



To: COUNCIL

Meeting Date: 12/19/2023

Subject: 23-346-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 2040 Eagle Street North

Submitted By: Sylvia Rafalski-Misch, Manager of Development Planning

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Report No.: 23-346-CD

File No.: OR06/23

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 23-346-CD – Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 2040 Eagle Street North be received;

AND THAT Cambridge Council adopt Official Plan Amendment No. 73 with site-specific policy 8.10.109 to permit a ‘medical office and clinic’ use within the ‘Employment Corridor’ designation;

AND THAT Cambridge Council approve the proposed Zoning By-law Amendment to rezone the subject lands from M3 Industrial to M3 Industrial with site specific s.4.1.471 to permit a ‘business and professional office’ use for the establishment of a medical office;

AND THAT Cambridge Council is satisfied and that the requirements for a public meeting in accordance with subsections 17(15) and 34(17) of the Planning Act have been met;

AND FURTHER THAT the By-laws attached to report 23-346-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Official Plan and Zoning By-law Amendments to permit the establishment of a medical office on the subject lands.

Key Findings

- The lands are located within an established fully serviced industrial area. The proposal represents an opportunity for redevelopment that is transit-oriented and in proximity to transit options and makes an efficient use of existing land, infrastructure and services.
- The applicant is proposing to re-purpose the existing building into a medical office, which will include a team of chiropractors, physiotherapists, and massage therapists that will provide healthcare to the community.

FINANCIAL IMPLICATIONS:

- A planning application fee in the amount of \$23,000 has been paid to the City of Cambridge to process the Official Plan Amendment and Zoning By-law Amendment application.
- Any further costs associated with the development of the site are to be borne by the applicant.

STRATEGIC ALIGNMENT:

- Strategic Action
- Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Subject Property

The lands are municipally known as 2040 Eagle Street North (“the Subject Lands”) and are legally described as Lot 33 RCP1364 save & except Part 1 on 67R-3246, in the City of Cambridge, Regional Municipality of Waterloo.

The Subject Lands are approximately 0.092 ha (0.229) ac) in size and have a frontage of approximately 22.8 m (75.0 ft) along Eagle Street North and a lot depth of approximately 40.53 m (132.9 ft). The Subject Lands are rectangular in shape and currently is the site of a 1-storey building that is approximately 180.7 sq.m. (1945.4 sq.ft.) in size.

The Subject Lands have been used historically by the Cambridge Association of

Realtors. Between 1990 and 2014, the building was used as a press shop and prior to 1990, the building was utilised as a residential property.

An aerial image of the Subject Lands is provided as Figure 1.

