

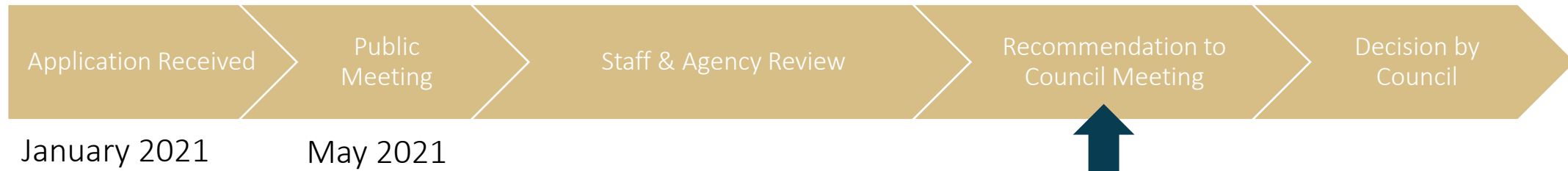


River Mill Phase 5 800 & 875 Briardean Rd File OR09/20

May 30, 2023



Purpose



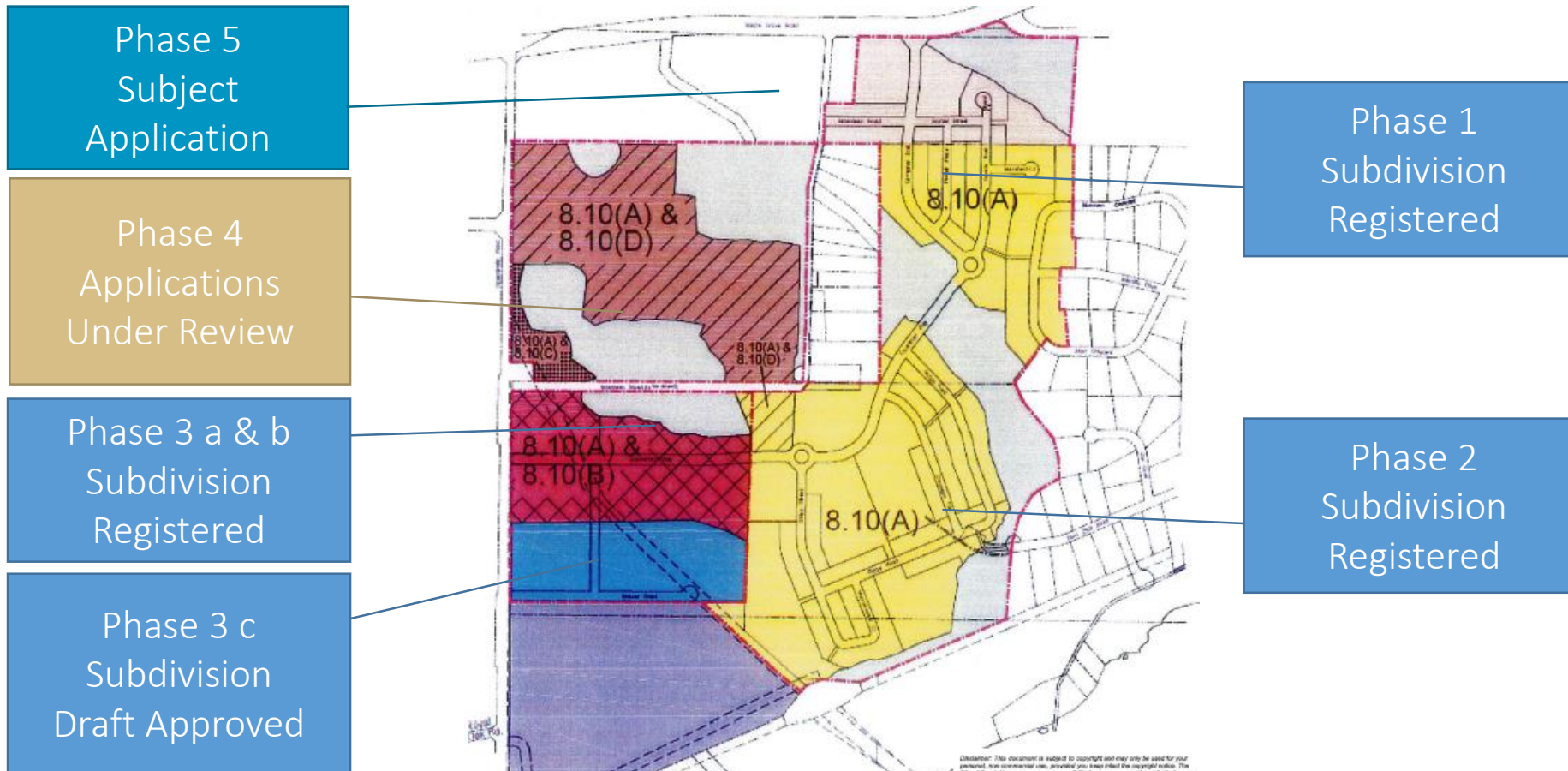
Please note: Anyone interested in receiving the Notice of Adoption and Notice of Passing of the By-laws must request to be on the mailing list for this application. |

