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# Madison Riverbank Holdings Limited

Zoning By-Law Amendment – R12/23

Related File: Draft Plan of Subdivision – 30T-23103

City of Cambridge

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**MADISON**  
GROUP

# Location

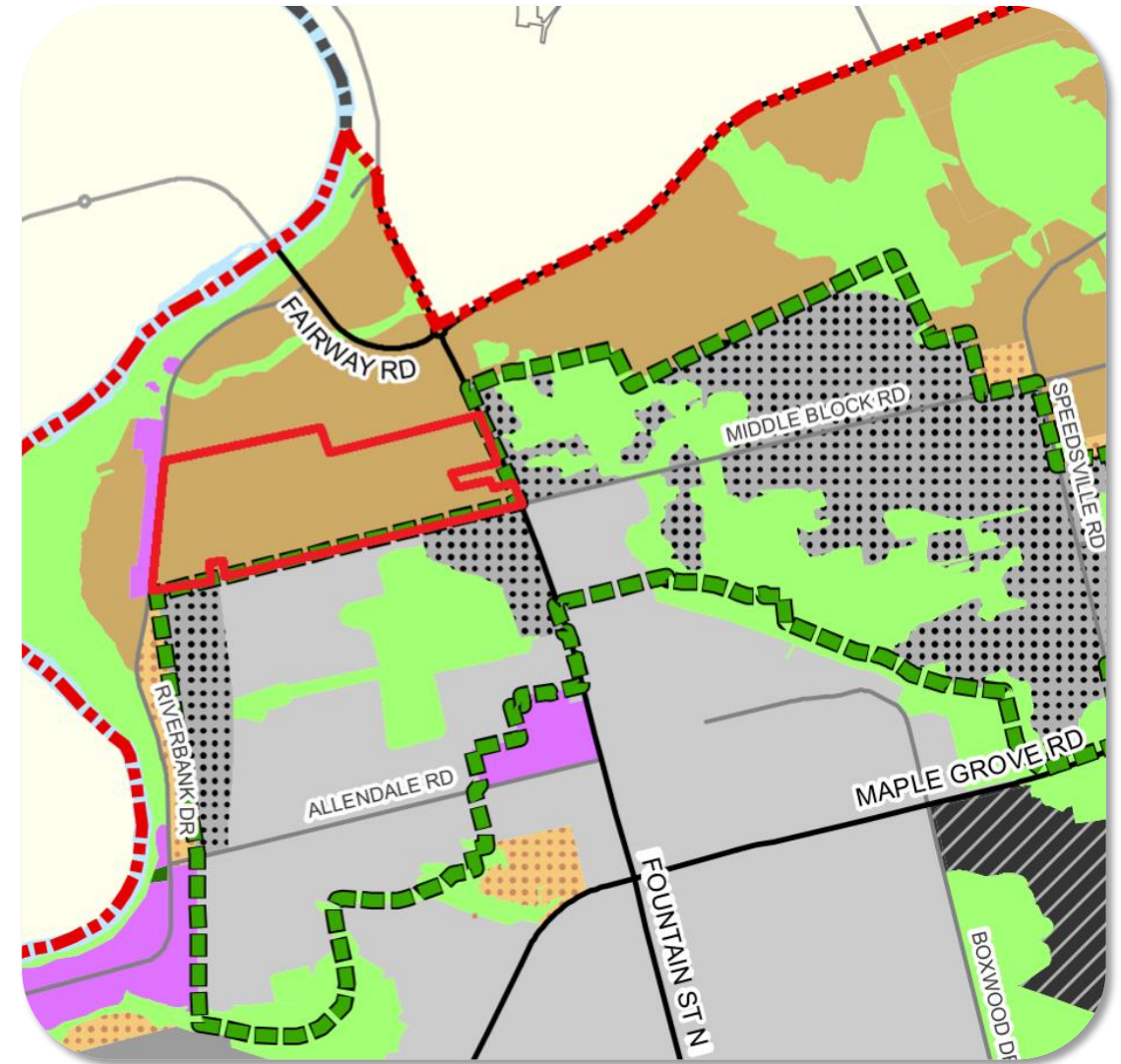
- The subject lands (“Madison Lands”) are located on the north side of Middle Block Road and bounded by Riverbank Drive to the west, Fountain Street to the east.
- The Madison Lands are legally described as Part of Lot 1, Beasley’s Middle Block, City of Cambridge, Regional Municipality of Waterloo and municipally known as 895 Riverbank Drive, Cambridge.
- Site Stats:
  - Approximately +/- 52.43 hectares in size;
  - +/- 1,449 metres of frontage along the north side of Middle Block Road;
  - +/- 522 metres of frontage on the east side of Riverbank Drive; and,
  - +/- 221 metres of frontage on the west side of Fountain Street North.



