

240-276 Limerick Rd, Cambridge



Arcadis on behalf of 2582427 Ontario Inc.
Public Meeting – Zoning By-law Amendment and
Draft Plan of Subdivision (R04/23)
2023-05-16 (6:30 PM)

Project Team in Attendance

Victor Labreche, MCIP, RPP

Associate Director, Practice Lead – Planning
Arcadis (formally known as IBI Group)



Christian Tsimenidis, BES

Urban Planner

Arcadis (formally known as IBI Group)

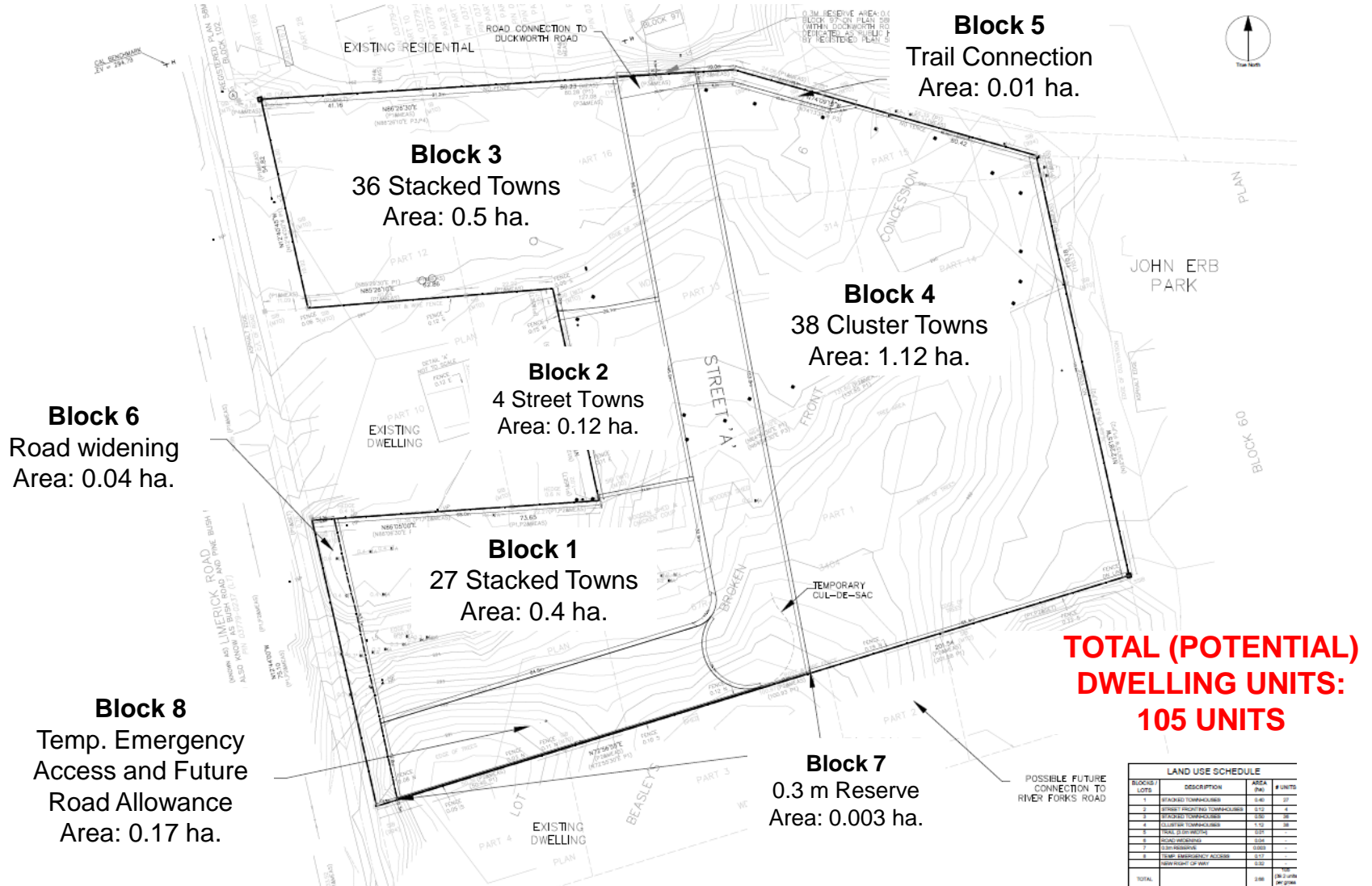


Kevin Butt, B.Sc. (Env.) Rest Cert, TRAQ

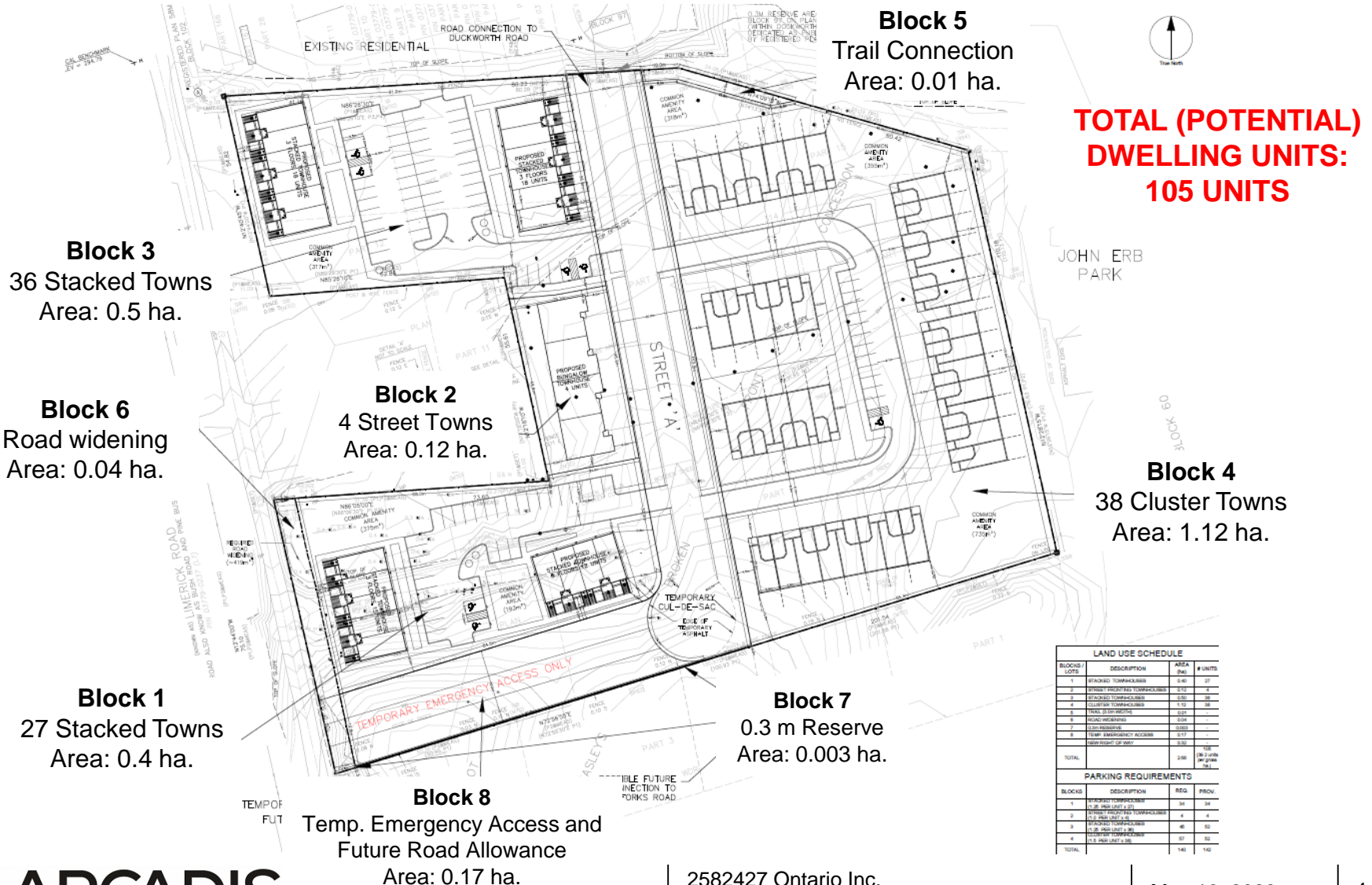
Leader, Environmental Planning and Assessment
R.J. Burnside & Associates Limited (Burnside)



Proposed Draft Plan of Subdivision



Proposed Draft Plan of Subdivision (Conceptual Layout)



Proposed Draft Plan of Subdivision (Conceptual - Aerial)



Our Approach

1) Planning

- Review of the public planning policy framework, including the Provincial Policy Statement, Growth Plan, Regional Official Plan, City Official Plan and Zoning By-law, as well as recent Provincial Planning Policy directives in Bill 109 and Bill 23 – ‘Build More Homes Faster Act’.

