



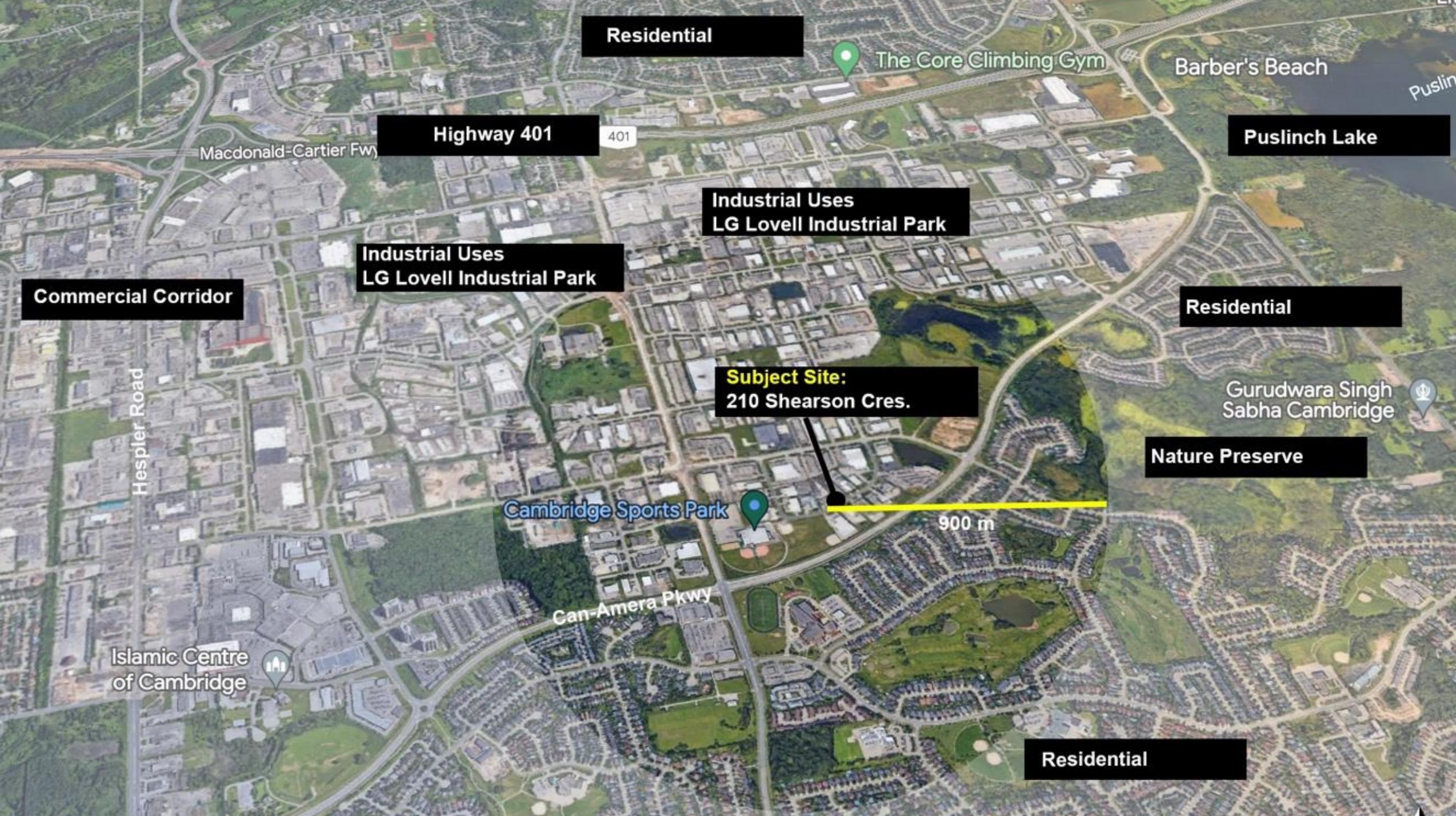
210 Shearson Crescent, Cambridge

Minor Official Plan & Zoning By-law Amendment

Statutory Public Meeting

November 21, 2023 @ 6.30pm





Residential

The Core Climbing Gym

Barber's Beach

Highway 401

401

Puslinch Lake

Macdonald-Cartier Fwy

**Industrial Uses
LG Lovell Industrial Park**

**Industrial Uses
LG Lovell Industrial Park**

Residential

Commercial Corridor

Gurudwara Singh Sabha Cambridge

**Subject Site:
210 Shearson Cres.**

Nature Preserve

Hespler Road

Cambridge Sports Park

900 m

Can-Amara Pkwy

Islamic Centre of Cambridge

Residential

Site Location



planning
+ design

Site Location



planning
+ design

Site Location



Side yard parking



Site Location

Loading Area



Transport work area, rear of property



Surrounding Context /

Shearson Crescent, looking east



Building to the east of subject site



Surrounding Context /

Shearson Cres, looking west



Building to the west of subject site



Site Statistics /

Proposed Development	
Number of Storeys	1 storey
GFA Existing Building	11,255 sqft. (1,046 m ²)
GFA Renovated Addition	5,930 sqft. (552 m ²)
Parking & Loading	10 parking spaces & 1 loading space
Access	1 access via Shearson Cres. + 1 access to loading space
Landscaping	Existing landscaping at front of building will remain intact



