

To: PLANNING COMMITTEE (STATUTORY PUBLIC MEETING)

Meeting Date: 5/16/2023

Subject: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Michael Campos, Planner

Report No.: 23-218-CD

File No.: R04/23

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision submitted by 2582427 Ontario Inc. be received;

AND THAT application R04/23 for 240-276 Limerick Road be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

To introduce to Council and the Public the proposed Zoning By-law Amendment and Draft Plan of Subdivision that will facilitate the development of 105 dwelling units within 8 blocks consisting of street-fronting, cluster, and stacked townhouses.

Key Findings

- The proposed development achieves context-sensitive intensification on lands within the City Urban Area, which is supported by the Regional and City Official Plan.
- The proposed development provides for a range and mix of housing types and densities on underutilized lands adjacent to existing residential subdivisions, while supporting the use of existing municipal and transit service in the area.
- The proposed development supports Provincial, Regional and City objectives to plan new growth areas within the Urban Designated Greenfield Area as complete communities.

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: Increase housing options

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject lands consist of two properties municipally addressed as 240-276 Limerick Road and are legally identified as Part of Lot 6 Beasley's Broken Front Concession, City of Cambridge, Regional Municipality of Waterloo. The properties are intended to be consolidated into one property for the proposed development.

The subject lands are located south of the junction of Highway 401 and King Street East and have an estimated frontage of 130 metres along Limerick Road and an approximate area of 26,800 square metres (2.68 hectares). The lands presently contain vacant grassed lands and treed areas, as well as a single-detached dwelling located to the southwest of the property addressed as 240 Limerick Road.

The subject lands are shown in Figure 1.