2) Environmental

- Scoped Environmental Impact Study prepared to delineate and assess the limit of the Locally Significant Natural Area adjacent to the subject property, impacts, and mitigation as needed within the context of the proposed development.

3) Engineering

- Functional Servicing Report (and Stormwater Management) prepared to review the proposed subdivision with respect to servicing, grading, and demonstrating the functional serviceability of the subdivision.

1) Planning

- Review of the Provincial Policy Statement, Growth Plan, Regional Official Plan, Cambridge Official Plan (OP) and recent Provincial Planning Policy directives in Bill 109 and Bill 23 – ‘Build More Homes Faster Act’.
- The proposed development represents an appropriate, modest scale and compatible infill development
- Meets the intent of the ‘Low/Medium Density Residential’ land use designation
- Development has compatible building height, massing and scale to the existing surrounding buildings (OP, 8.4.2.2.a. & b.)
- Permitted density in the Official Plan (OP, 8.4.6.3.) and compatible with existing Row Housing and Apartment Buildings along Linden Road and Duckworth Road (see following slides).

Neighbourhood Context



Existing Density in the Neighbourhood



380-394 Linden Road – Row Housing

Existing Density in the Neighbourhood



395 Linden Road (Left) & 3-17 Duckworth Road (Right) – Row Housing

Existing Density in the Neighbourhood



570, 576–638 Linden Road – Row Housing

Existing Density in the Neighbourhood



340, 350, 355 and 360 Linden Road – Walk-Up Apartment Buildings
(Cambridge Kiwanis Housing)

Existing Density in the Neighbourhood



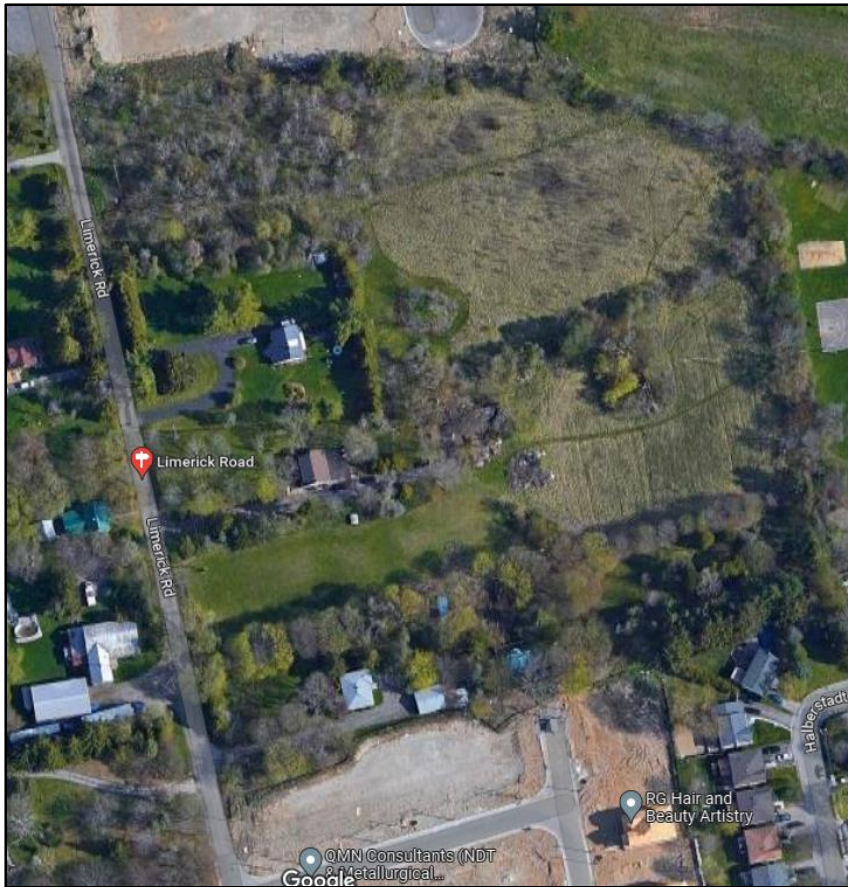
365 Linden Road – Apartment Building
(Cambridge Kiwanis Housing)