Proposal /



**Official Plan Amendment (Minor) to
Zoning By-law Amendment (Minor) to permit the existing transport use on the subject site**

Site Plan Application (Future) to permit a building addition at the rear of the existing building

- The current Official Plan and Zoning does not permit the existing transport use on the subject property.
- The application is to permit exclusively the addition of the transport depot use. Other transport uses will not be permitted.
- Currently there exists at least 10 other transport uses within the LG Lovell Industrial Park.
- The expansion onto the existing building will allow the servicing the transports to happen entirely within the building (transports are currently being serviced outside as the existing building clearance is not high enough)
- No more than 5 transports can be serviced at any given time on the property and the owners estimate that approximately 8 trucks per day visit the business.
- Application pertains to use only, all other policies in the Official Plan & performance standards set out by the Zoning By-law will be met.

4. Transport Uses

Include:

(a) a *transport terminal*;

Section 3 Zone Regulations



(b) a cartage company;

(c) a *builder's yard* or *contractor's yard*;

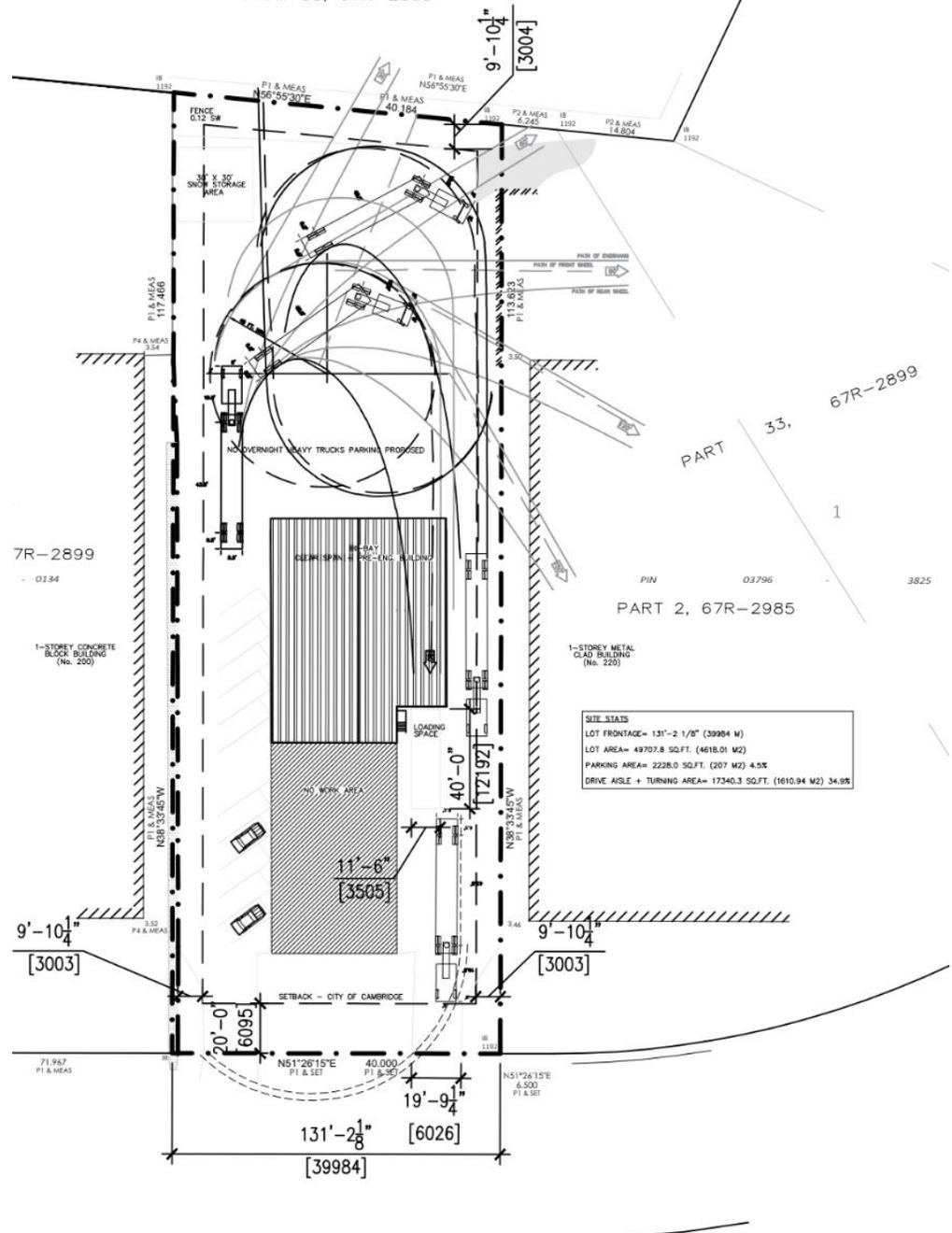
(d) an establishment for the lease or rental of motor vehicles and/or *trailers* and *transport trailers*;

