

To: COUNCIL

Meeting Date: 12/5/2023

Subject: 23-336-CD 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

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Report No.: 23-336-CD

File No.: R14/23

Wards Affected: Ward 1

RECOMMENDATION(S):

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

AND THAT Council approves the Zoning By-law Amendment to amend the existing site-specific by-law to facilitate the creation of two vehicular accesses to Allendale Road and to permit a reduced parking rate for the industrial use;

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 the By-law to amend Zoning By-law No. 150-85, attached to Report 23-336-CD, be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Zoning By-law Amendment to establish permissions at 475 Allendale Road for vehicular access to Allendale Road and a reduction in on-site parking requirements for an industrial use.

Key Findings

- The application proposes modifications to the existing permissions applied to the site. These modifications are consistent with the land uses envisioned for the surrounding Employment Area (the North Cambridge Business Park) and will improve on-site circulation and safety within the subject property.
- The application proposes to maintain truck traffic to Fountain Street North, while shifting passenger vehicles to Allendale Road, ultimately reducing pressures on the lone access currently available to the industrial property.
- The subject property is strategically located and continues to ensure compatibility between existing sensitive land uses, while optimizing access to the surrounding road network serving the business park.

Financial Implications

- A planning application fee in the amount of \$16,800 has been paid to the City of Cambridge to process the Zoning By-law Amendment. A portion of the application fee (50% of the total fee paid) will be subject to a refund as per Bill 109 as staff have not been able to prepare a recommendation report for a Council decision on this application within the 90-day Planning Act timeframe, which passed on November 1st, 2023.
- Future planning application fees will be required as part of the submission of a complete Site Plan Amendment application to facilitate the proposed access to Allendale Road.
- City and Regional Development Charge fees will be collected, if applicable, prior to building permit issuance.
- Any further costs associated with the development of the site are to be borne by the applicant.

STRATEGIC ALIGNMENT:

Strategic Action

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

The subject lands are municipally known as 475 Allendale Road and are legally described as Part of Lot 19, Beasley's Broken Front Concession, City of Cambridge, Regional Municipality of Waterloo.

The subject property is generally bound by Allendale Road to the north, Fountain Street North to the east, Maple Grove Road to the south, and existing institutional and agricultural uses to the west. The site has an approximate area of 11.53 hectares and provides 425 metres of frontage onto Allendale Road, 230 metres of frontage along Fountain Street North, and 145 metres of frontage on Maple Grove Road. At present, the subject lands are in the process of being developed with an industrial warehouse (40,914 square metres in size), that received Site Plan Approval in July of 2023.

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 surrounded by existing business industrial uses to the east and southeast, a Secondary School to the south, existing agricultural uses to the west, and existing estate residential lots to the north. The site is immediately adjacent to the Cambridge Business Park to the east and the North Cambridge Business Park to the west and northwest. This property is also conveniently located within approximately two

kilometers north of Highway 8 and approximately 2.5 kilometers northwest of Highway 401, which makes it desirable for employment uses.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended.

Existing Land Use Designation(s): Designated Greenfield Area and Business Industrial as per Maps 1A and 2 in the City’s Official Plan.