Property Information



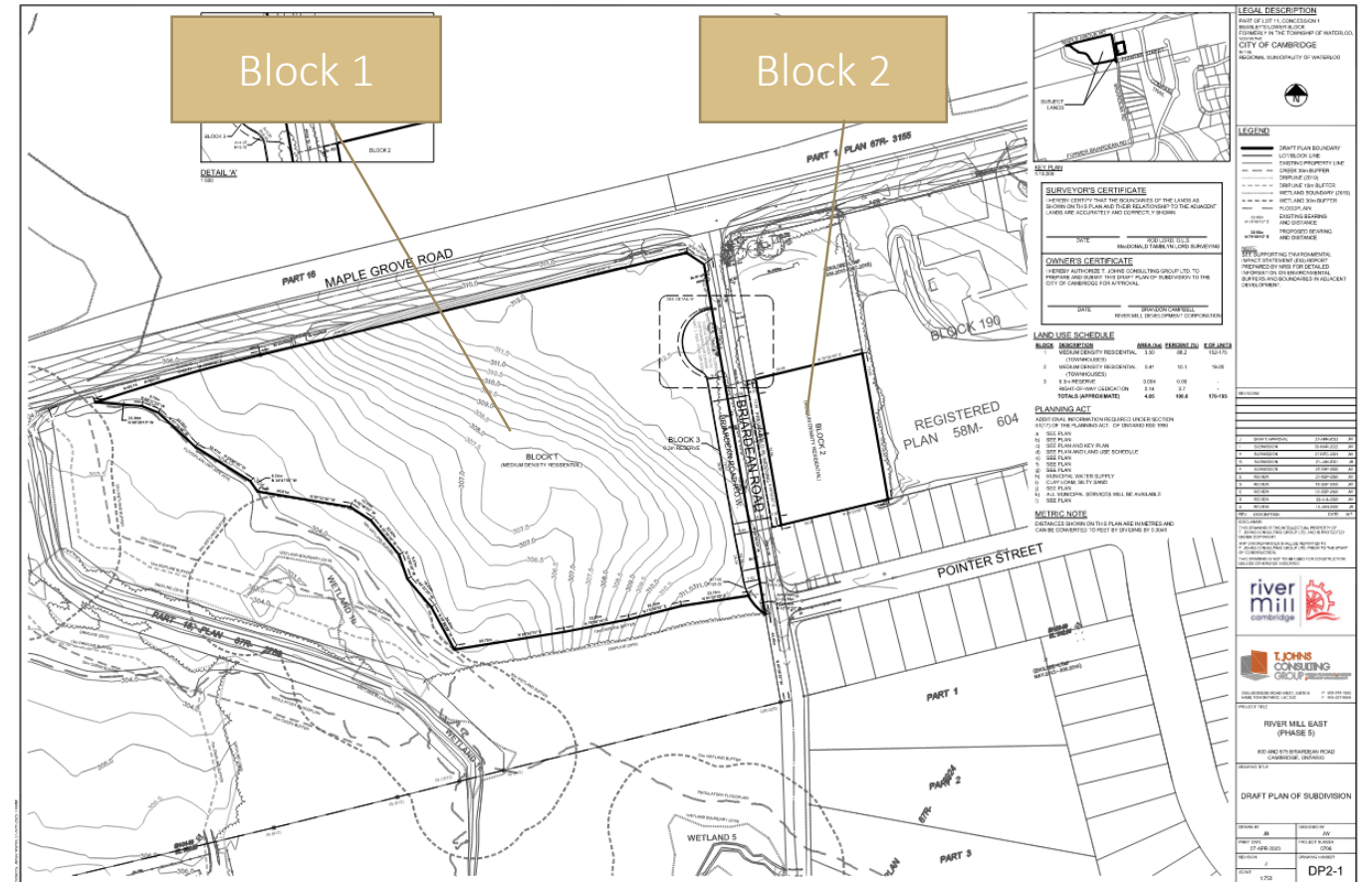
- Located south of Maple Grove Rd on the east and west sides of Briardean Road
- Part of Briardean Road was closed at the intersection of Maple Grove Road in 2020 – part of the ROW is included in this application
- Lot Area: 875 Briardean Rd – 0.41 ha & 800 Briardean Rd – 3.46 ha
- Frontage: 875 Briardean Rd – 74 m & 800 Briardean Rd – 176 m
- Existing Official Plan Designation: Designated Greenfield Area & Future Urban Reserve
- Existing Zoning: A1 Agricultural & RR1 Rural Residential
- 875 Briardean Rd is currently vacant and 800 Briardean Rd contains an existing sales trailer for the River Mill Subdivision