2) Environmental

TREES AND ECOLOGY

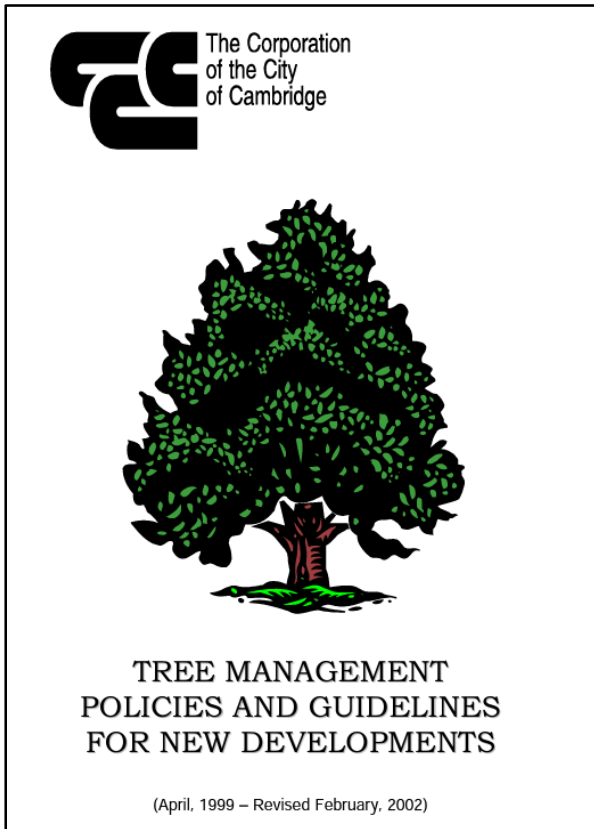
240 - 276 Limerick Road
Cambridge

Trees



- 365 individual trees and 1 tree group inventoried and assessed that are 10cm DBH and greater
- 320 trees to be removed (onsite and ROW)
- Majority: Black walnut, with Norway maple and Trembling aspen
- Preservation of trees immediately adjacent to site (screening)
- Removal required to accommodate grading, servicing, roads

Trees



- **Tree Preservation / Compensation Plan**
 - Tree protection measures
 - Removals
 - Compensation (ratios by size)
- **Trees in Final Development**
 - Compensation (onsite / offsite)
 - Front yards
 - Boulevards
 - Amenity space
 - Cash-in-lieu

Ecology



Big Picture

- Functionally separated from Speed and Grand Rivers
- Intervening roads, residential development

Ecology



Habitats Present

- Rural residential
- Hedgerows
- Meadow with shrub regeneration
- Shrub thicket
- Woodland

Offsite

- Locally Significant Natural Area (Walnut, Black cherry, Siberian elm, Norway maple, Manitoba maple), manicured turf below

Ecology

Anticipated Impacted Feature / Function	Proposed Mitigation
Bird habitat	Tree removal out of nesting season
Wildlife Habitat	Land clearing out of active lifecycle season
Locally Significant Natural Area	Avoid grading impacts
Species at Risk	Tree removal out of bat roosting season
Potential Barn Swallow habitat	Removal of barn during non-active season

3) Engineering

- Functional Servicing Report (and Stormwater Management) prepared to review the proposed subdivision with respect to servicing, grading, and demonstrating the functional serviceability of the subdivision.
- We have reviewed the City's preliminary engineering comments
- Working with City staff to address comments and determine servicing details

Summary and Next Steps

- Opportunity to develop underutilized lands within the existing built-boundary of Cambridge and 'Low/Medium Density Residential' designation
- Provide a range of housing types and densities that are supported by the same dwelling types in the immediate surrounding area
- Complies with all applicable planning policies and the City, Regional and Provincial level as well as recent Provincial policy directives of Bill 109 and Bill 23 – 'Build more Homes Faster Act'
- Next steps:
 - 1) Receive and review all comments from City Staff / Agencies / Public
 - 2) Prepare a detailed written response
 - 3) City Staff evaluate the written response, they formulate their opinion and application comes before Committee and Council for a decision.

Thank you. Questions?

