



To: COUNCIL

Meeting Date: 12/19/2023

Subject: 23-357-CD Addendum to Recommendation Report – Zoning By-law Amendment – 475 Allendale Road

Submitted By: Sylvia Rafalski-Misch, Manager of Development Planning, MCIP, RPP and Lisa Prime, Chief Planner, MCIP, RPP

Prepared By: Sylvia Rafalski-Misch, Manager of Development Planning, MCIP, RPP

Report No.: 23-357-CD

File No.: R14/23

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Addendum 23-357-CD to Recommendation Report – Zoning By-law Amendment – 475 Allendale Road be received;

THAT Report 23-336-CD – Recommendation Report – Zoning By-law Amendment – 475 Allendale Road be received;

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

AND FURTHER THAT Council has the option to consider and pass the updated Zoning By-law to amend Zoning By-law No. 150-85 that includes a site-specific provision to permit a reduced parking rate, as attached to Report 23-357-CD.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide Council with additional information and recommendation on the proposed Zoning By-law Amendment based on additional feedback received from Council and members of the public.

Key Findings

- The application proposes to remove existing zoning provision for the subject lands that prohibits vehicular access onto Allendale Road and requests a reduced parking rate for the industrial use.
- Council and members of the public have expressed concerns with respect to the proposed accesses onto Allendale Road, which are further summarized in this report under Public Input. Notwithstanding staff's recommendation in Recommendation Report 23-336-CD, an updated Zoning By-law has been prepared for Council's consideration that provides for the requested reduced parking rate but maintains the existing zoning provision that prohibits vehicular access to Allendale Road.
- Council has further expressed concern with traffic impacts on Riverbank Drive from the industrial lands, with potential cut through traffic from Allendale Road to King Street via Riverbank Drive. To effectively limit access to Riverbank Drive, Council could direct Transportation staff to temporarily suspend access to Riverbank Drive from the Intermarket Road and Allendale Road roundabout.

Financial Implications

The financial impacts related to this application have been addressed in Report 23-336-CD – Recommendation Report.

In addition, there will be City costs associated with suspending access to Riverbank Drive from Allendale Road. These costs are currently unknown.

STRATEGIC ALIGNMENT:

Strategic Action

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

The subject lands are located at 475 Allendale Road in the City of Cambridge. Currently, the lands are being developed with an industrial warehouse (40,914 square metres in size) with construction nearing completion. The development received Site Plan Approval in July of 2023. The approved Site Plan includes one full movement access to Fountain Street for this industrial development and a total of 561 vehicular parking spaces and 63 transport truck loading bays. A nine-metre wide landscape berm is to be provided along the entirety of the Allendale Road frontage and a six to nine metre landscape berm along Fountain Street.

An extract from the approved Site Plan is provided as Figure 1.