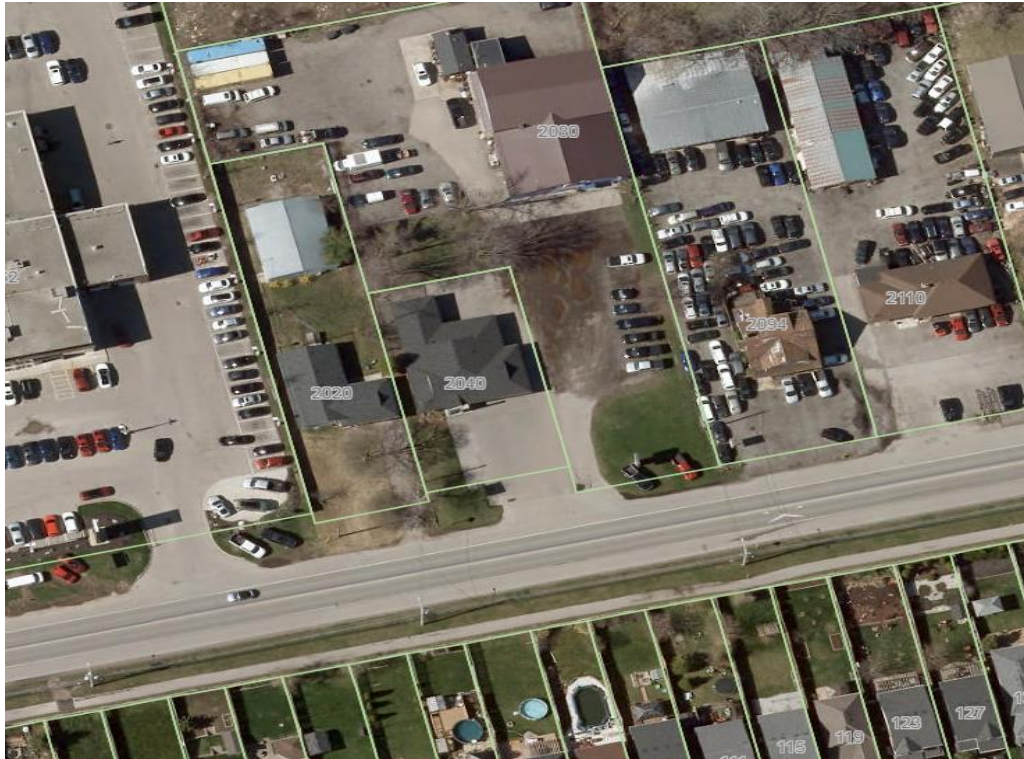


Figure 1: Aerial Image of the Subject Lands

Surrounding Land Uses

The Subject Lands are located on the north side of Eagle Street North between Hespeler Road to the east and Speedville Road to the west. To the north and east, there are industrial zoned lands that are the site of a motor sales and uses car dealership. To the west, there are commercially zoned lands that are the site of a Hyundai dealership. To the south of Eagle Street North are low and medium density residential lands comprising 2-storey dwellings.

EXISTING POLICY/BY-LAW(S):

Existing Land Use Designation(s): Built-Up Area on Map 1A and Employment Corridor on Map 2 of the City's Official Plan.

Proposed Site-Specific Official Plan Designation: Employment Corridor with site specific policy 8.10.109.

The existing land use designation in the City's Official Plan is shown on Figure 2.

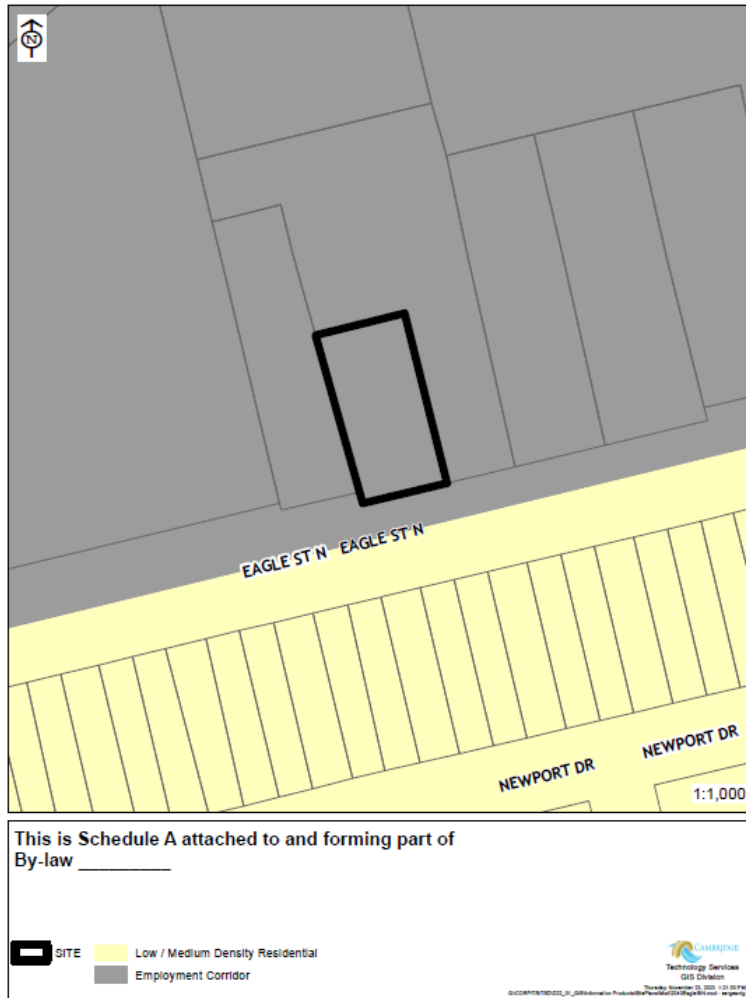


Figure 2: Existing Land Use Designation in the City Official Plan

City of Cambridge Zoning By-law No. 150-85, as amended:

Existing Zoning: M3 Industrial

Proposed Zoning: M3 Industrial with s.4.1.471 to add a ‘business and professional office’ use for the establishment of a medical office.