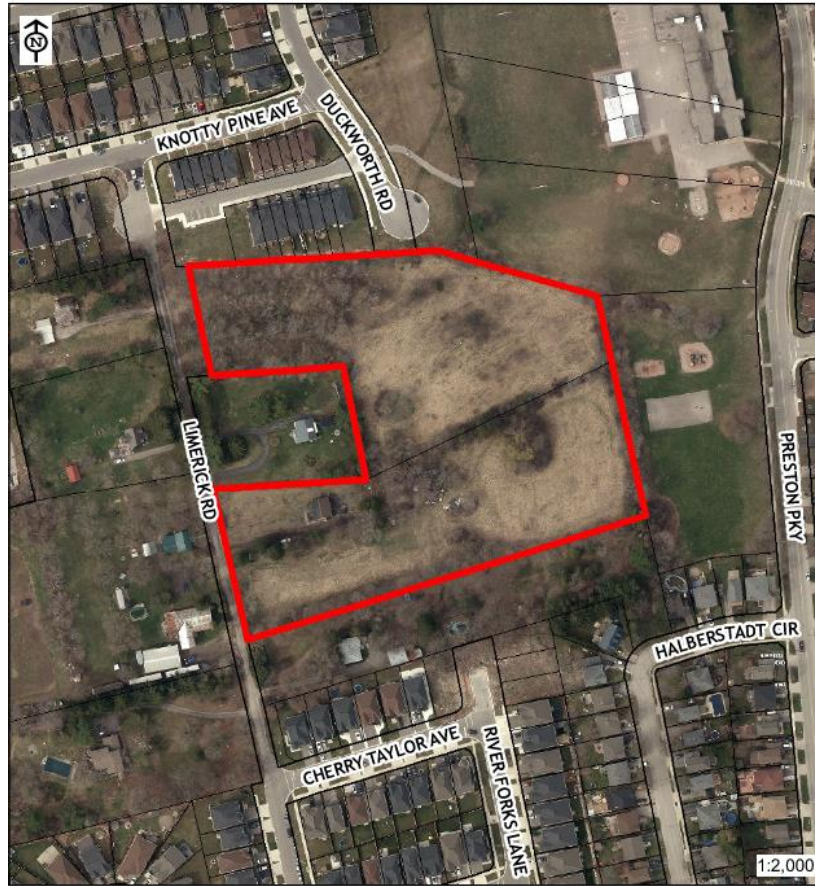


Figure 1: Aerial Map of the Subject Lands

Surrounding Land Uses

The subject lands are surrounded by an area that can be characterized as experiencing new residential growth. The surrounding lands are primarily developed with low/medium density residential uses. Immediately to the east is John Erb Park, while to the north of the subject lands is Parkway Public School. Lands to the north have recently been developed with townhouse dwellings, as well as a mix of low-density residential dwelling types. To the west of the subject lands are existing large lots developed several years ago with single-detached dwellings. However, recent approvals will see street-fronting townhouse units being developed across from the subject lands with frontage onto Limerick Road. Finally, the lands to the south are similarly developed with low/medium density residential uses in the form of single-detached dwellings.

The subject lands are located in proximity to Highway 401 and King Street East, which provides future residents access to a range of goods and services, as well as greater access to the Region and municipalities located along the 401 corridor.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Designated Greenfield Area and Low/Medium Density Residential as per Maps 1A and 2 in the City's Official Plan.

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

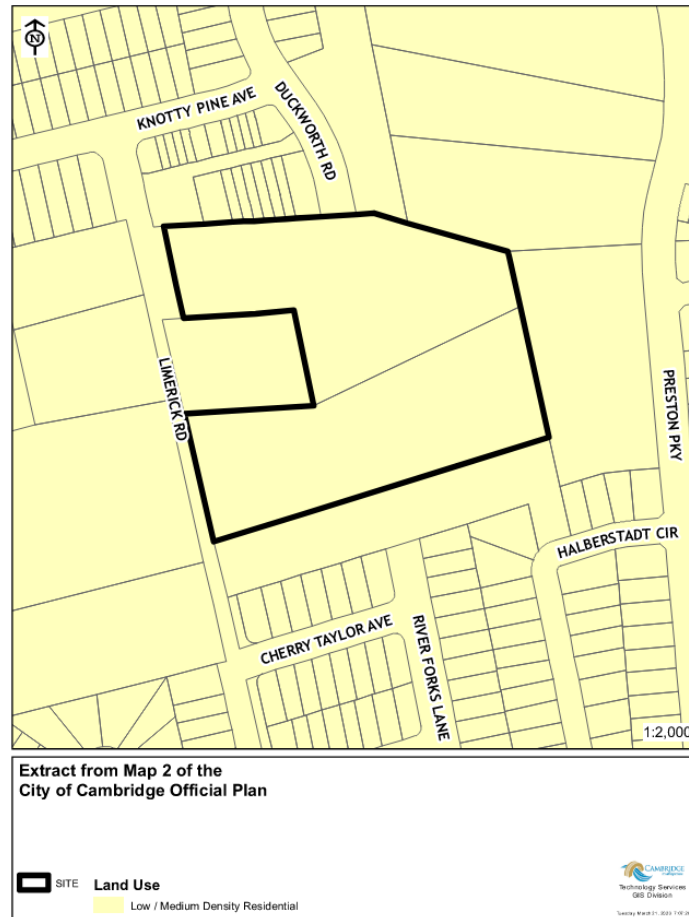


Figure 2: Existing Official Plan Designation

City of Cambridge Zoning By-law No. 150-85, as amended

Existing Zoning: R2, (H)R3, and R5

Proposed Zoning: RM4 with modified site-specific provisions

Proposed Site-Specific Zoning Provisions:

Development Standard	Existing Zoning By-law No. 150-85 – Requirements	Proposed Zoning Standard
Maximum Density (dwelling units per net residential hectare or “UPH”)	40 UPH	Block 1 – 68 UPH Block 3 – 72 UPH
Minimum Front Yard Setback	6 metres	Blocks 1 & 3 – 3.3 metres from stairs Block 4 – 4.5 metres from the main living portion of the dwelling unit
Minimum Rear Yard Setback	7.5 metres	Block 2 – 6.1 metres Block 4 – 7.0 metres
Minimum Common Amenity Area per dwelling unit	30 square metres	Block 1 – 21 square metres Block 3 – 8.8 square metres
Maximum number of attached one-family dwelling units	6	Block 4 – 8 attached one-family dwelling units
Minimum Off-Street Parking	1.5 spaces per dwelling unit for Cluster Row Housing (57 spaces)	Block 4 – 1.35 spaces per dwelling unit (52 spaces)
Maximum Lot Coverage	40%	Block 2 - 43%

The applicant is also proposing the removal of the “H” Holding provision as the required municipal services are available to service the proposed development.

The existing and proposed zoning is shown on Figure 3 below.

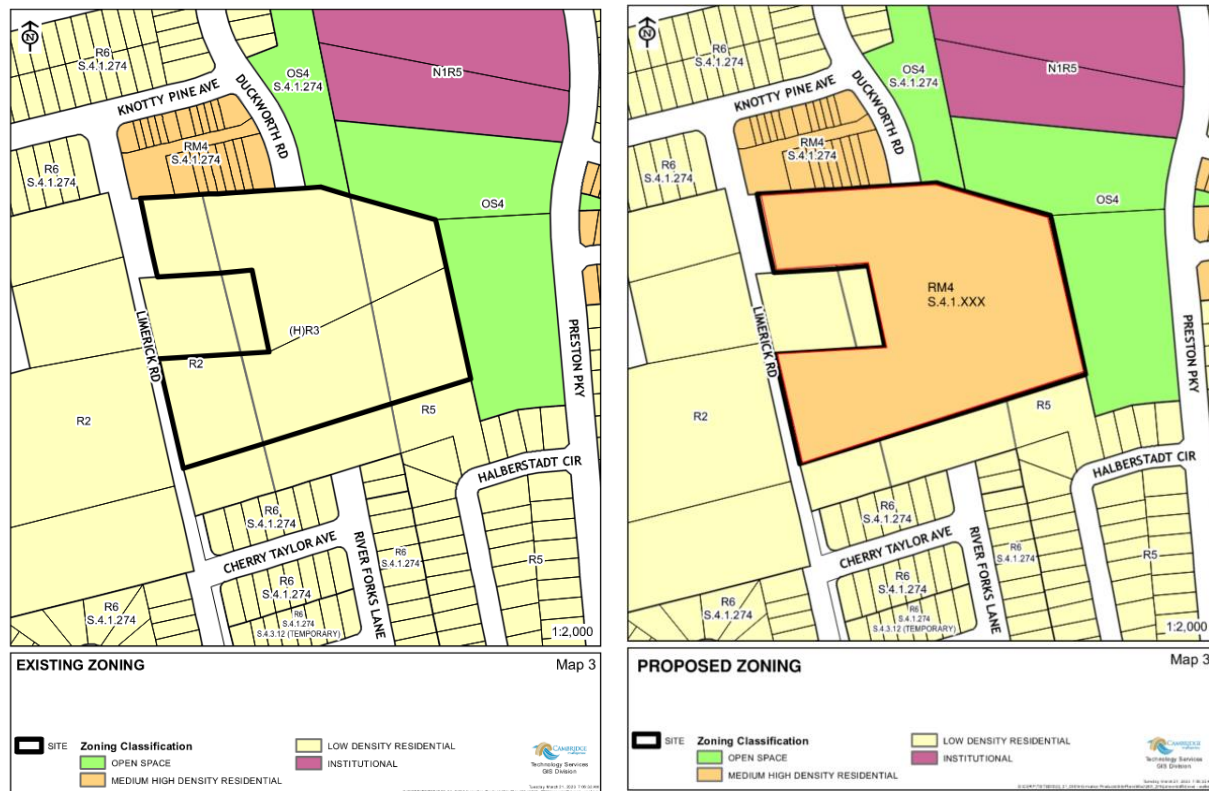


Figure 3: Existing and Proposed Zoning Maps

ANALYSIS:

The applicant is proposing a Zoning By-law Amendment for the subject lands to facilitate the development of 105 residential dwelling units in the form of four (4) street-fronting townhouse units, 38 cluster townhouse units, and 63 stacked townhouse units. A Draft Plan of Subdivision has been submitted to the Region of Waterloo simultaneously with the Zoning By-law Amendment to create 8 Blocks and extend the municipal street to facilitate the proposed development on the subject lands.

