

To: COUNCIL

Meeting Date: 8/29/2023

Subject: 23-292-CD – Recommendation Report for Zoning By-law Amendment and Draft Plan of Subdivision – 20 Ripplewood Road

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jacqueline Hannemann, MCIP, RPP, Senior Planner – Development

Report No.: 23-292-CD

File No.: R05/23

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 23-292-CD – Recommendation Report for Zoning By-law Amendment and Draft Plan of Subdivision – 20 Ripplewood Road be received;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the subject lands from (H)R4 to RM4 s. 4.1.443 with site specific provisions to facilitate a residential subdivision in conjunction with adjacent lands;

AND THAT Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval of Plan of Subdivision 30T-23101, subject to the draft approval conditions attached to this report;

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

AND FURTHER THAT the By-laws attached to report 23-292-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of a total of 185 residential townhouse units in conjunction with a block in the adjacent registered subdivision plan.

Key Findings

- The proposed applications will contribute to the creation of a complete community north of the registered plan of subdivision “Hazel Glenn”.
- The Zoning By-law Amendment is required to facilitate a Draft Plan of Subdivision which would permit additional residential units to be developed in conjunction with the adjacent Block in a registered plan of subdivision as one cluster condominium development for a total of 185 townhouse units.

Financial Implications

- Planning application fees in the amount of \$13,992 has been paid to the City of Cambridge to process the Zoning By-law Amendment and Draft Plan of Subdivision.
- City and Regional Development Charge fees will be collected prior to building permit issuance.
- Any further costs associated with the development of the site are to be borne by the applicant.

STRATEGIC ALIGNMENT:

Strategic Action

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject property is municipally addressed as 20 Ripplewood Road and is located on the corner of Ripplewood Road and Vanier Drive. The subject lands are approximately 3,763 square metres in area and have approximately 84 metres of frontage along Ripplewood Road.

The subject lands currently contain a single detached dwelling that is planned to be demolished to facilitate redevelopment of the lands.

The subject lands are shown on Figure 1.



Figure 1 – Aerial Map of the Subject Lands

Surrounding Land Uses

The subject lands are located directly adjacent to a registered plan of subdivision most recently known as Hazel Glenn Subdivision (previously known as Treasure Hill). The subject lands and the existing registered plan of subdivision are shown on Figure 2. There is one single detached home located directly north of the subject lands, across Ripplewood Road. There is one single detached home located to the southwest of the subject lands across Vanier Drive. Also, to the north, across Ripplewood Road and to the west across Vanier Drive are vacant lands that are zoned (H)R4 for future residential use.



Figure 2 – Subject Lands and Surrounding Lands

EXISTING POLICY / BY-LAWS(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land and Designations: Designated Greenfield Area and Low/Medium Density Residential on Maps 1A and 2 of the City's Official Plan.

The existing Official Plan designation is shown on Figure 3.



Figure 3 – Existing Official Plan Land Use Designation

City of Cambridge Zoning By-law 150-85, as amended

Existing Zoning: (H)R4

Proposed Zoning: RM4 with site-specific provisions

Proposed site Specific Zoning provisions:

Development Standard	Existing Zoning By-law	Proposed RM4 Site Specific Zoning
Height	n/a	A maximum dwelling height of 3 storeys for townhouse dwellings
Front yard setback	6m	A minimum front yard setback of 3 metres to a dwelling and 5.8m to garage
Minimum interior side yard setback	7.5m	A minimum side yard setback of 0.6 m, permitted to be finished with hardscaping, not grass.

Permitted Encroachments	0.5m	A maximum permitted encroachment of eaves or gutters into the minimum required interior side yard shall be 0.42 m in situations where the minimum interior side yard setback is 0.6m
Development Standard	Zoning Provision 2.1.13.1	Proposed Site-Specific Allowance
Lots to have street frontage	No land shall be used and no building or structure shall be erected, located or used unless the lot upon which such building or structure is located has lot frontage on an opened public street or highway or a street deemed to be a public street or highway.	Notwithstanding Section 2.1.13.1, for the purpose of interpretation of the By-law, a lot with a frontage on a private road will be considered to have frontage on a public road and the site-specific zoning regulations will apply to the subject lands as a whole regardless of whether individual lots are created for ownership purposes through a plan of condominium and/or part lot control exemption.