(e) a transport driver training school;

(f) a *transportation depot*;

(g) sales and service of *transport trailers*.

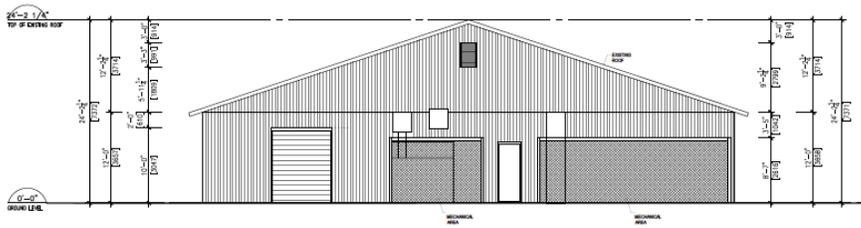
Site Plan /



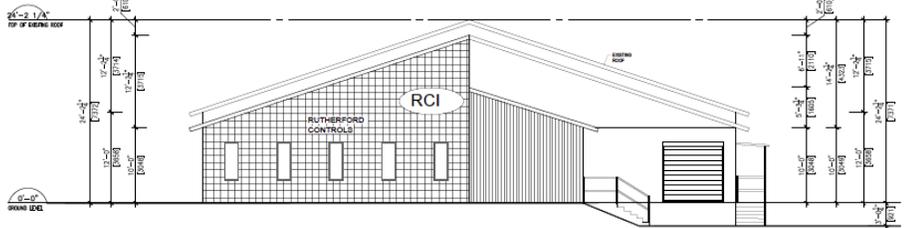
SITE STATS
 LOT FRONTAGE= 131'-2 1/8" (39984 M)
 LOT AREA= 49707.8 SQ.FT. (4618.01 M2)
 PARKING AREA= 2228.0 SQ.FT. (207 M2) 4.5%
 DRIVE AISLE + TURNING AREA= 17340.3 SQ.FT. (1610.94 M2) 34.9%



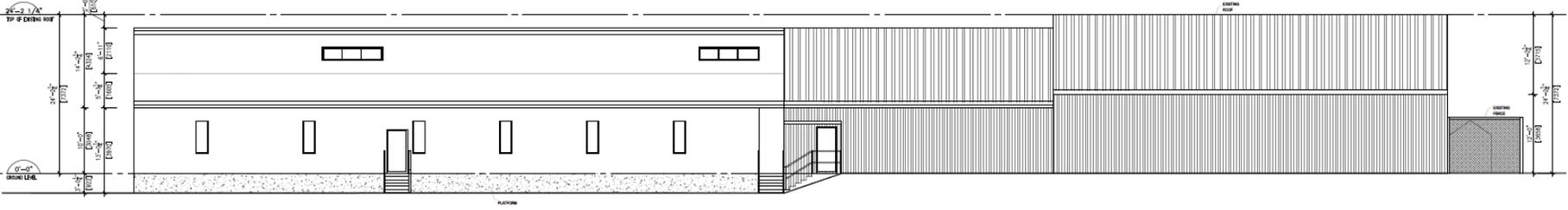
Existing Elevations



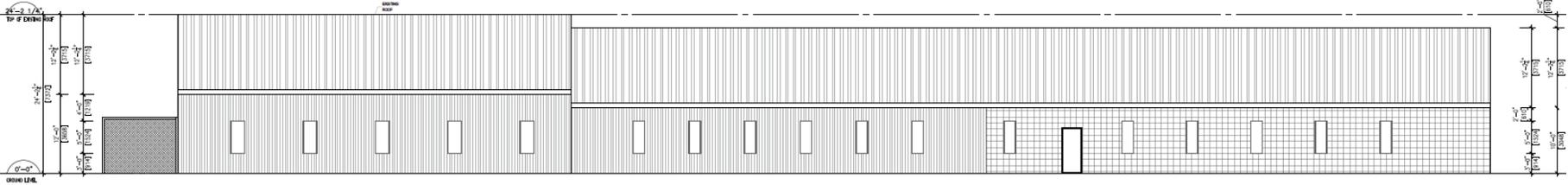
1 NORTH ELEVATION - EXISTING
1/8" = 1'-0" (1:100)



