



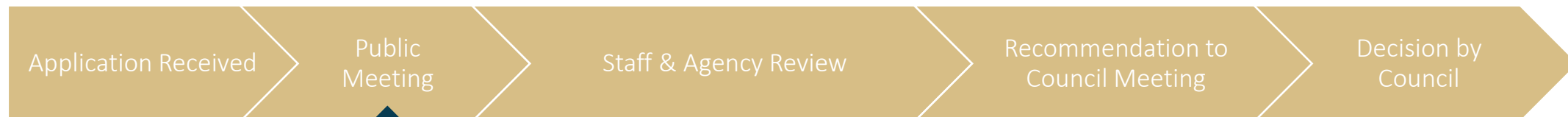
240-276 Limerick Road File R04/23

May 16, 2023 Public Meeting



Purpose

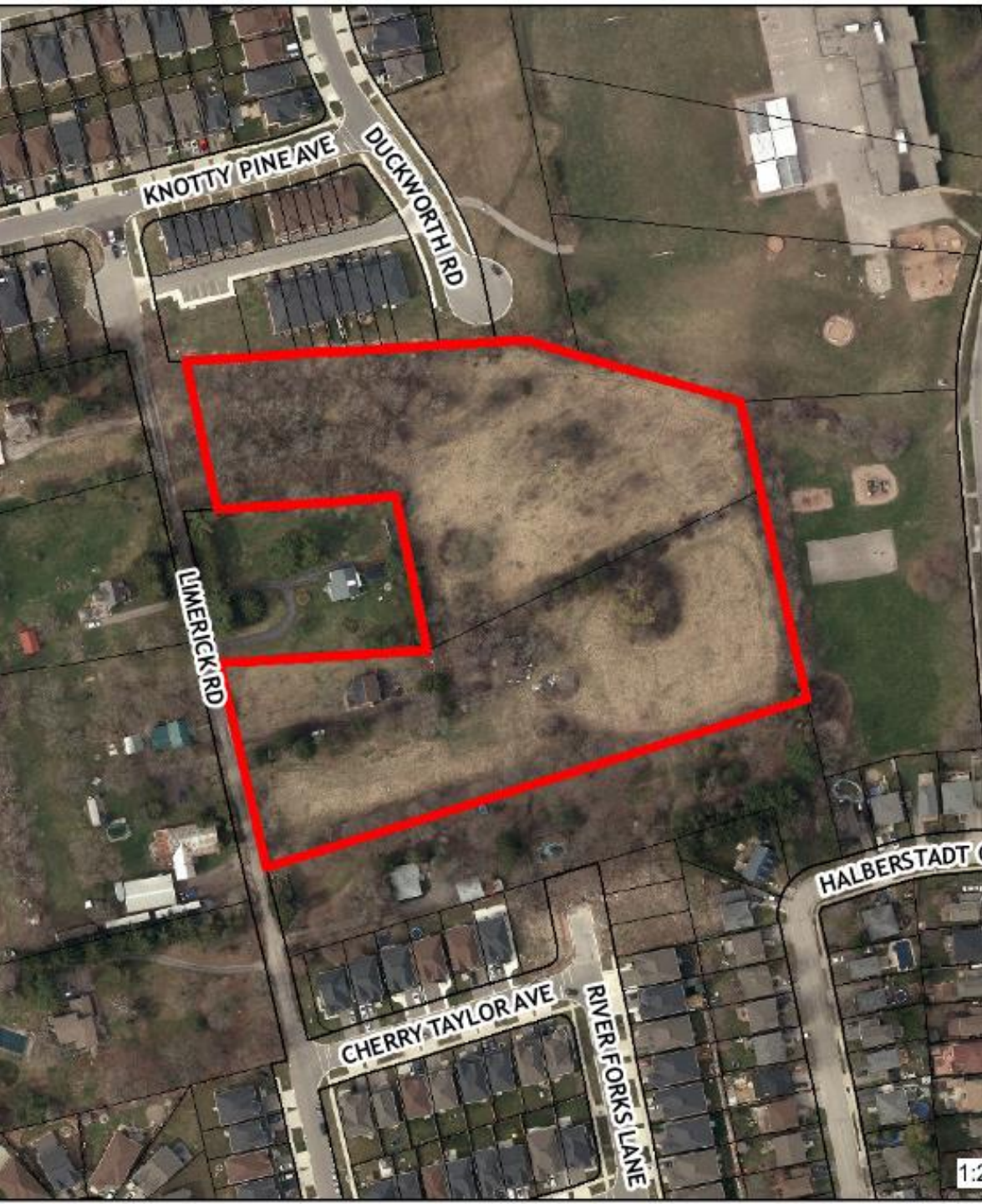
- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.