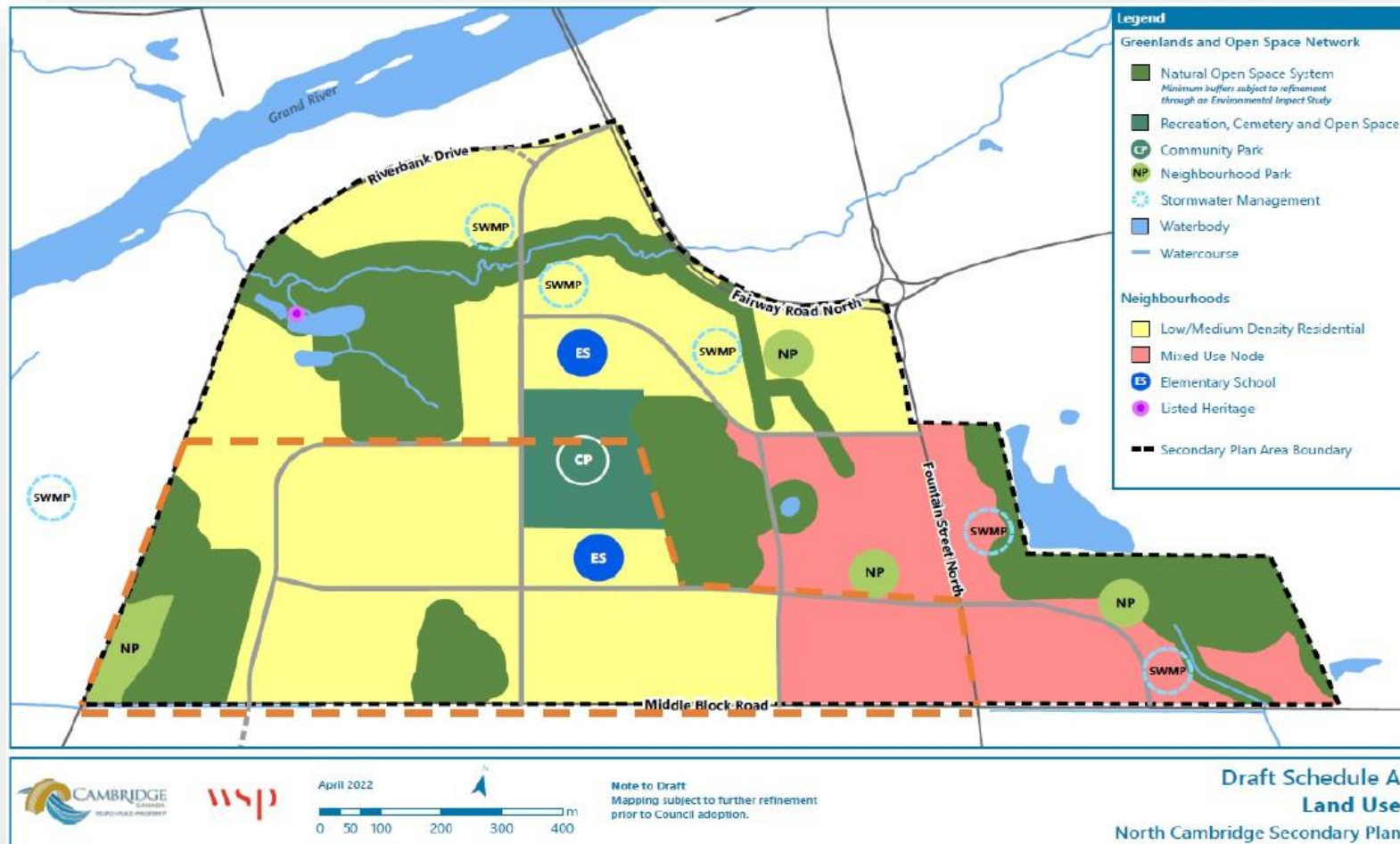


# Cambridge Official Plan

- The subject lands are currently designated 'Prime Agricultural' on "Map 2 – General Land Use Plan" within the Cambridge Official Plan.
- Through the Draft North Cambridge Secondary Plan the lands are proposed to consist of a series of land use designations, such as, 'Low/Medium Density Residential', 'Mixed Use Node', 'Natural Open Space System' and 'Recreation, Cemetery and Open Space' as per "Draft Schedule A – Land Use".
- The Secondary Plan will guide the general land use patterns and conceptual locations of community infrastructure, such as schools, neighbourhood parks, trails, and collector roads. The intent of the proposed applications is to implement the vision for the Secondary Plan Area.
- The proposed development is in conformity with the City of Cambridge Official Plan and Draft North Cambridge Secondary Plan.