The existing and proposed zoning are shown on Figure 4.



Figure 4 – Existing Zoning

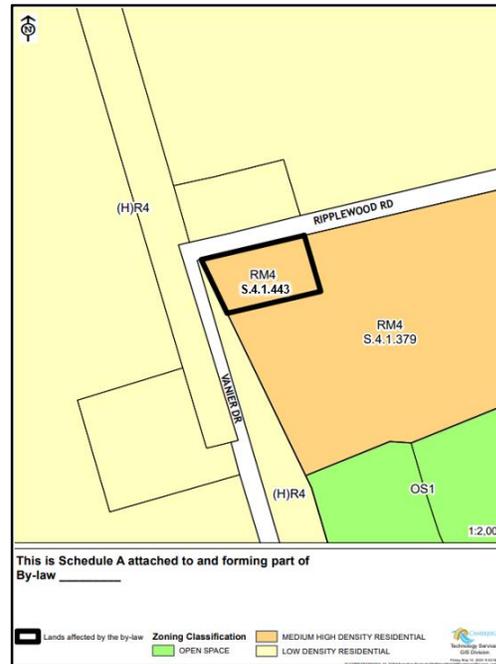


Figure 5 - Proposed Zoning

ANALYSIS:

The applicant owns both 20 Ripplewood Road and the adjacent registered plan of subdivision known as Hazel Glenn Subdivision.

The applicant is proposing a Zoning By-law Amendment to rezone 20 Ripplewood Road from (H)R4 to a site-specific RM4 zone consistent with the approved site-specific zoning on the adjacent registered subdivision (Hazel Glenn subdivision). The applicant has also submitted an application for Draft Plan of Subdivision on the subject lands. The proposed draft Plan of Subdivision consists of one block proposed for townhouse units. A copy of the proposed draft Plan of Subdivision is provided in Appendix A. The proposed Zoning By-law Amendment and draft Plan of Subdivision would permit additional residential units to be developed in conjunction with the adjacent Block 123 as one cluster condominium development for a total of 185 townhouse units. The development on the subject lands and Block 123 will require a future Site Plan and a Plan of Condominium applications.

Developing 20 Ripplewood Road with the adjacent Plan of Subdivision would contribute to the creation of a complete townhouse development and with a consistent lot pattern and private road network.

Figure 6 is a proposed concept plan showing how 20 Ripplewood Road would be developed in conjunction with Block 123 on registered plan 58M-696.

