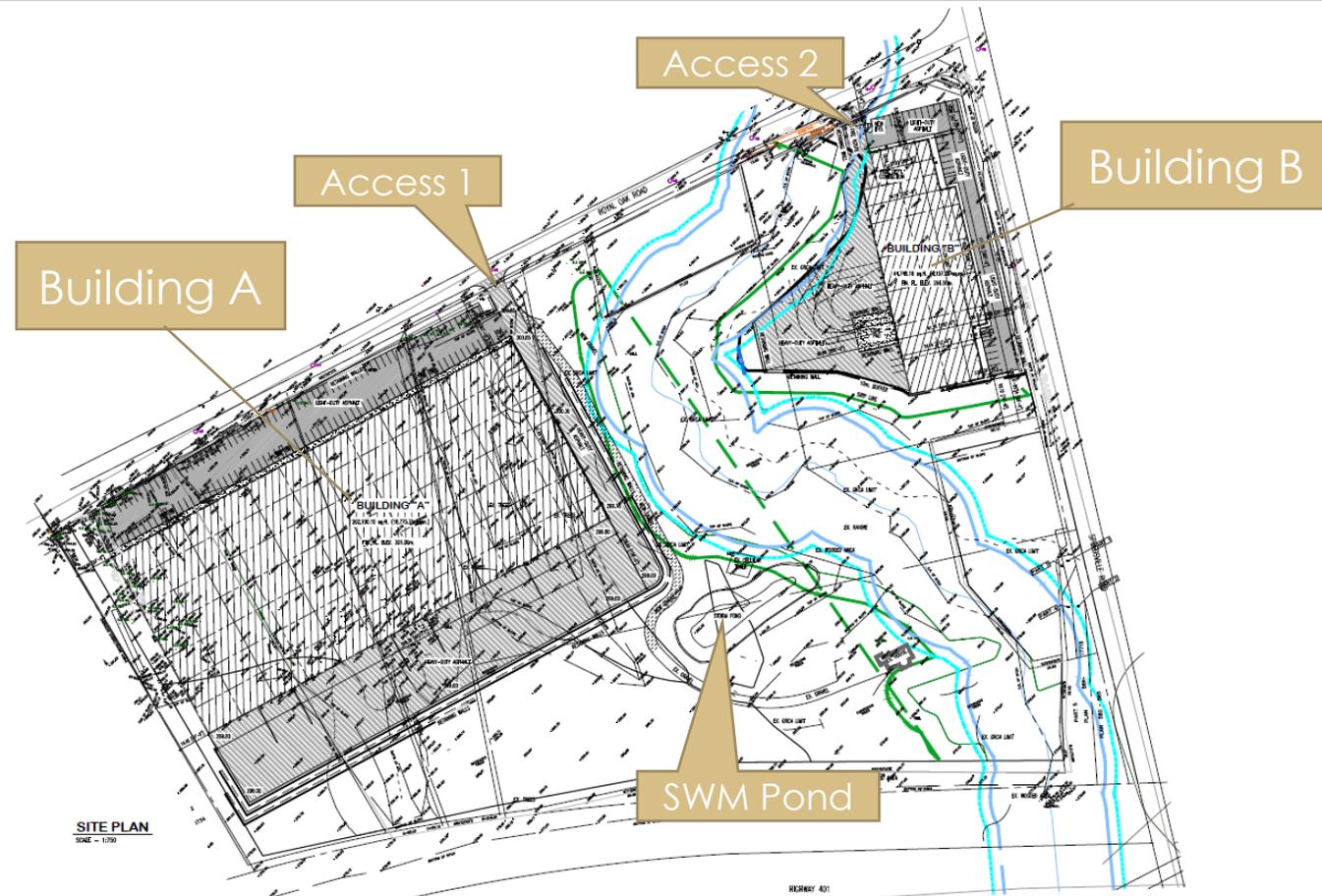


Proposed Development

229, 235, 239, and 247 Royal Oak Rd
(OR01/23)

Committee Phone Number:
519-623-1340 x4799
greener@cambridge.ca

- Two (2) industrial buildings
- Building A: GFA of 18,755 sq.m with 93 parking spaces
- Building B: GFA of 4,850 sq.m with 55 parking spaces
- Two accesses proposed from Royal Oak Rd
- Stormwater pond proposed on site
- No development proposed within the natural heritage feature (West Creek)



Concept Plans

229, 235, 239, and 247 Royal Oak Rd
(OR01/23)