Surrounding Context

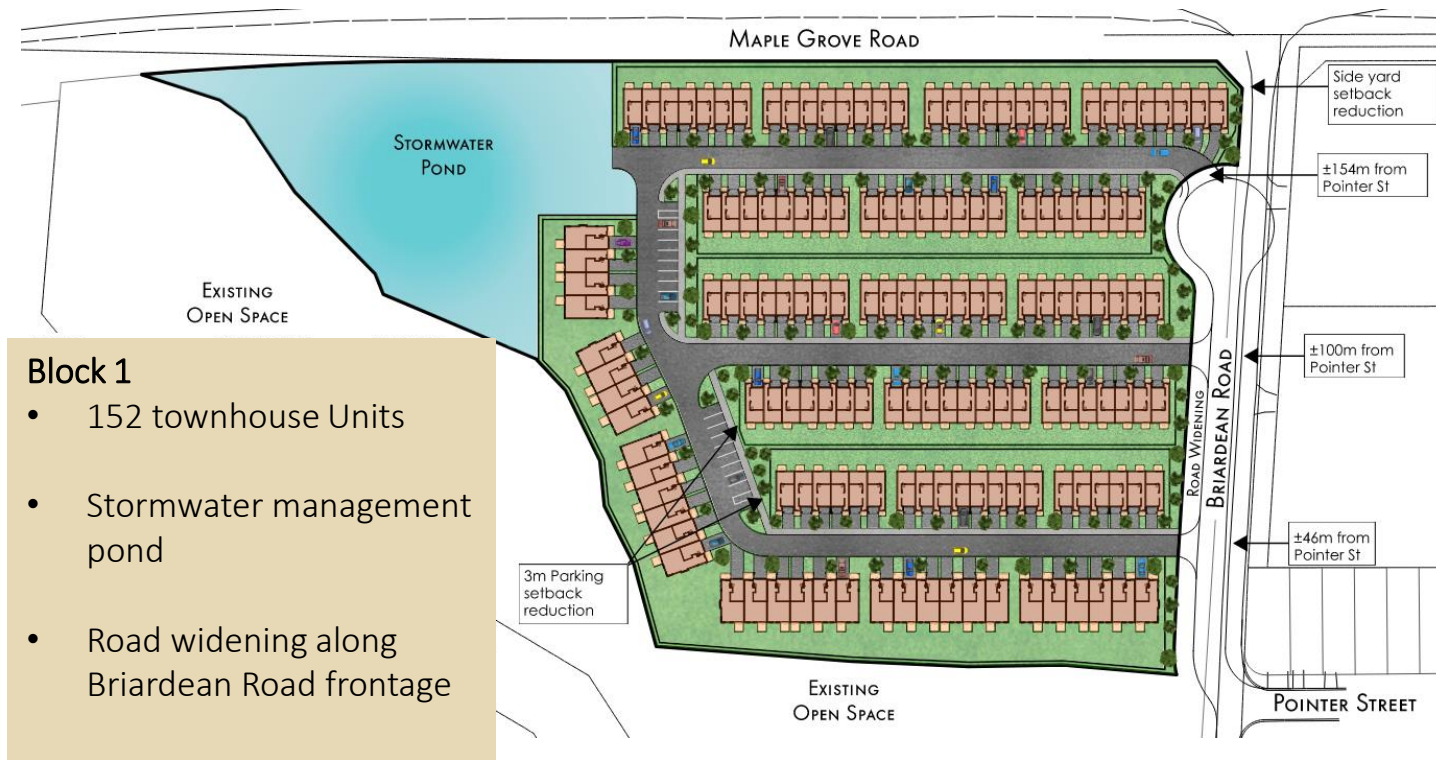


Proposed Development

- Plan of subdivision with 2 residential blocks
- Plan includes a road widening and will include a sidewalk and terminate in a cul-de-sac
- Block 1 (800 Briardean Rd) is proposed to accommodate 152 townhouse dwellings and a stormwater pond
- Block 2 (875 Briardean Rd) is proposed to accommodate 18 townhouse dwellings
- Access driveways are proposed from Briardean Road and all parking requirements are being met



Concept Plans



- Block 1**
- 152 townhouse Units
 - Stormwater management pond
 - Road widening along Briardean Road frontage

- Block 2**
- 18 townhouse units



Official Plan Amendment Application

Existing Official Plan Designation: Future Urban Reserve

Proposed Official Plan Designation: Low/Medium Density Residential

Site Specific Policy 8.10.98:

Policy	Existing Policy for Low/Medium Density	Proposed Site-Specific Policy 8.10.98
Maximum Density	40 units per hectare (139 units max)	50 units per hectare (175 units max)

Zoning By-law Amendment Application

Existing Zoning: A1 - Agricultural, RR1 - Rural Residential

Proposed Zoning: RM3 s.4.1.458

Site Specific Provisions:

Development Standard	Existing RM3 Zoning Provisions:	Proposed RM3 with Site-Specific Provisions:	
		Cluster Row	Back-to-Back
Maximum Density	40 units per hectare	50 units per hectare	
Maximum Lot Coverage	40%	60%	80%
Minimum Landscaped Open Space	30%	25%	N/A
Minimum Front Yard Landscaped Open Space	45%	35%	
Minimum Setbacks from Perimeter Lot Lines	Rear yard: 7.5 m	6 m	
	Side Yard: 6 m but can be reduced to 3 m if not facing R-class zone	3 m	
Maximum Number of Attached Dwelling units	6	8	16
Private Amenity Area	40 sq.m	25 sq.m	4 sq.m
Setback from parking to habitable room	6 m	3 m	
Maximum Encroachments into required yards	Steps, sills, cornices, eaves, gutters, chimneys or pilasters: 0.5 m	0.75 m	
	Patios, decks or porches: 2.5 m	3.0 m	
Setback between the front or rear wall and side wall of buildings on the same lot	8m	7.5 m	