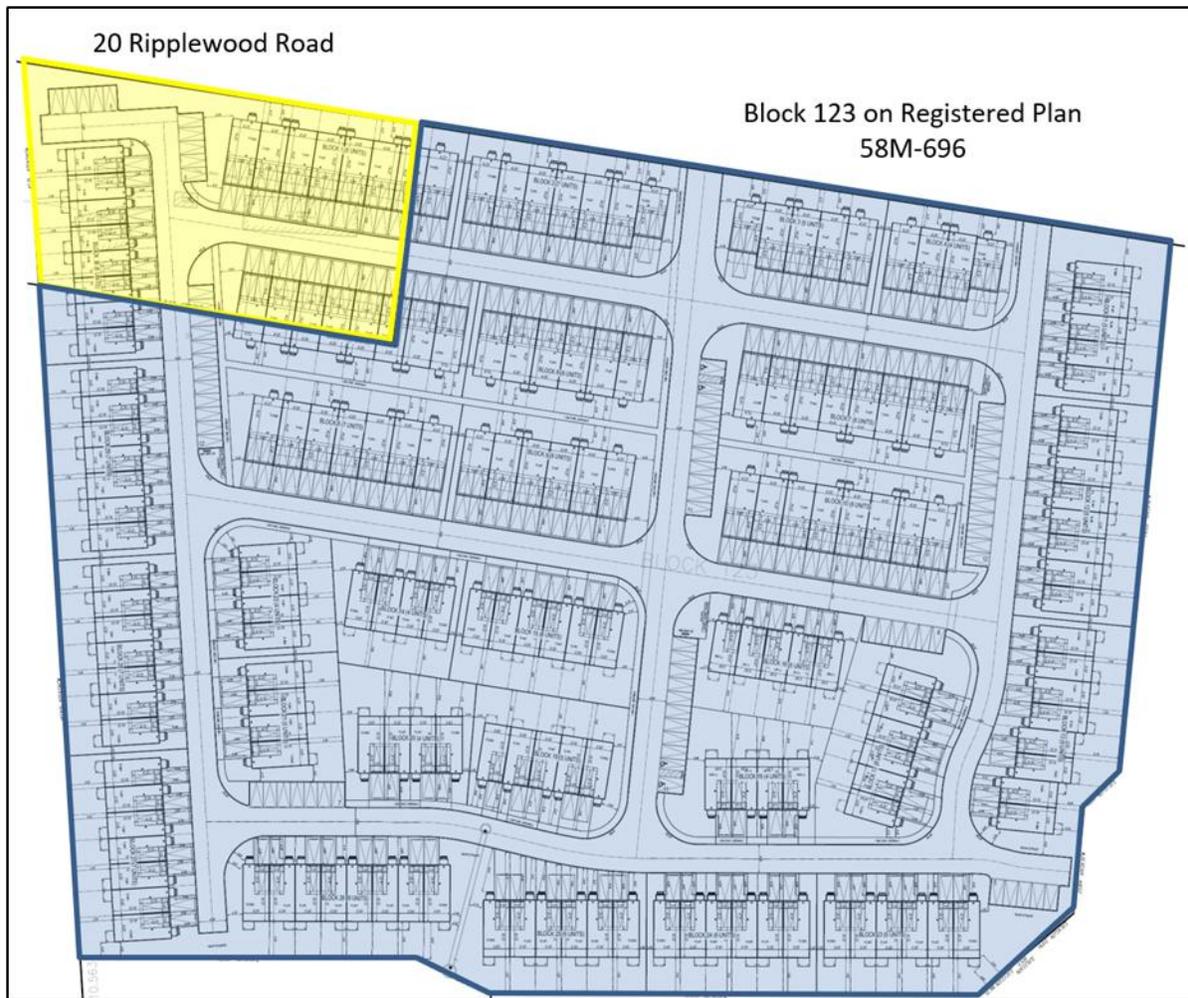


Figure 6 – Proposed Conceptual Site Plan of the Overall Condominium Cluster Townhouse Development

The area highlighted in yellow on Figure 6 above, is 20 Ripplewood Road. The area in blue is Block 123 on registered Plan of Subdivision 58M-696 (part of Hazel Glenn subdivision). The overall concept plan showing the proposed layout of the future condominium development is overlaid on both properties, showing how the properties are proposed to be merged and developed as one comprehensive development. A copy of the proposed conceptual site plan is provided in Appendix B.

The proposed Zoning By-law Amendment also requests removal of the current Holding provision on the subject property. The Holding is proposed to be removed since municipal servicing would be available and provided through the adjacent subdivision.

The proposed Draft Plan of Subdivision is shown on Figure 7 below and in Appendix A.