# North Cambridge Secondary Plan



Madison Riverbank Holdings Limited  
City of Cambridge

# Zoning By-law Amendment

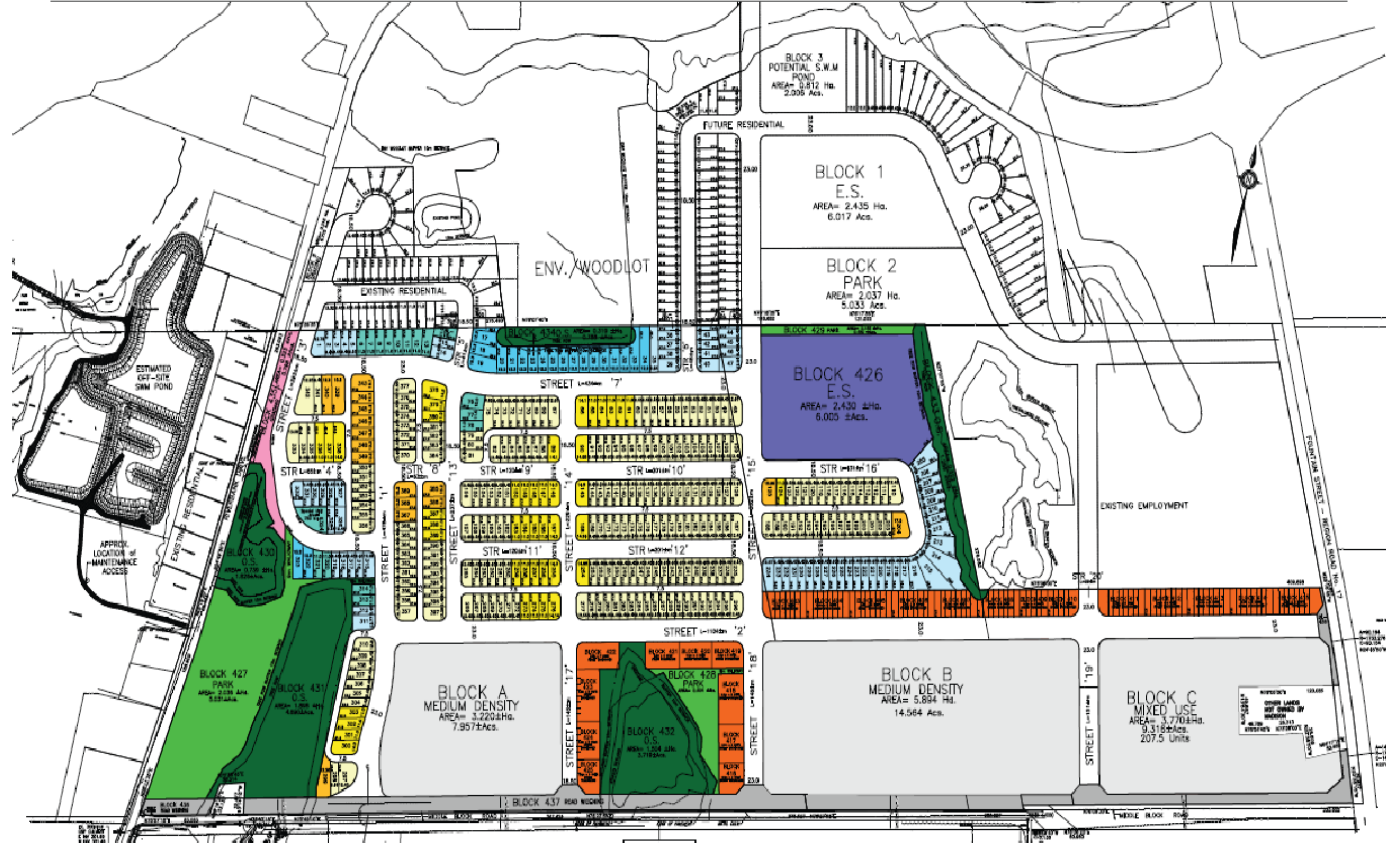
- The Subject Lands are currently zoned A1 - Agricultural and RR1 – Low Density Residential under the City of Cambridge Zoning By-law No. 150-85, as amended (“By-law 150-85”).
- The purpose of the A1 Zone is to accommodate farms and their associated uses, whereas, the RR1 Zone is to accommodate rural non-farm related dwellings in rural areas outside of settlements.
- A Zoning By-law Amendment application is required to amend the existing zone categories to rezone areas within the related plan of subdivision into appropriate zoning categories.
- The proposal seeks to amend the Zoning By-law No. 150-85 to rezone the Subject Lands into the following zoning designations R6, RM1, RM3, RM4, OS1, OS4, and N1 with site-specific exceptions to permit the proposed development.