The proposed Draft Plan of Subdivision is provided in Figure 4 below.

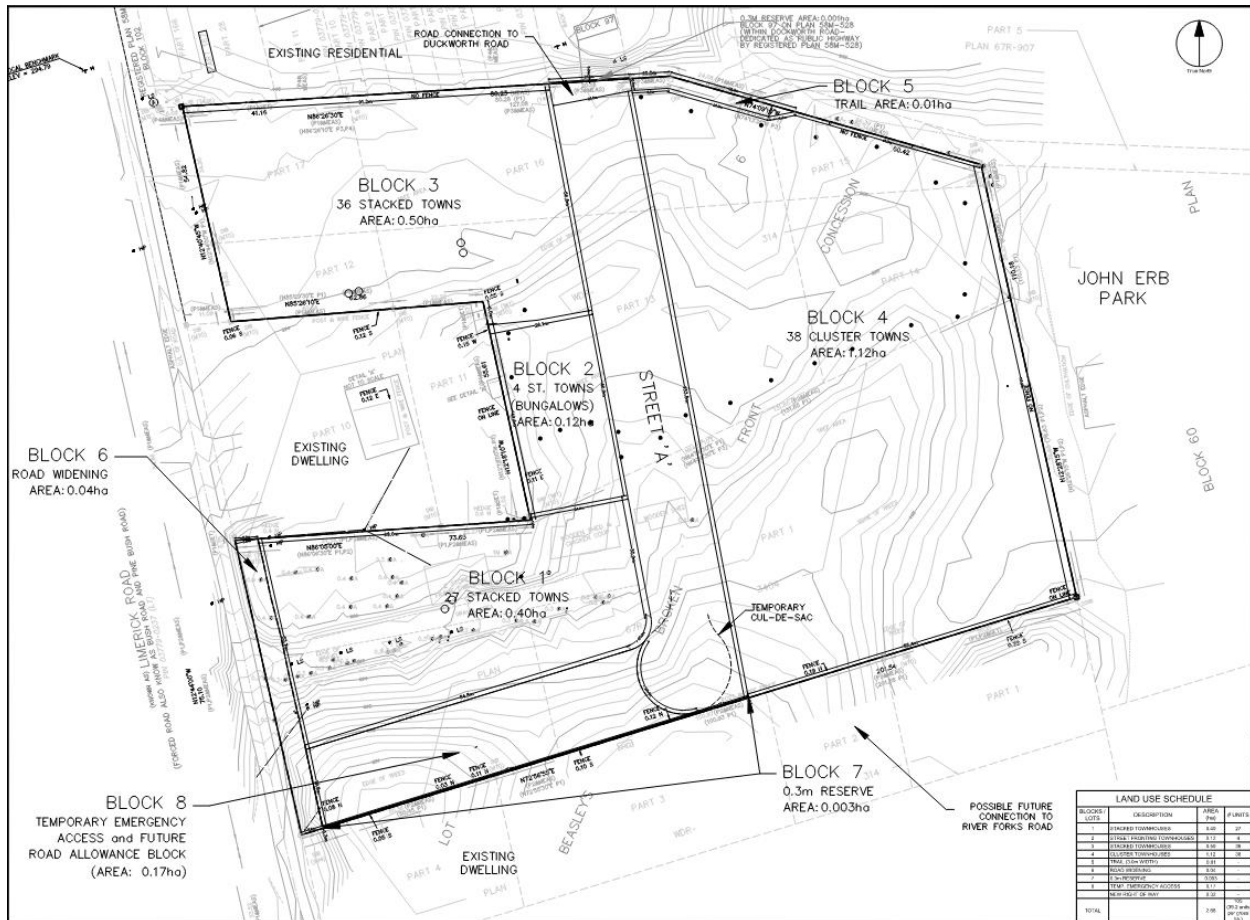


Figure 4: Draft Plan of Subdivision

Block 2 on the Draft Plan of Subdivision proposes four (4) street-fronting townhouse dwelling units with individual driveways to accommodate one parked vehicle, as well as an attached garage to accommodate a second vehicle per dwelling unit. Access to these units will be provided via the proposed Street 'A', which is the extension of the existing Duckworth Road cul-de-sac that currently ends at the north side of the subject lands. To the east of Street 'A' on Block 4, the applicant is proposing three-storey cluster townhouses, with a private access driveway leading to each dwelling unit. Block 4 will provide a centralized parking area for visitors, as well as individual driveways and garages to accommodate two vehicles per unit. Blocks 1 and 3 located on the western side of Street 'A' are proposed for stacked townhouses. The proposed stacked townhouses will primarily face Limerick Road, however, parking and access to the common amenity spaces will be accessed from Street 'A'.

Block 8 is identified as an emergency access or future road extension connecting to Limerick Road and is proposed to be conveyed to the City.

Common amenity areas are proposed for Blocks 1, 3 and 4 for future residents. The applicant has also incorporated a trail connection along the northern limit of the property to permit pedestrian connection to John Erb Park.

Parking is calculated based on the proposed residential uses within each block. Blocks 1, 2 and 3 meet the minimum parking requirements outlined in the Zoning By-law, with Block 3 exceeding the minimum number of spaces by 7 spaces. Block 4 provides for a slight reduction in parking by a total of 5 spaces. In total, 142 spaces are proposed for the site, whereas 140 spaces are required.

A conceptual layout of the proposed development is provided in Figure 5.

