



# 355 & 395 Hespeler Road File R07/23

August 29, 2023 - Council Meeting

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Title: Senior Planner

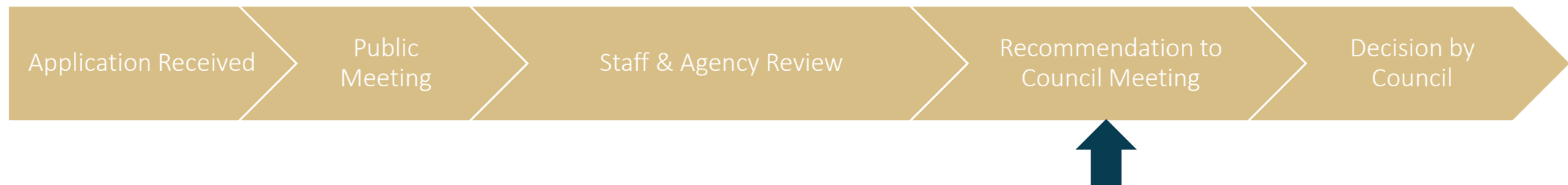
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# Purpose

- To present to Council Staff's final recommendation on application R07/23 with respect to 355 & 395 Hespeler Road.
- The application was presented at the Statutory Public meeting on June 20, 2023, and has been reviewed by all applicable City and Agency Staff.
- Comments received from the circulation of the application have been addressed by the applicant.





# Property Information

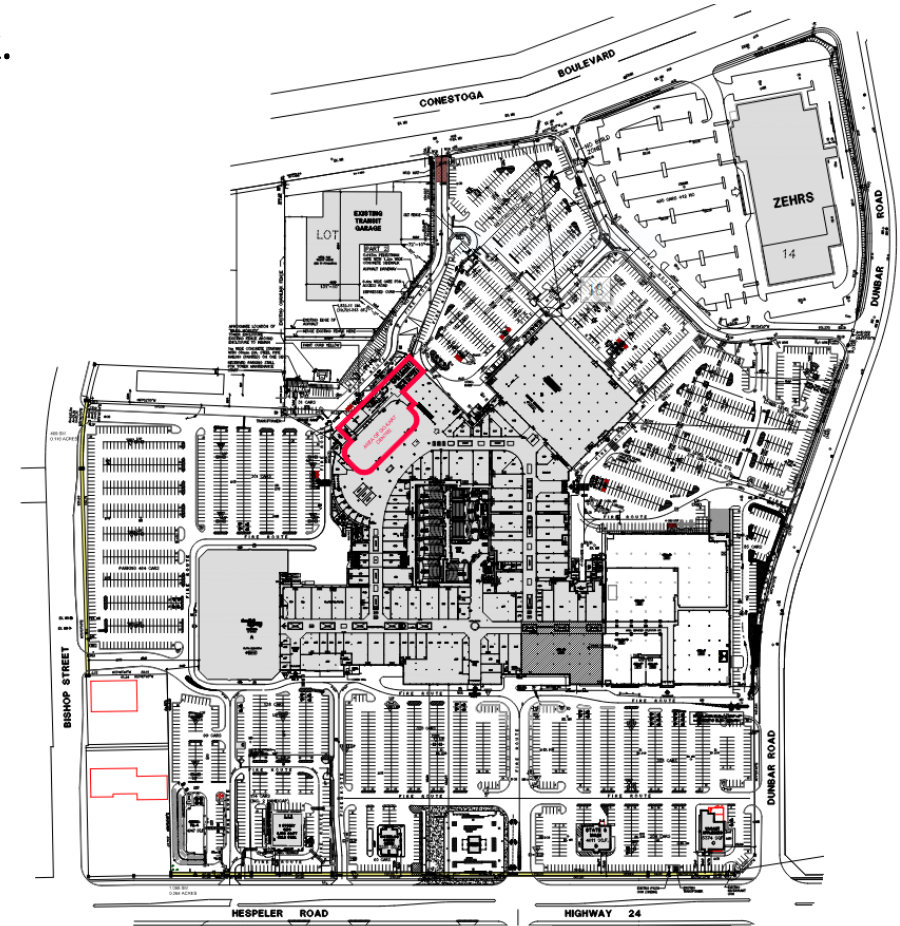
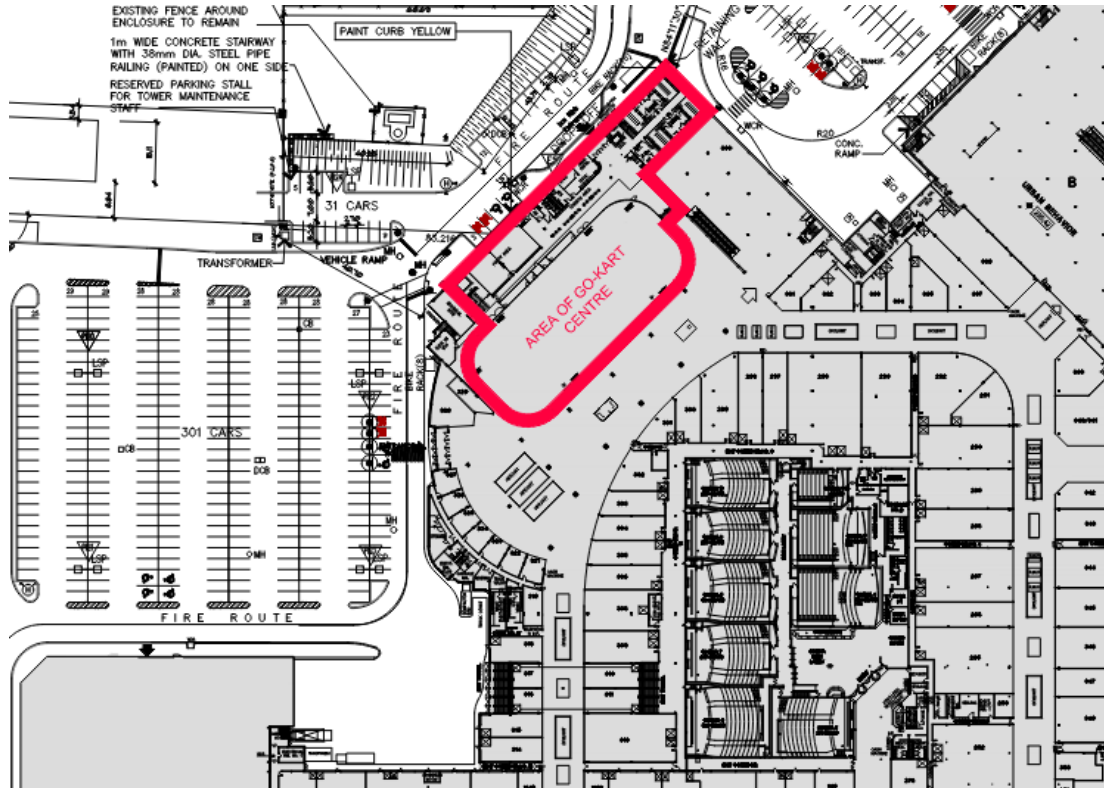
- Development Area: 22 ha
- Existing Official Plan Designation: Regional Commercial
- Existing Zoning: Commercial C4 S.4.2.26 and Commercial CS1, with site-specific provision s.4.1.1