# Development Proposal

- Applications for a Draft Plan of Subdivision and Zoning By-law Amendment have been submitted to the City.
- The intent is to develop the Plan of Subdivision in six (6) phases, in a generally west to east direction with the future medium density condominium blocks along Middle Block Road in the latter phases.
- There are approximately +/- 1204.5 residential units proposed.
- Approximately 2.62 ha of parkland is proposed in addition to 4.98 ha of open space area to be dedicated into public ownership. Along with a widening along Middle Block Road for road improvements.
- An off-site stormwater management facility is required to service the proposed development.
- An elementary school block approximately 2.4 ha.
- The school block is adjacent to a future community park to the north and a natural heritage area to the east which will to provide access to future programmable areas.



[illegible]

BLOCK 3  
POTENTIAL S.W.M.  
POND  
AREA= 0.812 Ha.  
2.006 Acs.

FUTURE RESIDENTIAL

BLOCK 1  
E.S.  
AREA= 2.435 Hc  
6.017 Acs.

BLOCK 2  
PARK  
AREA= 2.037 Ho  
5.033 Acs.  
N78°17'30"E  
S 11° 00'

BLOCK 426  
E.S.  
AREA= 2.430  $\pm$ Ha.  
6.005  $\pm$ Acs.

EXISTING EMPLOYMENT	NEW EMPLOYMENT	REPLACEMENT EMPLOYMENT	REPLACEMENT EMPLOYMENT
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
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381	382	383	384
385			

BLOCK A  
MEDIUM DENSITY  
AREA= 3.220±Ha.  
7.957±Acs.

BLOCK B  
MEDIUM DENSITY  
AREA= 5.894 Ha.  
14.564 Acs.

BLOCK C  
MIXED USE  
AREA= 3.770±Ha.  
9.316±Acs.  
207.5 Units

A=90.184  
R=1733.278  
C=90.184  
N24°45'50"W

Am 14.914  
Rm 1733.276  
Cu 14.914  
unverändert

ROAD NETWORK FROM CAMBRIDGE PROPERTY

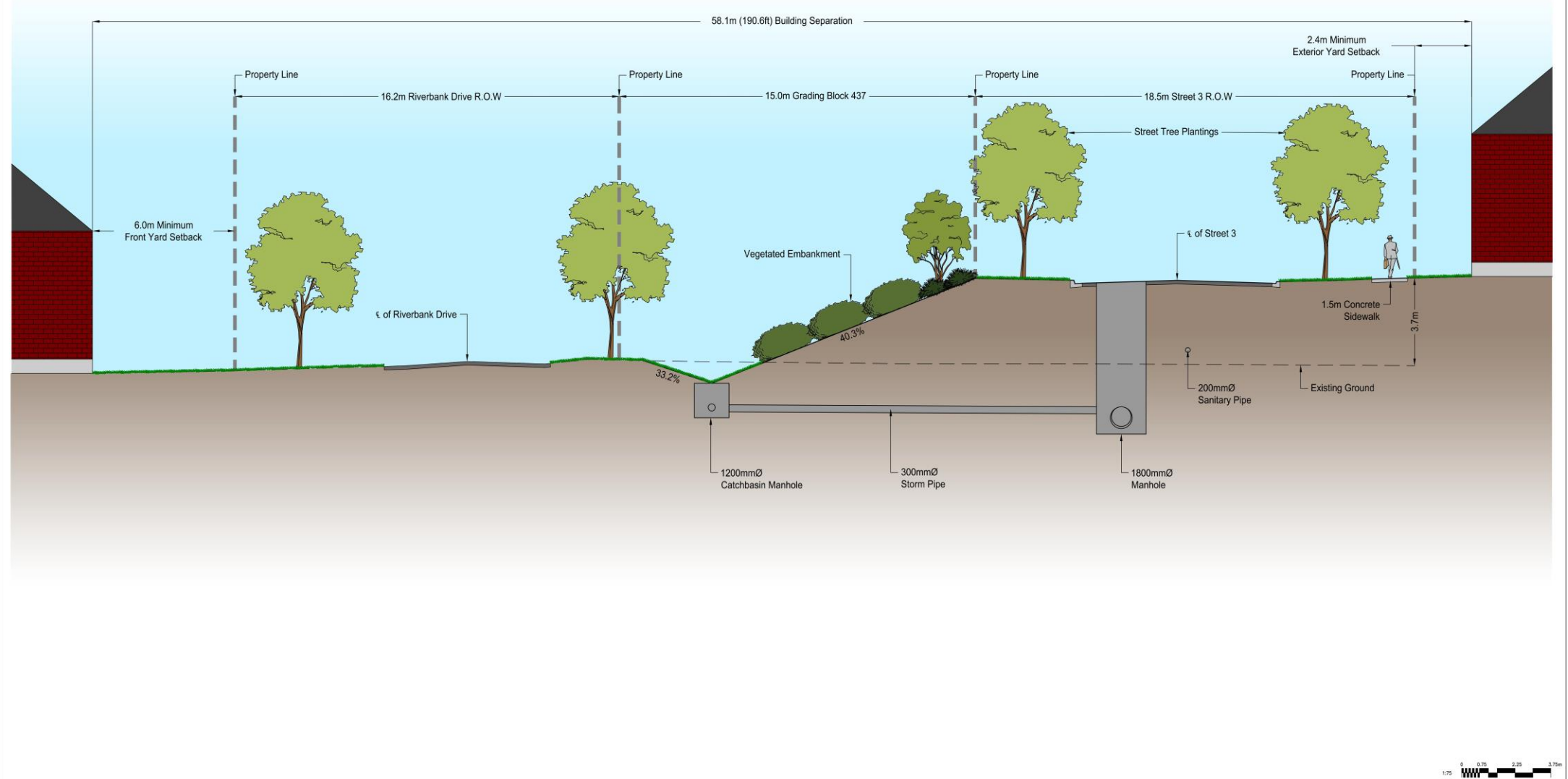
PIN 22736-2061 (2)  
DRAFT APPROVED PLAN OF SUBDIVISION 30T-20102