2 SOUTH ELEVATION - EXISTING
1/8" = 1'-0" (1:100)

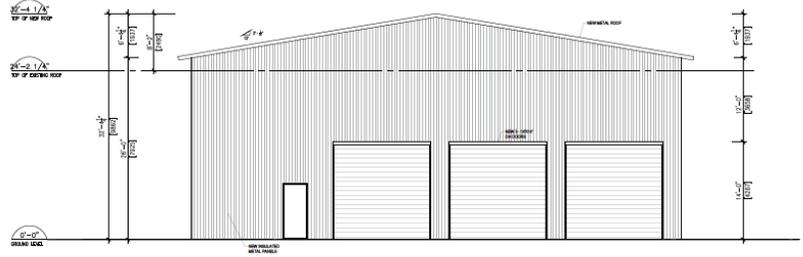


3 EAST ELEVATION - EXISTING
1/8" = 1'-0" (1:100)

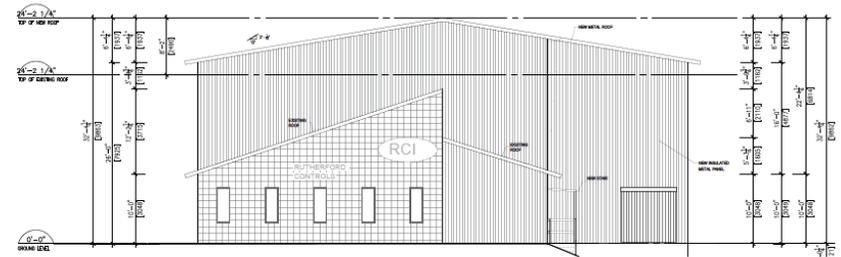


4 WEST ELEVATION - EXISTING
1/8" = 1'-0" (1:100)

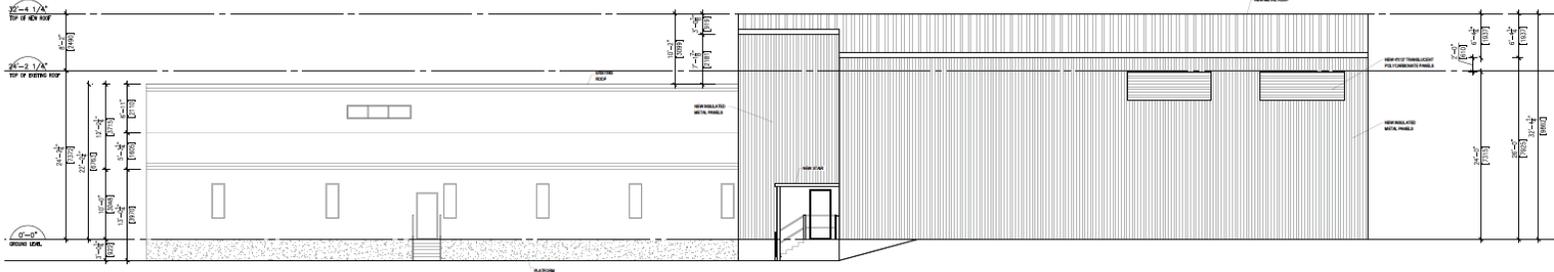
Proposed Elevations



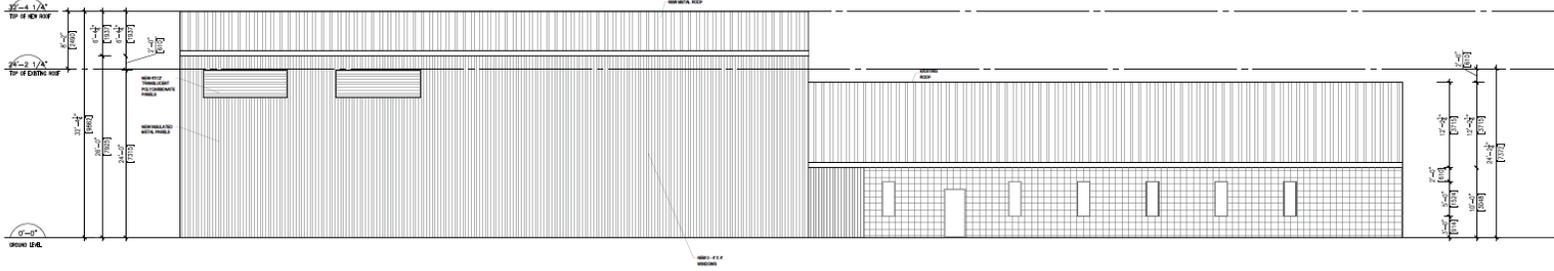
1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0" (1:100)