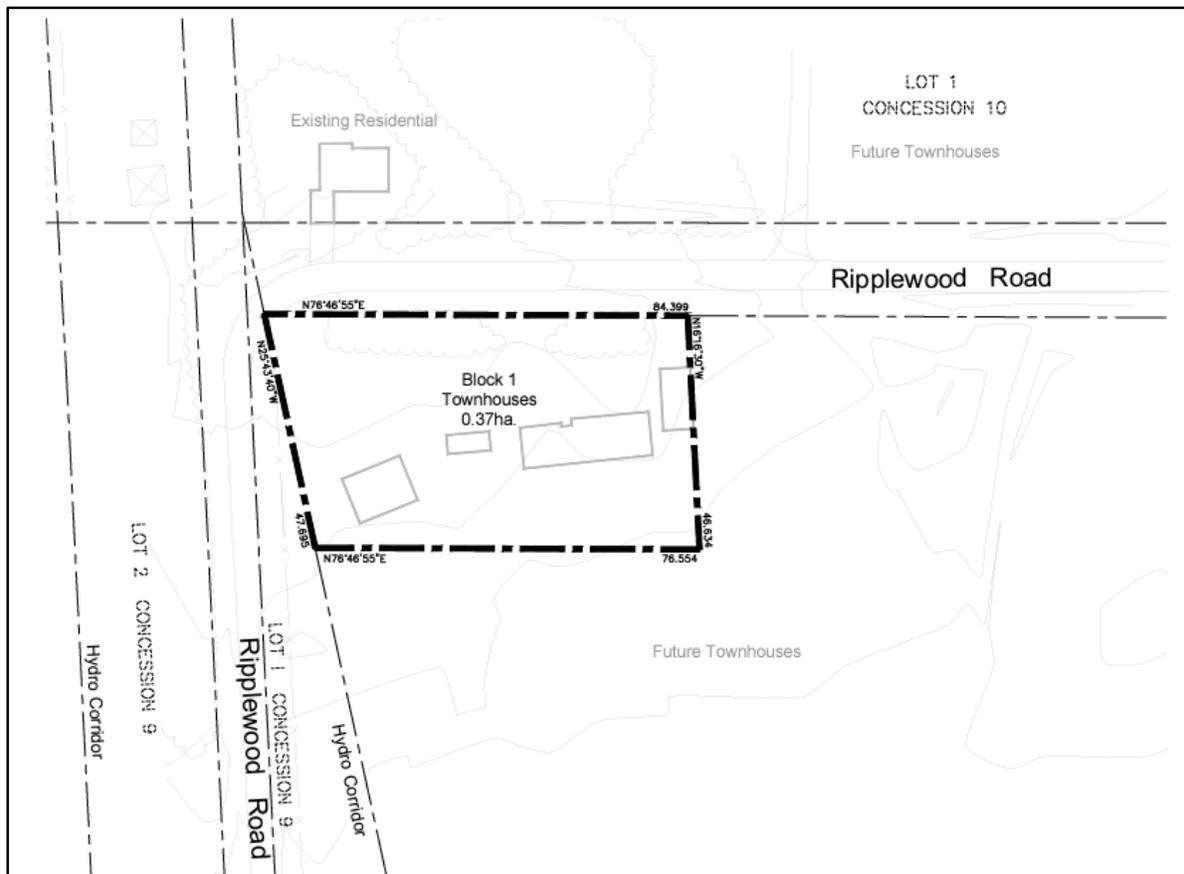


Figure 7 – Proposed Draft Plan of Subdivision

Policy Overview

The property is designated as Urban Designated Greenfield Area in the Regional Official Plan (ROP). Future development in Urban Designated Greenfield Areas will contribute to the creation of complete communities with a greater mix of land uses and development patterns that support trips by walking, cycling, and where available, transit services.

The subject lands are designated Low/Medium Density Residential in the City’s Official Plan (City OP) which permits a range of residential uses, including single detached houses, townhomes and walk-up apartments to a maximum residential density of 40 units per gross hectare.

The proposal is consistent with the Provincial, Regional and City policy direction to build healthy, sustainable and complete communities. The subject lands provide an opportunity for an appropriate residential development that will be compatible with and complete the adjacent plans of subdivision for the creation of a complete neighbourhood where infrastructure and amenities can be shared.