- **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

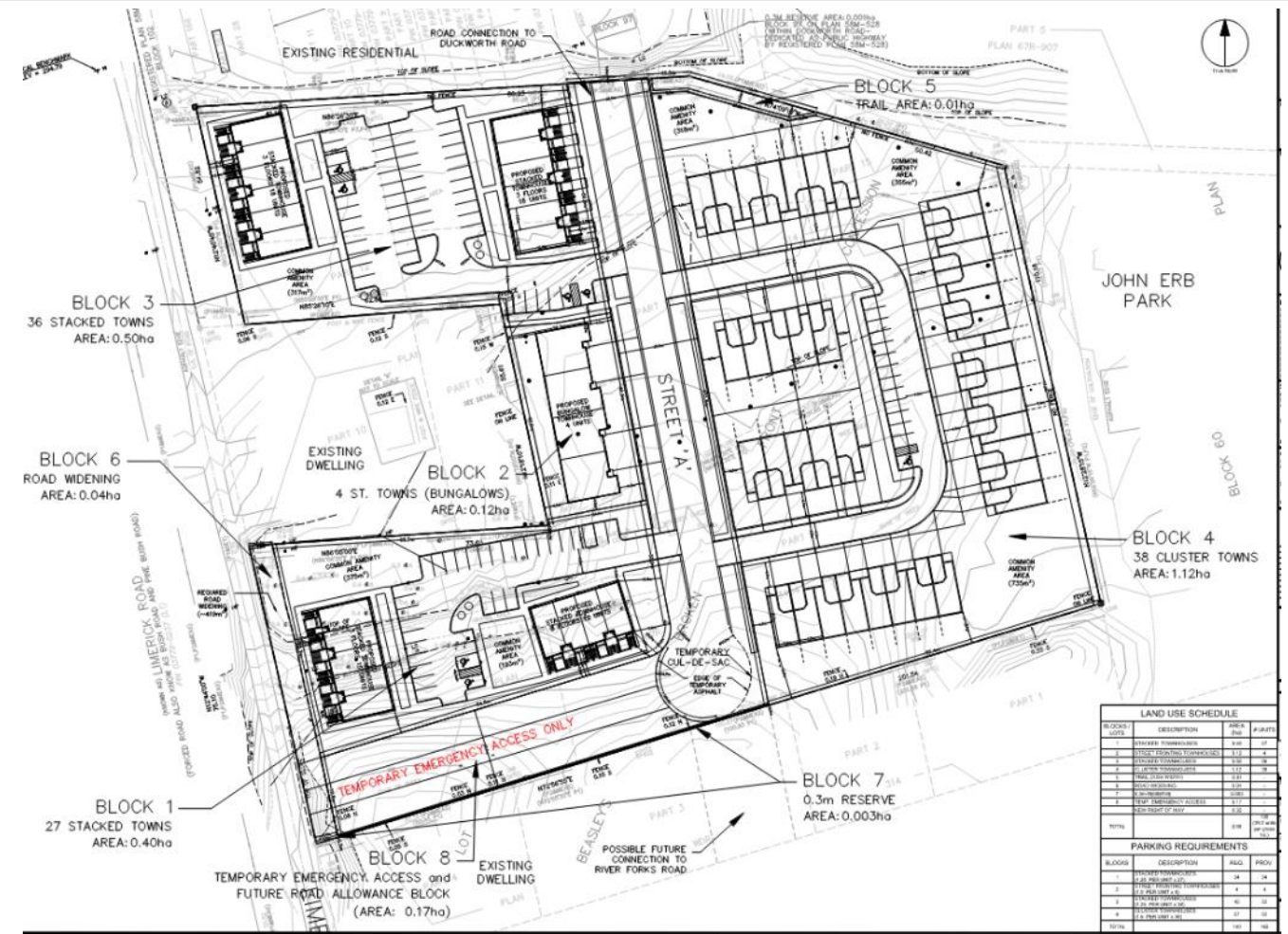
Property Information

- Located on the eastern side of Limerick Road, south of Knotty Pine Avenue
- Comprised of two properties (240 & 276 Limerick Road)
- Lot Area: 2.68 ha
- Frontage: 130 m on Limerick Road
- Existing Official Plan Designation: Greenfield Area and Low/Medium Density Residential
- Existing Zoning: R2, (H)R3, and R5
- The subject lands contain vacant grassed lands and treed areas, as well as a single-detached dwelling located to the southwest of the property.



Proposed Development

- Draft Plan of Subdivision for 8 Blocks within the plan, comprising of 105 residential units in the form of :
 - 4 street-fronting townhouse units;
 - 38 cluster townhouse units; and
 - 63 stacked townhouse units.
- Proposed Parking: Total of 142 spaces are proposed, whereas 140 spaces are required.
- Access to the development is proposed via proposed “Street A”, which is an extension of Duckworth Road southward.
- A temporary emergency access is located at the southwestern end of the site, which connects “Street A” with Limerick Road.