Recommended Wetland Setback (b) NRSI

Limit of Wetland (by NRSI)

4  
5  
6

# Riverbank Drive Cross Section





# Conceptual Stormwater Management Layout and Landscape Plan





# Materials Submitted in Support of Application

- Draft Zoning By-Law Amendment, prepared by KLM Planning Partners Inc.
- Urban Design Brief, prepared by KLM Planning Partners Inc.
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc.
- Draft Phasing Plan, prepared by KLM Planning Partners Inc.
- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Geotechnical Investigation, prepared by Chung & Vander Doelen Engineering Limited
- Hydrogeological Assessment, prepared by Stantec Consulting Limited
- Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited
- Stage 1-2 Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp.
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited
- Phase One Environmental Site Assessment - 895 Riverbank Dr., prepared by Soil Engineers Limited
- Phase One Environmental Site Assessment - Northside of Middle Block Rd. & East of Riverbank Dr. Part of Lot 1 Bricker Lot, prepared by Soil Engineers Limited
- Phase One Environmental Site Assessment - 1010 Riverbank Drive, prepared by Soil Engineers Limited
- Phase One Environmental Site Assessment - 4220 Fountain St. N & 800 Middle Block Rd., prepared by Soil Engineers Limited
- Phase One Environmental Site Assessment - 850 Riverbank Drive, prepared by Soil Engineers Limited
- Phase Two Environmental Site Assessment - 895 Riverbank Dr., prepared by Soil Engineers Limited
- Phase Two Environmental Site Assessment - Northside of Middle Block Rd. & East of Riverbank Dr. Part of Lot 1 Bricker Lot, prepared by Soil Engineers Limited
- Phase Two Environmental Site Assessment - 850 Riverbank Drive, prepared by Soil Engineers Limited
- Phase Two Environmental Site Assessment - 1010 Riverbank Drive, prepared by Soil Engineers Limited
- Chloride Impact Assessment, prepared by Stantec Consulting Limited
- Tree Management Plan, prepared by Stantec Consulting Limited
- Functional Servicing & Stormwater Management Report, prepared by Stantec Consulting Limited
- Sanitary Sewer Capacity Assessment Application, prepared by Stantec Consulting Limited
- Environmental Site Assessment, prepared by Stantec Consulting Limited

Madison Riverbank Holdings Limited  
City of Cambridge





Rear Lane Townhouse - Front Elevation





Back to Back Stacked Townhouse - Front Elevation



Back to Back Stacked Townhouse - Rear Elevation





Rear Lane Single Detached with Coach Home - Front Elevation





Rear Lane Single Detached with Coach Home - Side Elevation





Rear Lane Townhouse





3-Storey Street Townhouse





2-Storey Street Townhouse



2-Storey Front Loaded Single Detached