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0" (1:100)



3 EAST ELEVATION - PROPOSED
1/8" = 1'-0" (1:100)

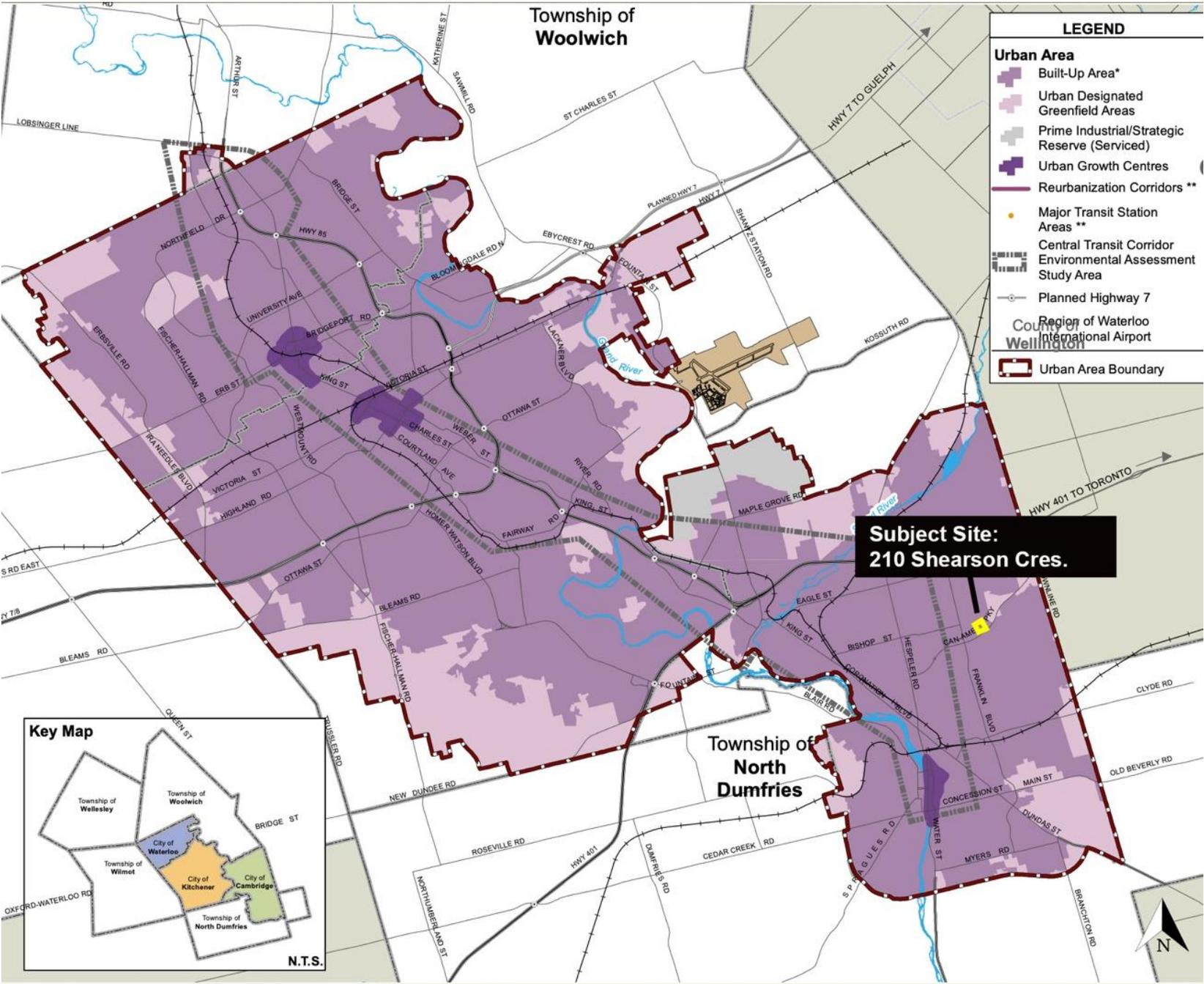