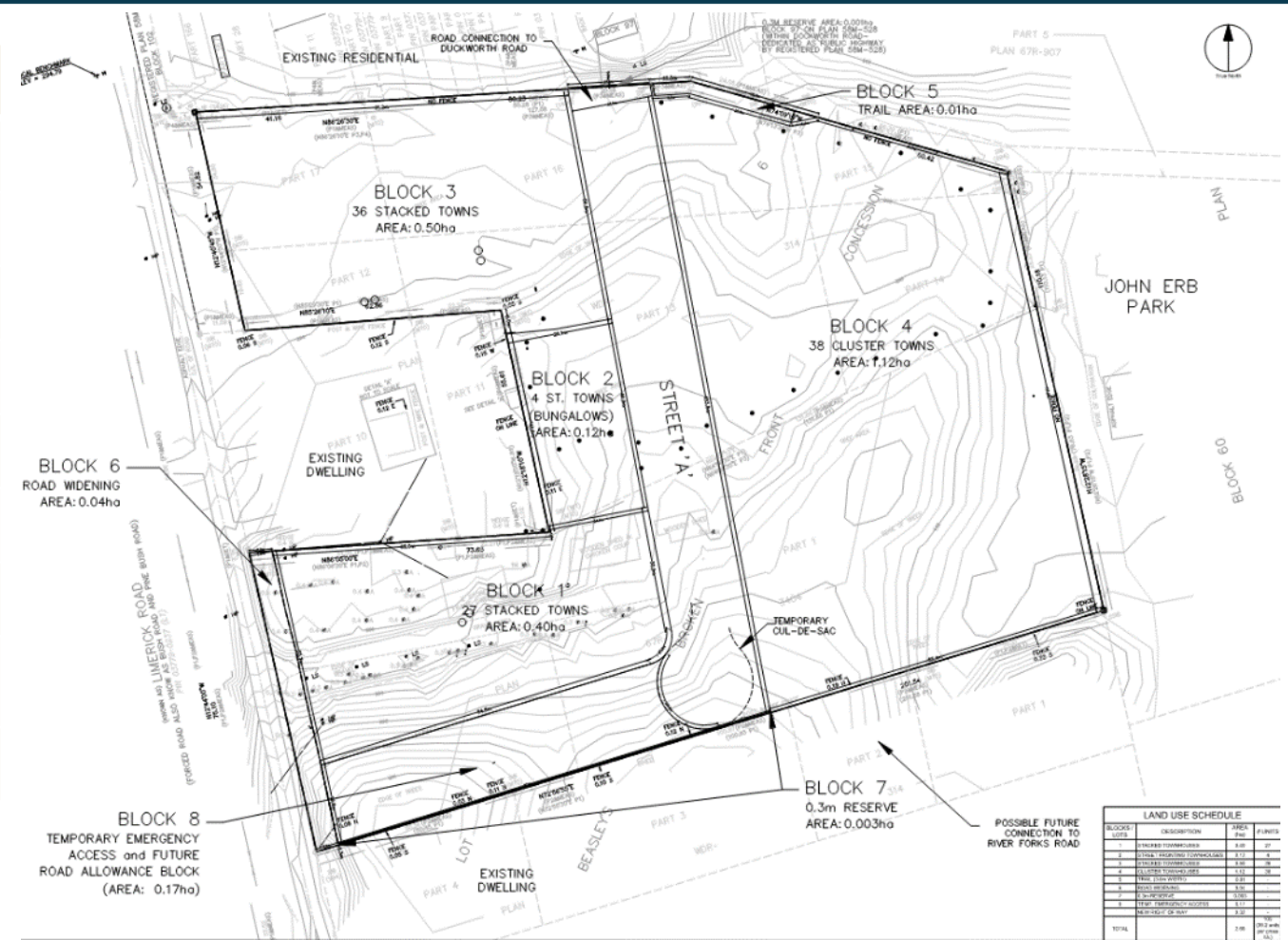
Tree Management

- A total of 365 individual trees were assessed on and surrounding the property as part of the Tree Management Plan prepared for the submission.
 - 280 trees are located on the subject lands;
 - 60 trees located on immediately adjacent private land, where 19 are shared between the adjacent lands and the subject property.
 - 6 trees are located within the publicly owned right-of-way.
- Trees Recommended for Removal by the Tree Management Plan
 - A total of 320 trees are recommended for removal
 - 18 of these trees are located on adjacent private land and 19 are on shared land. The removal of these trees will require permission from the adjacent landowner.

Draft Plan Of Subdivision

240-276 Limerick Road (R04/23)
519-623-1340 ext. 4264
camposm@cambridge.ca

Blocks	Proposed Use	Area (ha.)	# of Units
1	Stacked townhouses	0.40	27
2	Street-Fronting Townhouses	0.12	4
3	Stacked Townhouses	0.50	36
4	Cluster Townhouses	1.12	38
5	Trail (3.0 m width)	0.01	-
6	Road Widening	0.04	-
7	0.3 m Reserve	0.003	-
8	Emergency Access/Future Road Extension Block	0.17	-
Total:		2.68	105



Zoning By-law Amendment Application

240-276 Limerick Road (R04/23)
519-623-1340 ext. 4264
camposm@cambridge.ca

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

Proposed Zoning: RM4 with modified site-specific provisions

Site Specific Provisions: the applicant is requesting site-specific provisions to facilitate the development of the proposed residential buildings.

The proposed site-specific provisions are organized by individual Block.

Development Standard	Existing Zoning By-law 150-85 RM4 Zone Requirements	Proposed RM4 zoning standards
Maximum Density (units per hectare)	40 UPH	Block 1: 68 UPH Block 3: 72 UPH
Minimum Front Yard Setback	6 metres	Blocks 1 and 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

Zoning By-law Amendment Application

Development Standard	Existing Zoning By-law 150-85 RM4 Zone Requirements	Proposed RM4 zoning standards
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 (38 units = 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 following:
- Removal of the “H” Holding provision as municipal servicing is available to the lands.

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
- Appropriateness of the proposed site-specific modifications
- Transportation and Engineering Considerations (road network/servicing etc.)
- Environmental Considerations
- Comments received from members of Council, public, City staff and agency circulation

Recommendation:

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.



Thank You

Questions?

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