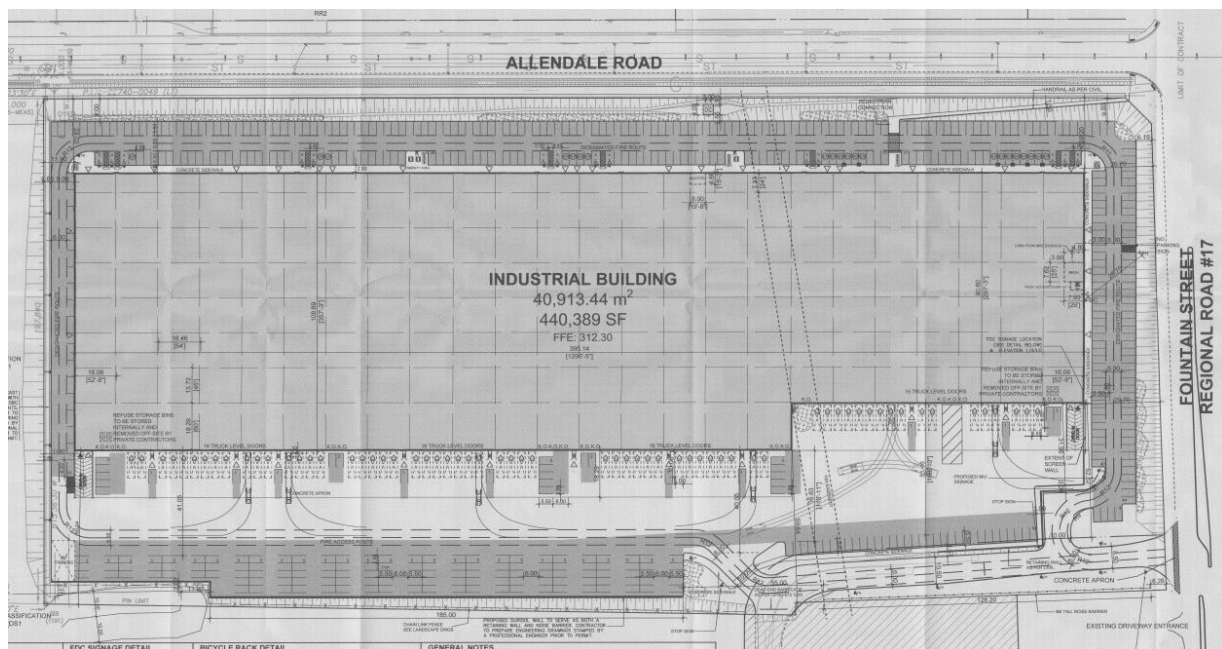


Figure 1: Approved Site Plan

EXISTING POLICY / BY-LAW(S):

The existing policy context and City of Cambridge Official Plan and Zoning By-law maps are included in the Recommendation Report 23-336-CD. The lands are currently designated Business Industrial in the Official Plan and are zoned M2 s.4.1.275.1, M2 s.4.1.275.2, and (H)M2CS5 s.4.1.275.3 with site specific provisions.

ANALYSIS:

The proposed Zoning By-law Amendment requests to amend the existing site-specific provision to permit two vehicular accesses to Allendale Road. In addition, the proposed

Amendment requests a reduced parking rate for the industrial development of 1 space per 100 square metres of gross floor area which is consistent with the proposed industrial parking regulations in the most recent draft City Comprehensive Zoning By-law. With the proposed parking rate, the required number of parking spaces will be reduced from 561 to 409 parking spaces.

The subject lands are adjacent to a larger business park known as the North Cambridge Business Park. The lands are designated Business Industrial in the City of Cambridge Official Plan and were recently designated in the Regional Official Plan as Employment Area and Provincially Significant Employment Lands. The subject lands are also directly across from existing residential properties designated Rural Residential in the City Official Plan and zoned RR2 Rural residential and A1 Agricultural.

Allendale Road between Fountain Street North and Intermarket Road was identified as a major collector road in the City's 2019 Transportation Master Plan and is intended to accommodate business employment traffic as this area continues to build out into the future.

Council and members of the public have identified two key issues, with one directly related to this application, and the second related to traffic impacts from the overall employment area.

Proposed Access onto Allendale Road

Council and members of the public have concerns with the proposed accesses onto Allendale Road, which are further summarized in this report under Public Input. If Council chooses not to support the proposed access onto Allendale Road, Planning staff has prepared an updated Zoning By-law for Council's consideration that provides for the applicant's requested reduced parking rate but maintains the existing zoning provision that prohibits access to Allendale Road.

Traffic Impacts on Riverbank Drive

While Allendale Road between Fountain Street North and Intermarket Road is identified as a major collector road, there is currently no second road connection to King Street from the surrounding employment lands. Riverbank Drive between Allendale Road and King Street is designated as a minor collector road and includes a truck prohibition as well as being a Traffic Calmed Neighbourhood with speed cushions.