Proposed Site-Specific Zoning Provisions:

Site-specific provisions are required to help facilitate the provision of adequate parking for the proposed medical office:

Development Standard	Existing Zoning By-law No. 150-85 – Requirements	Proposed Zoning Standards
Section 2.4.3 – Minimum landscape strip adjacent to street line	3.0 metres	1.0 metres
Section 2.2.2.3 c) – Minimum setback of parking facilities to street line	3.0 metres	1.0 metres
Section 2.2.3.3 – Minimum Stall Width (at parking angle of 90 degrees)	2.9 metres	2.75 metres
Section 2.2.1.2 (b)(ii)(1)(A)	6 spaces for the first practitioner; plus 4 spaces for each additional practitioner	Provide 5 spaces for the first practitioner, 3 spaces for each additional practitioner

The existing and proposed zoning is shown on Figure 3 below.

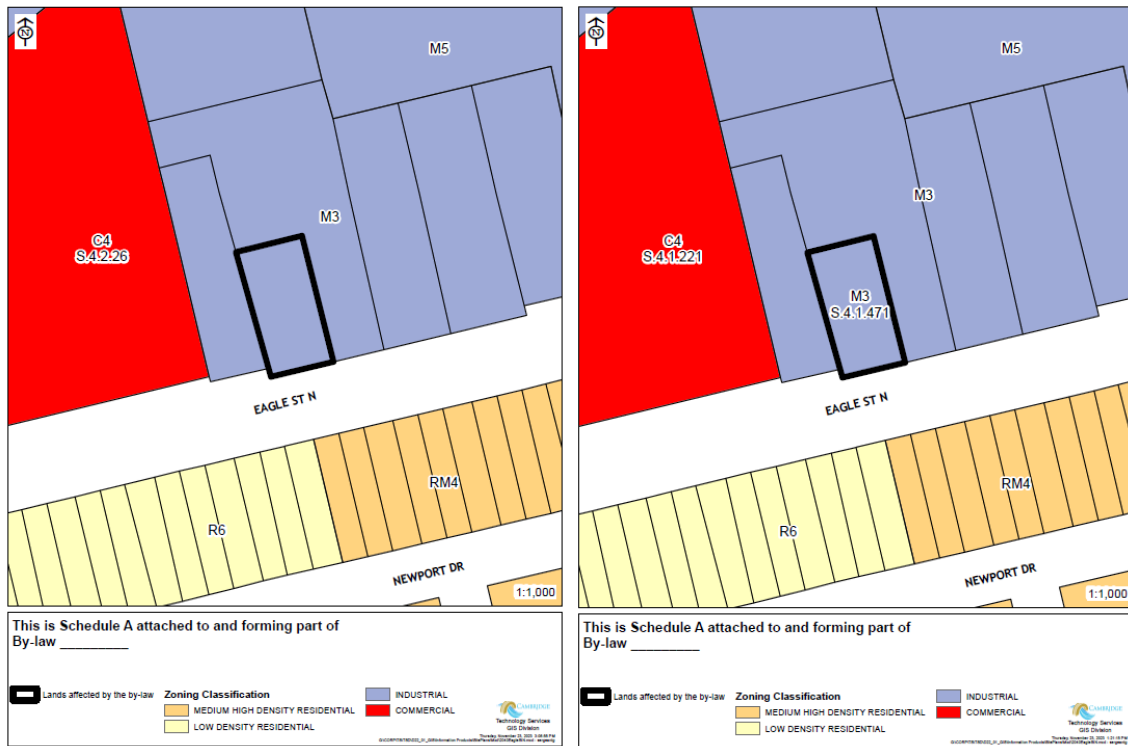


Figure 3: Existing and Proposed Zoning

ANALYSIS:

The applicant is proposing a medical office within an existing building for a team of chiropractors, physiotherapists, and massage therapists. In order to facilitate the proposed use, renovations will be required in order to retrofit the interior of the 1 storey building. As shown below on Figure 4, the proposed floor plans include a reception desk, clinic waiting room, two chiropractic treatment rooms, a physiotherapy treatment area, a massage area and a kitchen.



Figure 4: Proposed Floor Plan

There is existing landscaping within the frontage on the west side of the parking lot at the front of the building. There are no proposed exterior changes to the building on the Subject Lands.