# Proposed Development

355 & 395 Hespeler Road (R07/23)  
camposm@cambridge.ca

Proposed electric go-karting facility to replace former indoor ice-skating rink.



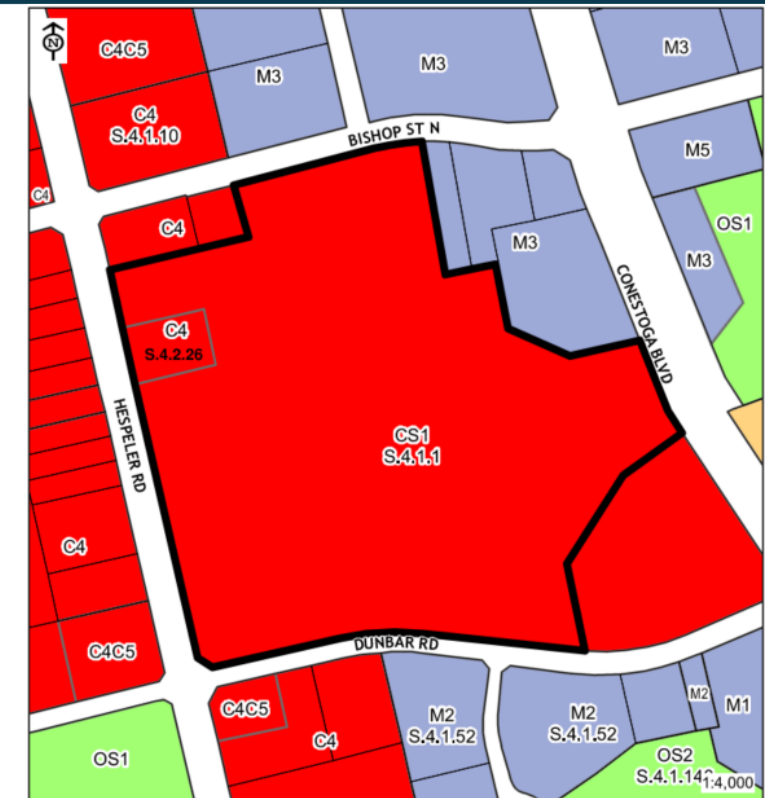


# Zoning By-law Amendment Application

355 & 395 Hespeler Road (R07/23)  
camposm@cambridge.ca

**Existing Zoning:** Commercial CS1, with site-specific provision s.4.1.1

**Proposed Zoning:** Commercial CS1, with modified site-specific provisions to permit commercial-recreational establishments on the subject lands, which will permit go-karting as a permitted use.



This is Schedule A attached to and forming part of  
By-law \_\_\_\_\_

 Lands affected by the by-law

**Zoning Classification**

-  OPEN SPACE
-  MEDIUM HIGH DENSITY RESIDENTIAL

 INDUSTRIAL

 COMMERCIAL



# Public Input

- No comments have been received from members of the public on this application both during the Public Meeting and following the Public Meeting.

During the Public Meeting, comments were raised from Council with respect to the following:

- **Potential emissions from the batteries that operate the electric-go karts and public health permissions for this type of use near a food court.**
  - The applicant confirmed that the operation of the go-karts, through the use of batteries, would permit their safe use indoors.
  - A further review from Public Health will be completed as part of the business licensing process, to ensure public health safety with the operation of the go-karts.
- **The hours of operation alongside the mall hours of operation.**
  - The applicant confirmed that the go-karting facility would operate under the same operating hours as the mall hours, similar to the existing ice-skating rink.
- **The length of the track, and the ability to accommodate a go-kart track within the same area as the ice-skating rink.**
  - The applicant confirmed that the go-karting track would be accommodated within the same area as the existing ice-skating rink.

# Recommendation

## Considerations:

- Consistency with the policies of the Provincial Polity Statement (2020);
- Conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning Bylaw 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed density and suitability of the site-specific zoning requests;
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.

## Recommendation:

That Council approves the Zoning By-law Amendment to update the site-specific provision to add commercial-recreational establishments as a permitted use, which will permit the use of a go-karting track within the Cambridge Centre Mall.