Council has expressed further concerns with potential traffic impacts on Riverbank Drive, from cut through traffic from Allendale Road to King Street via Riverbank Drive. Construction of Boychuk Drive from Intermarket Road to King Street (through grade separation at the Canadian Pacific Railway Line) is planned and will ultimately provide the employment lands in the North Cambridge Business Park with a second road

access to King Street. The construction of this second access is currently scheduled to be completed at the end of 2025.

In the interim, if Council would like to implement additional measures to effectively limit access to Riverbank Drive, Council could direct Transportation staff to temporarily suspend access to Riverbank Drive from the Intermarket Road and Allendale Road roundabout. With this direction, staff would review the area and ensure that any road closure measures are installed with suitable materials and signage; that the location is suitable from a public safety perspective, and that operational considerations are incorporated regarding winter maintenance. It is anticipated that this work could be finalized and road closure measures be installed by Spring 2024. Further, once the Boychuck Road connection to King Street is established, a traffic analysis could be completed to determine if the road closure should become permanent.

FINANCIAL IMPACT:

Financial impacts related to this application have been addressed in the Recommendation Report 23-336-CD.

In addition, there will be City costs associated with suspending access to Riverbank Drive from Allendale Road. These costs are currently unknown.

PUBLIC VALUE:

The Statutory Public Meeting required under the Planning Act was held on October 17, 2023. Members of the public have expressed concerns with the proposed access onto Allendale Road at the public meeting and prior to and at the Council meeting held on December 5, 2023. All public submissions received are further summarized below under Public Input. Written public submissions received to date are included in Appendix B to this report.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

Not applicable.

PUBLIC INPUT:

Members of the Community, along with Council members provided comments on the application, which included concerns regarding the allowance of accesses onto Allendale Road, and the potential future impact of employment traffic on the Riverbank

Drive scenic route.

More specifically, the public concerns identified came from the residents residing along Allendale Road directly across from the industrial development. The concerns raised and comments provided include:

- Maintain the existing provision with no access to Allendale Road as previously planned,
- Ensure the required 3-metre-high continuous landscape berm is provided and maintained,
- Property values have been already impacted by the industrial building,
- Increased truck traffic, noise and pollution.

In summary, these concerns related to the proposed access onto Allendale Road.

The rationale for the current in force and effect site-specific zoning by-law for the subject lands that includes a prohibition on accesses to Allendale Road was provided in Recommendation Report 23-336-CD.

In addition, the applicant has provided a response to the residents concerns in a letter included to this report as Appendix C.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix C to the earlier Recommendation Report 23-336-CD. Staff and agency comments were limited and have been acknowledged and/or addressed by the applicant.

Further, Transportation staff were consulted on the potential of installing temporary road closure measures to suspend access to Riverbank Drive from the Intermarket Road and Allendale Road roundabout.

CONCLUSION:

The proposed Zoning By-law Amendment is to remove an existing site specific provision that currently prohibits vehicular access from the subject lands onto Allendale Road, as well as to permit a reduced parking rate for the proposed industrial use that aligns with the industrial parking regulations proposed in the City's Draft Comprehensive Zoning By-law.

Planning staff recommended approval of the proposed Zoning By-law Amendment application in Recommendation Report 23-336-CD as it was staff's opinion that the proposed Amendment is consistent with the Provincial Policy Statement, conforms to the policies of the Provincial Growth Plan, the Regional Official Plan and the City Official

Plan, and meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

Notwithstanding staff's recommendation, there remain public concerns with the proposed access onto Allendale Road, and an updated Zoning By-law has been prepared for Council's consideration that provides for the requested reduced parking rate but maintains the existing zoning provision that prohibits vehicular access to Allendale Road.

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. 23-357-CD - Appendix A - Zoning By-law Amendment
2. 23-357-CD - Appendix B - Public Submissions
3. 23-357-CD - Appendix C - Applicant's Response to Public Submissions Letter