Policy Overview

The applicant is requesting an amendment to the City's Official Plan (City OP) to permit a 'medical office and clinic' use within the current 'Employment Corridor' designation. This designation permits a range of employment uses including, light industrial uses, offices, hotels, conference centres, banquet facilities, research and development including laboratories, information technology uses, in addition to recycling facilities, assembly, sale service and display of motorized recreational vehicles and accessory uses to the permitted uses above including warehousing etc. Complementary uses are also permitted within the Employment Corridor designation including medical uses; however, only on a limited basis within industrial malls provided the uses are compatible with the development and operation of industrial uses. An Official Plan Amendment is

required to permit a 'medical office and clinic' use within the Employment Corridor designation as the proposed use is not located within an industrial mall.

The applicant is requesting an amendment to Zoning By-law 150-85, as amended, to permit a 'business and professional office' use within the current M3 zone. The M3 zone does not permit a 'business and professional office', which includes the office or clinic of a doctor, dentist, chiropractor, osteopath, chiropodist or optometrist etc. As such, a zoning by-law amendment is required to establish a site-specific permission to permit the use within the M3 zone. There are no proposed changes to the exterior of the existing building.

The applicant has confirmed through further discussions with Planning staff that three (3) practitioners will be at the medical office at a time. The Zoning By-law requires a total of 14 parking spaces for 3 practitioners on the Subject Lands. Based on Planning staff's review of the application, Planning staff note that the Subject Lands, an existing lot of record with a 22.8 metre frontage, has some limitations and may not be able to accommodate the required number of parking spaces in front of the existing building. The applicant has not demonstrated to date that 14 parking spaces can be accommodated on site in accordance with the current zoning regulations.

Staff recommend allowing minor relief from certain zoning regulations (as noted in the above table) to provide the applicant with flexibility to accommodate sufficient onsite parking for the proposed medical office. Staff recommend a minor parking reduction as follows:

- from the required 6 parking spaces for the first practitioner to 5 parking spaces; and from the required 4 parking spaces for each additional practitioner to 3 parking spaces, and
- a reduction in the parking space width from 2.9 m to 2.75m.

With 3 practitioners, the required parking of 14 spaces would be reduced to 11 parking spaces.

In addition, a reduction in the minimum landscape strip adjacent to a street line and in the parking setback from the street line from 3 m to 1.0 m would also be appropriate in this case.

Prior to the City's issuance of a building permit for any interior renovations to the existing building, the applicant will be required to demonstrate that the required number of parking spaces can be accommodated on site based on the proposed number of practitioners at the medical office. Additional parking may be available at the rear of the building subject to the approval and registration of an access easement over the

adjacent property to the east. An access easement would require approval of a consent application from the City's Committee of Adjustment.

Staff Recommendation

Staff considered Provincial, Regional and City policies, agency comments, resident comments, and compatibility with the surrounding neighbourhood with respect to the appropriateness of the requested revision. While a medical office could be supported on this site based on provincial and City policies, the number of practitioners at the medical office will be limited by the provision of adequate parking spaces.

It is the opinion of Planning staff that the proposed application is consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan 2020, the Regional Official Plan, the City Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

FINANCIAL IMPACT:

- A planning application fee in the amount of \$23,000 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendment application.
- Any further costs associated with the development of the site are borne by the applicant.

PUBLIC VALUE:

A Statutory Public Meeting required under the Planning Act was held on November 21, 2023. No comments were received from members of the public prior to or during the public meeting. No requests from members of the public to be added to the mailing list were received to be additionally notified about the processing of this application.

The full application submission was posted on the City's Current Development Applications webpage for the public to view.

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

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

During the public meeting questions were raised by Council regarding clarification on the proposed use, the size of the building, and accessibility.

It is staff's opinion that the requirement for a statutory public meeting under the Planning Act has been met.

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 with respect to the proposed Official Plan and Zoning By-law Amendments. There were no staff or agency comments that were required to be addressed by the applicant.

CONCLUSION:

It is the opinion of Planning Staff that the proposed Official Plan and 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 contributes to the growth of fully serviced employment lands. The proposed revision is in keeping with the character of the existing surrounding neighbourhood. As such, Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendment.

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:

Appendix A – Proposed By-law for Official Plan Amendment

Appendix B – Proposed By-law for Zoning By-law Amendment

Appendix C – Internal/External Consultation and List of Supporting Studies