4 WEST ELEVATION - PROPOSED
1/8" = 1'-0" (1:100)

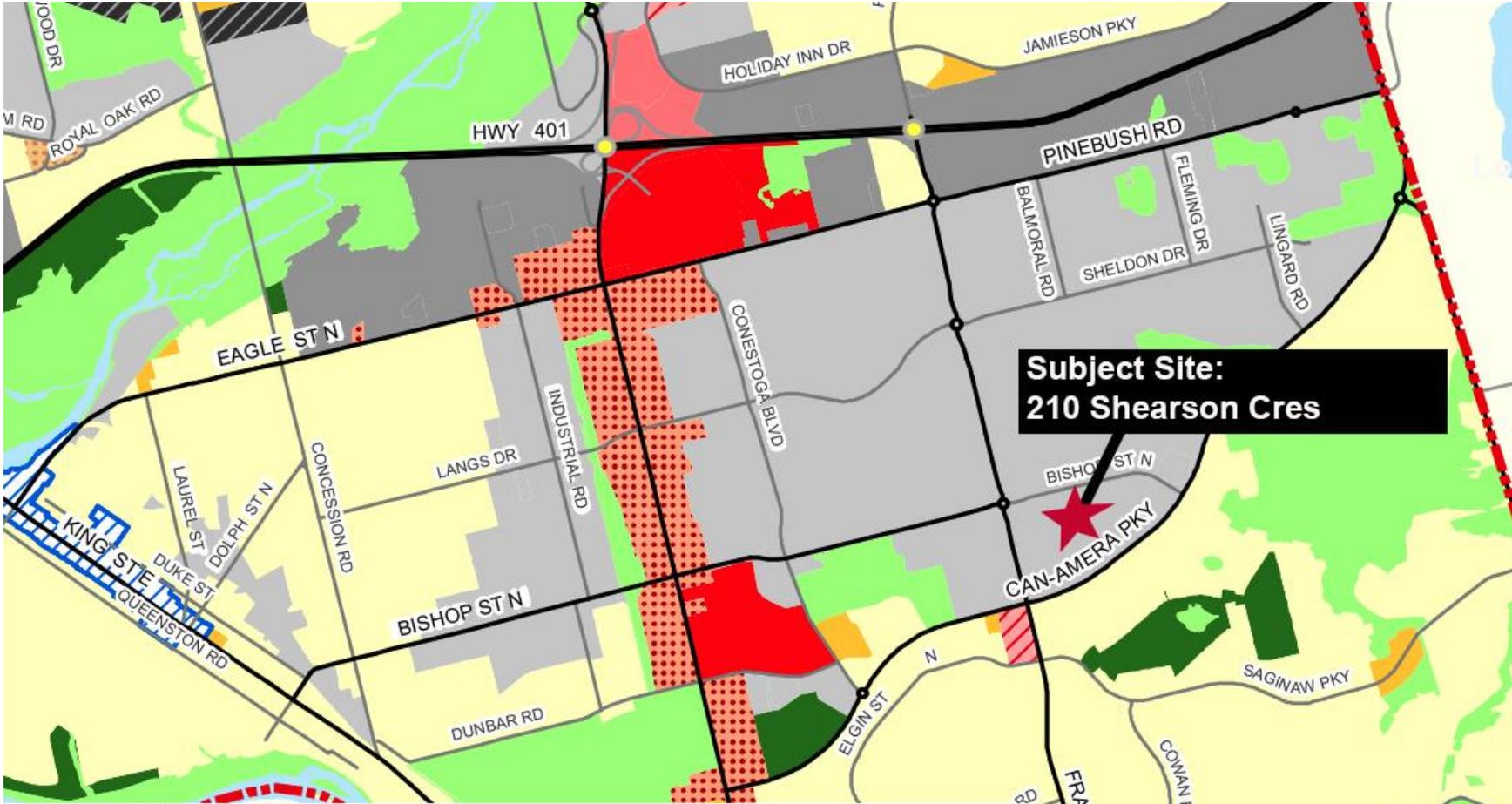
Policy Context Region of Waterloo Official Plan