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Building A - Front



Building A - Rear



Concept Plans

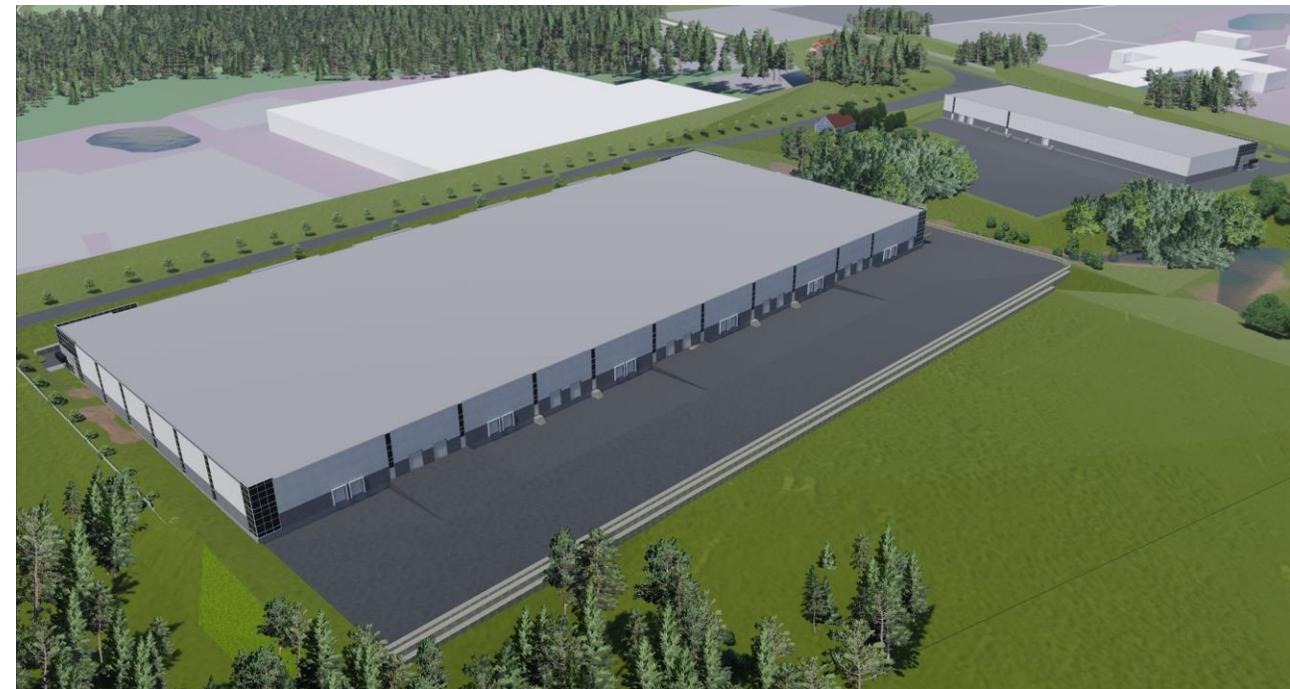
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Building B - Front



Buildings A and B – Rear (aerial)



Applications

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Official Plan Amendment

Existing Designation: Built-up Area, Low/Medium Density Residential and Natural Open Space System

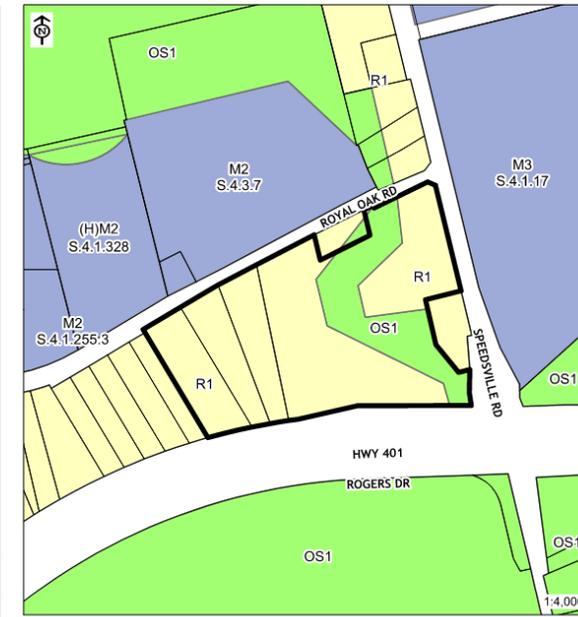
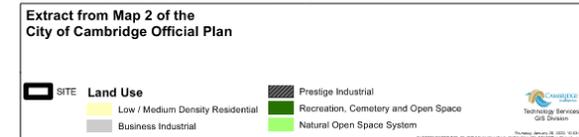
Proposed Designation: Built-up Area, Business Industrial and Natural Open Space System

Zoning By-law Amendment:

Existing Zoning: R1 Residential and OS1 Open Space

Proposed Zoning: M1 Industrial and OS1 Open Space

Development Standard	Existing Zoning By-law 150-85 (M1)	Proposed M1 with site specific provision
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)



Recommendation

Considerations for Review:

- Consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan, Region of Waterloo Official Plan and City of Cambridge Official Plan
- Compatibility with surrounding existing development
- Servicing and Stormwater Management
- Transportation and parking
- Comments received from members of Council, public, City staff and agency circulation

Recommendation:

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.



Thank You

Questions?

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