



355 & 395 Hespeler Road

File R07/23

Recommendation

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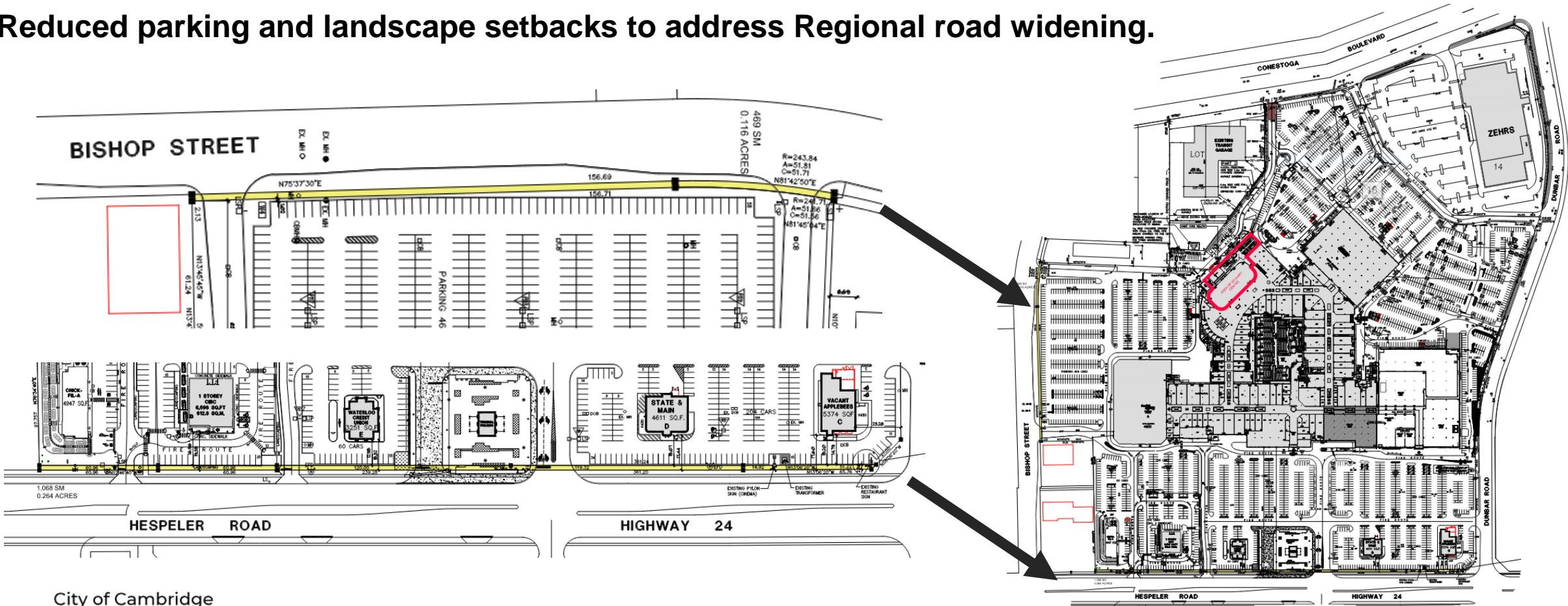
Property Information

- Development Area: 22 ha
- The subject lands comprise of a range of commercial retail buildings with the largest building being a commercial shopping centre, commonly identified as Cambridge Centre mall.



Regional Road Widening

Reduced parking and landscape setbacks to address Regional road widening.



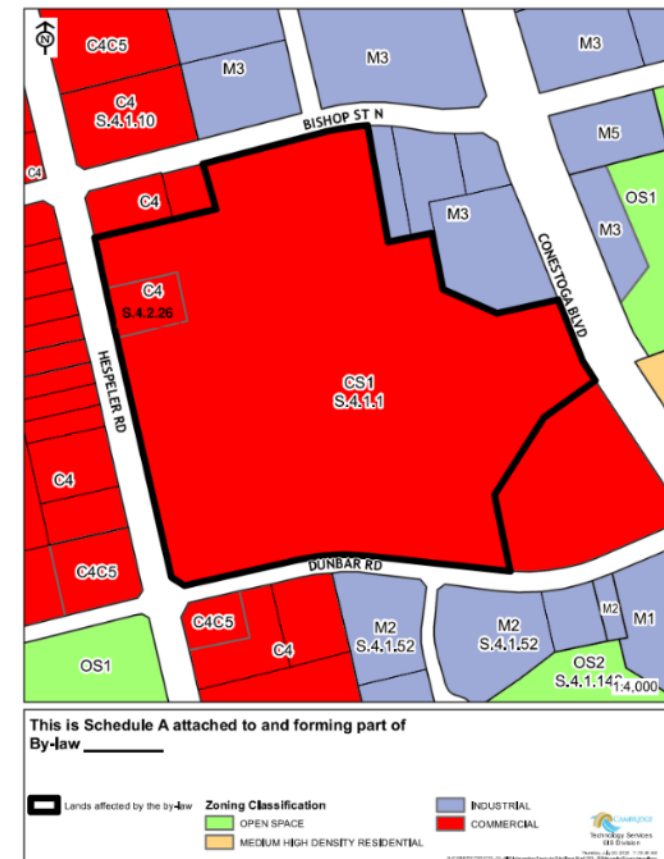
Zoning By-law Amendment Application

355 & 395 Hespeler Road (R07/23)
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Existing Zoning: Commercial CS1, with site-specific provision S.4.1.1 and C4 with site-specific provision S.4.2.26

Proposed Zoning: Commercial CS1 and C4, with amended site-specific provisions under S.4.1.1 and S.4.2.26.

Development Standard	Existing Zoning By-law No. 150-85 – Requirements:	Proposed Zoning Standards
Minimum landscape strip width along property lines	3.0 m	0.0 m
Minimum setback of parking facilities to street line	3.0 m	0.0 m



Recommendation

- **It is the opinion of Planning Staff that the proposed Zoning By-law Amendment application is consistent with the Provincial Policy Statement, conforms to the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law 150-85.**
- **The proposal represents good planning and will ensure the site remains in conformity with the City's Zoning By-law following the conveyance of the required road widenings to the Region. The proposed amendment is in keeping with the character of the existing surrounding neighbourhood and will maintain the general function of the Cambridge Centre mall. As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment.**