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
- Servicing and Transportation
- Comments received from members of Council, public, City staff and agency circulation

Public Input:

Comment	Response
Privacy	Fencing and planting/landscaping strips required adjacent to single detached dwellings
Tree Removals	Tree preservation a priority – where not feasible tree replacement/compensation will be provided as a condition of the subdivision approval
Traffic	Briardean Road has been closed at Maple Grove - No vehicular through-traffic from Maple Grove or Phase 4
Density	The proposed increase is consistent with Provincial, Regional and City density targets and contributes to a complete community

Recommendation

Recommendation:

THAT Report 23-224-CD – Recommendation Report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (River Mill Phase 5) be received;

AND THAT Council adopts Official Plan Amendment submitted by River Mill Development Corporation to redesignate the lands from Future Urban Reserve to Low/Medium Density Residential with a Site Specific Policy 8.10.98 for a maximum allowable density of 50 units per hectare, and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Council approves the Zoning By-law Amendment submitted by River Mill Development Corporation to rezone the subject lands from “A1 Agricultural” and “RR1 Rural Residential” to “RM3 Multiple Residential” with site specific provision s.4.1.458 to permit the development of the lands with 170 two and three storey townhouse dwellings;

AND THAT Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for Plan of Subdivision 30T-21102, subject to the draft approval conditions attached to this report in Appendix D;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(17) of the Planning Act have been met;

AND FURTHER THAT, the By-laws attached to report 23-224-CD, be passed.



Thank You

Questions?

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