planning
+ design



Policy Context City of Cambridge Official Plan



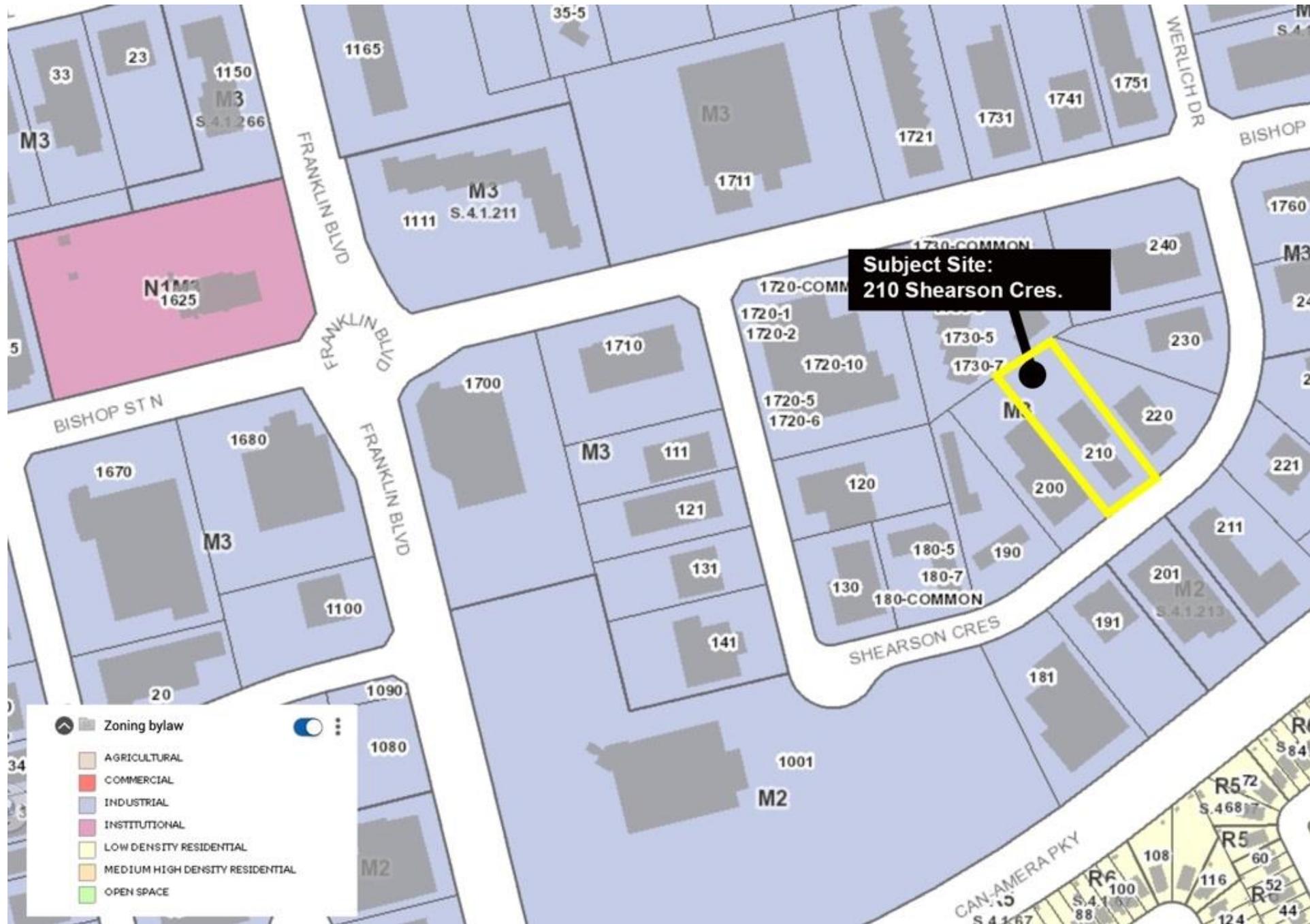
Legend

- - - City Limits
 - Municipal Boundaries
 - Blair Village
 - East Side Lands (RMW)
 - Future Urban Reserve
 - Roads - Ownership**
 - Province of Ontario or Region of Waterloo
 - City of Cambridge
 - Rivers and Lakes
-
- 1. Community Core Areas**
 - Galt City Centre; Preston Towne Centre; Hespeler Village
 - 2. Residential Designations**
 - Low / Medium Density Residential
 - High Density Residential
 - Blair Core Area
 - Rural Residential
 - Rural
 - Prime Agricultural
 - 3. Rural Designations**
 - Prime Commercial
 - Community Commercial
 - Hespeler Road Mixed-Use Corridor
 - Neighbourhood Commercial
 - 5. Employment Designations**
 - Business Industrial
 - Prime Industrial Strategic Reserve (Served)
 - Employment Corridor
 - Industrial
 - Prestige Industrial
 - 6. Open Space Designations**
 - Recreation, Cemetery and Open Space