To facilitate the proposed development, a Zoning By-Law Amendment is required to remove the Holding (H) provision on the lands and to apply the appropriate zoning to the lots and blocks within the proposed Draft Plan of Subdivision.

The applicant is requesting the following rezoning and site-specific provisions:

- Adding a maximum height provision
- Reducing rear and interior side yard setbacks
- Reducing the permitted encroachment of eaves and gutters (due to the reduced setbacks being proposed)
- Permitting a condo road to be interpreted as a municipal road for the purposes of a future condominium application.

The site-specific zoning provisions have been requested to match the previously approved zoning on the adjacent registered plan of subdivision in order to develop the properties as one comprehensive townhouse development.

Contributions to the City

Area of Focus	Targets	Contribution
Increased Housing stock	<ul style="list-style-type: none"> • City’s pledge to build 19,000 homes by 2031 	<ul style="list-style-type: none"> • Supports the creation of complete communities and provides for a greater housing stock in the City.

FINANCIAL IMPACT:

The City of Cambridge collected a fee of in the amount of \$13,992 to process the Zoning By-law Amendment and Draft Plan of Subdivision.

City and Regional Development Charge fees will be collected prior to building permit issuance. Development Charges collected for the proposed development will be used for the construction of new infrastructure required to support growth of the City.

Additional revenue from assessment growth generated from the proposed development will offset increased expenses to provide City services, programs and future infrastructure renewal to a growing population.

Any further costs associated with the development of the site are borne by the applicant.

PUBLIC VALUE:

The Statutory Public Meeting required under the Planning Act was held on June 20, 2023.

No members of the public/residents spoke at the public meeting and there were no requests to be included on the mailing list.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

No applicable.

PUBLIC INPUT:

No residents spoke at the public meeting and there were no written submissions provided regarding the proposal.

Council questions raised during the meeting included:

- 1) The status of Block 123 – Block 123 is a registered block on a plan of subdivision and can be developed with residential dwelling units per the previous planning approvals. The developer would like to get the appropriate planning approvals (Zoning By-law Amendment and Draft Plan of Subdivision) in order to develop 20 Ripplewood Road with Block 123 to round out the developable area and provide for a comprehensive development.
- 2) Affordable Housing Contribution – the developer has committed to a \$500 per unit contribution to the Affordable Housing Contribution Fund, which is also what they have committed to for their adjacent plan of subdivision.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix C.

Staff has received comments from the applicable City departments and outside agencies regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision. Staff and agency comments were very limited and have been acknowledged and/or addressed by the applicant and/or will be implemented through the city's conditions of draft plan approval. The city's proposed conditions of draft plan approval are attached as Appendix D to this report.

The Region of Waterloo is the approval authority for the Draft Plan of Subdivision and Regional staff have advised City staff that all of their concerns have been addressed or will be addressed through the regional conditions of draft approval.

CONCLUSION:

The City of Cambridge is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. With limited vacant residential land available within the city, and an increase in housing costs, there is a growing need and demand for a range and mix of housing options to accommodate future residents.

The proposed applications for the subject lands would permit the development of a vibrant neighbourhood consisting of a townhouse development that will be developed in conjunction with the adjacent subdivision.

It is the opinion of Planning Staff that the proposed Zoning By-law Amendment and Plan of Subdivision applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposal represents good planning and contributes to the creation of additional housing stock for the city that has been designed to complement, enhance and complete the surrounding neighbourhood. The proposal is generally in keeping with the character of the surrounding neighbourhood with a desirable built form. As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

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:

When naming attachments please use the following format:

1. 23-292-CD Appendix A – Proposed Draft Plan of Subdivision
2. 23-292-CD Appendix B – Proposed Site Concept Plan
3. 23-292-CD Appendix C – Internal/External Consultation and List of Supporting Studies
4. 23-292-CD Appendix D – Proposed Conditions of Draft Approval
5. 23-292-CD Appendix E – Proposed By-law for Zoning By-law Amendment