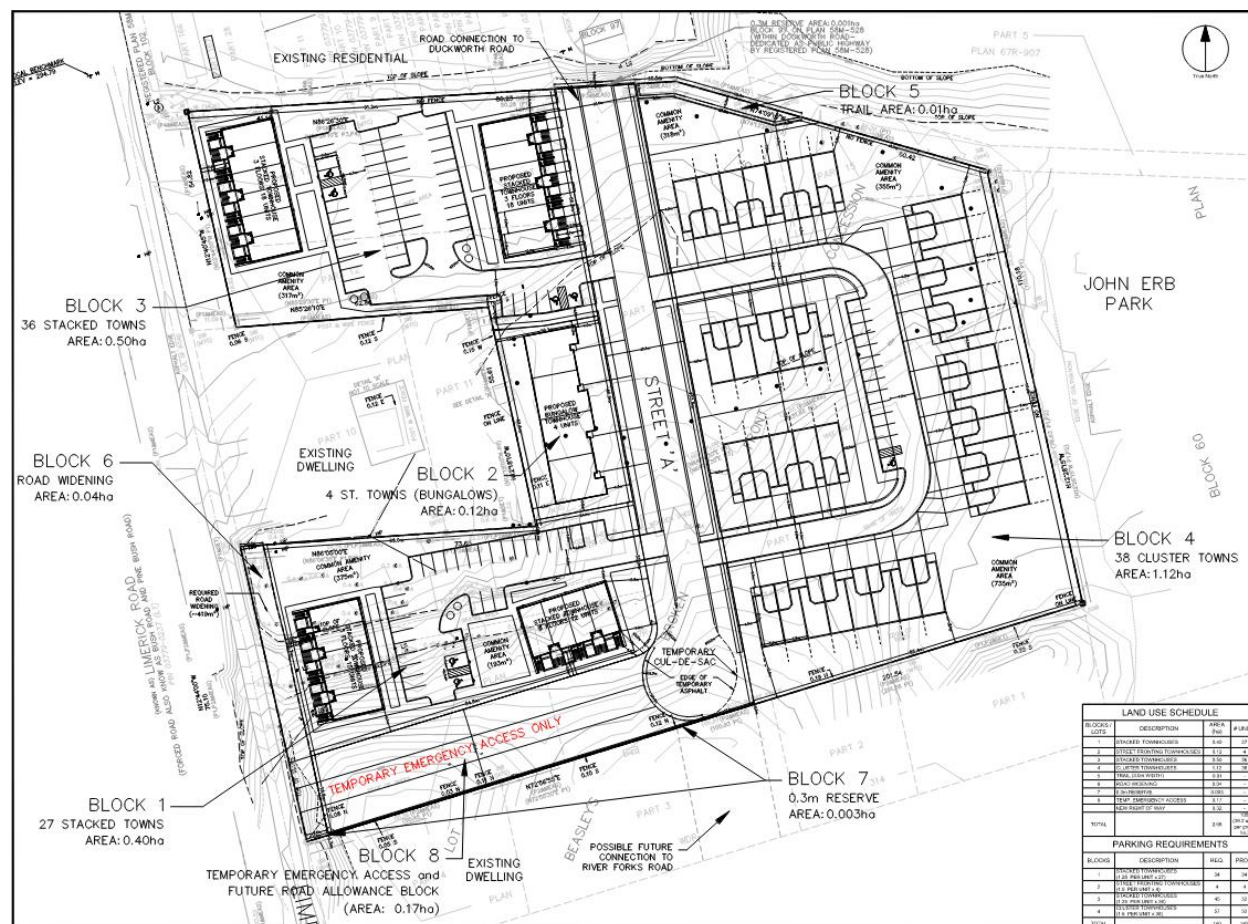


Figure 5: Conceptual Development Layout

A Zoning By-law Amendment is required to rezone the lands from the current R2, (H)R3 and R5 zones to the Multiple Residential – RM4 zone with modified site-specific provisions, as described earlier in this report and the removal of the existing Holding provision.

Policy Overview

The subject lands are located within the Urban Designated Greenfield Area as provided in the Growth Plan, Regional Official Plan, and the City Official Plan. Lands located within the Urban Designated Greenfield Area are intended to contribute to the creation

of complete communities, support forms of active transportation and transit, as well as to provide for a diverse mix of land uses to support vibrant neighbourhoods while protecting the natural environment. Developments in the Urban Designated Greenfield Area are required to contribute to meeting the Region's minimum density target of 59 residents and jobs combined per hectare across the entire designated greenfield area. Based on the proposed 105 residential dwellings for the subject lands, the proposed development would exceed the minimum target outlined by the Region.

The subject property is designated "Low/Medium Density Residential" in the City's Official Plan, which permits a maximum density of 40 units per gross hectare and a range of low/medium density residential built-forms, including townhouses and walk-up apartments, which is in line with the proposal for the lands. The proposed density across the entirety of the subject lands is 39.2 units per gross hectare, which conforms to the permitted maximum density for the Low/Medium Density Residential designation.

A more detailed review of the applicable 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 Zoning By-law Amendment and Draft Plan of Subdivision applications are currently under review by City Staff and applicable commenting agencies.

Considerations for the review of this application 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); Regional Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;
- Land Use Compatibility with surrounding development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; 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 application back to Staff to continue processing the planning application.

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 April 20th, 2023 and was mailed out to all assessed property owners within a 120 metres (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 May 16th, 2023, public meeting. The studies provided in support of the application 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 these applications 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:

This application has been circulated to the departments and commenting agencies listed in Appendix B. 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 Zoning By-law Amendment and

Draft Plan of Subdivision 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. 23-218-CD Appendix A – Conceptual Plan
2. 23-218-CD Appendix B – Application Circulation List