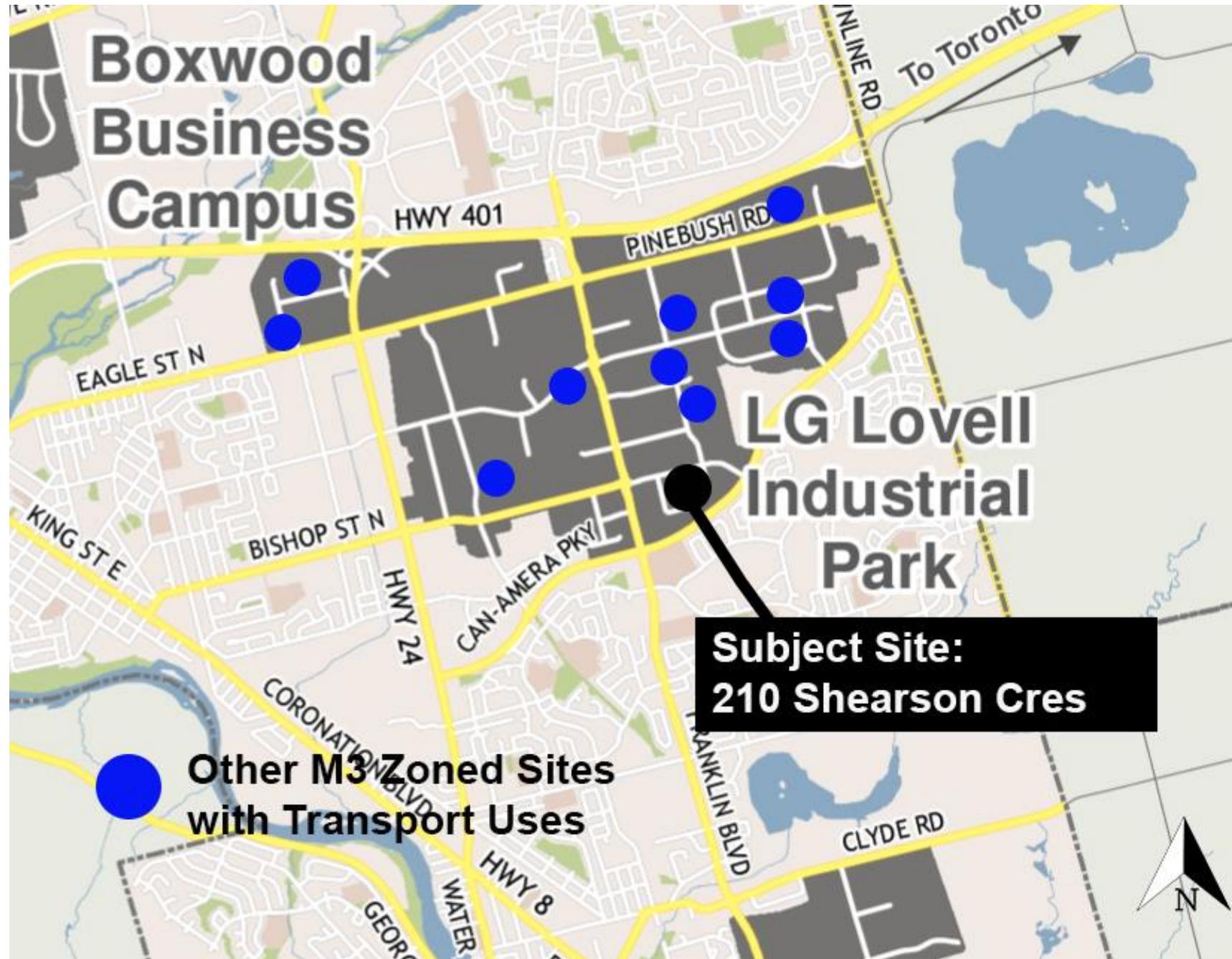
planning
+ design

Current Zoning /



planning + design

Surrounding Transport Uses /



planning
+ design

Thank You Questions?



planning
+ design



thinkform
architecture + interiors inc

Provision	Requirement	Proposed	Section
Permitted Uses	the manufacture, processing, production, fabrication, packaging, assembly, sub-assembly, stamping, treating, finishing, refining, distilling, testing, warehousing including a bonded customs warehouse, storage and stockpiling of products, goods, materials, patterns, tools and dies, but do not include a heavy industrial use as described below, an impounding yard, transport terminal uses as described below, an asphalt or concrete batching plant, a builder's or building contractor's yard, a wrecker's or salvage yard or a junk yard;	Does not permit a transportation depot use	S.3.4.2.2
Minimum lot area	450 m ²	4,618 m ²	S.3.4.3.2
Minimum lot frontage	15 m	40 m	S.3.4.3.2
Minimum Front and Exterior Side Yard setback	6.0 m	12.27 m	S.3.4.1.7
Minimum Interior Yard Setback	3.5 m	6.72 m & 11.93 m	S.3.4.3.2
Minimum rear yard setback	3.5 m	>25 m	S.3.4.3.2
Planting Strips and Fencing	For the purposes of any commercial or industrial use where such lands are adjacent to any residential, institutional or open space zone or to any public park, pedestrian walkway or school.	N/A	S.2.4
Parking Spaces	Area equivalent to at least 20 percent of the lot area	Area equivalent to at approximately 39%	S.2.2.1
Loading Spaces	500 m ² to 2,000 m ² gross floor area = 1 space	1 space	S.2.3.2
Loading Space Size	3 m by 10 m	3.5 m by 12 m	S.2.3.2