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

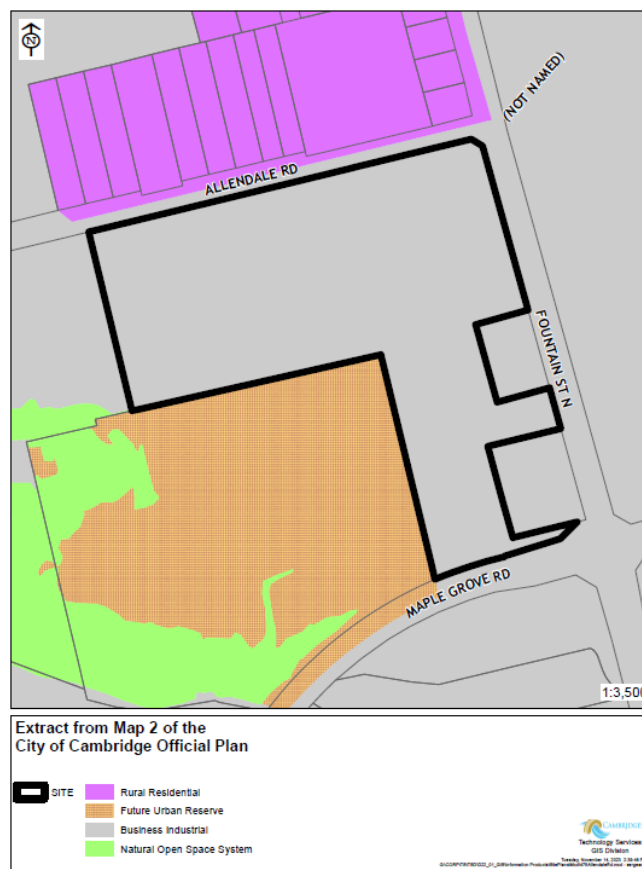


Figure 2: Official Plan Map

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

Existing Zoning: M2 s.4.1.275.1, M2 s.4.1.275.2, and (H)M2CS5 s.4.1.275.3

Proposed Zoning: M2 s.4.1.275.1 with revised site-specific provisions, M2 s.4.1.275.2, and (H)M2CS5 s.4.1.275.3

Proposed Site-Specific Provisions:

Development Standard	Existing Zoning By-law No. 150-85 – M2 Requirements	Proposed Zoning Standards for s.4.1.275.1
2.2.1.4 (g) – Required Parking Facilities	An area equivalent to 20 percent of the lot area shall be provided as a parking lot and shall be provided in addition to any parking spaces or parking lot used or reserved for the purpose of storing heavy vehicles, equipment, machinery, stock or the fleet vehicles of a courier or delivery service.	Minimum Industrial Parking requirement of 1 space per 100 square metres of gross floor area.
4.1.275.1 (g) – Prohibition of accesses onto Allendale Road	No vehicular access shall be permitted onto Allendale Road.	To permit vehicular access onto Allendale Road.

The existing and proposed zoning is shown as Figure 3 below. There will be no change with respect to the zoning label as part of this Zoning By-law Amendment.

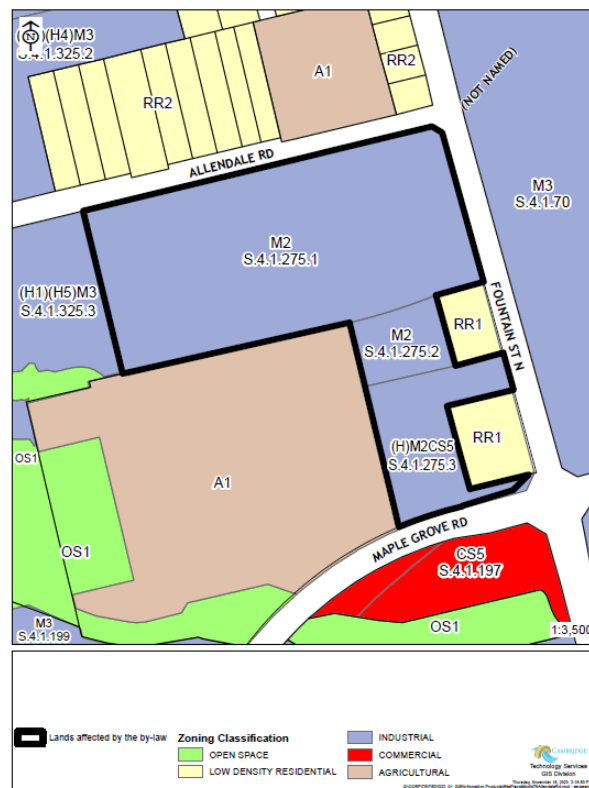


Figure 3: Zoning of the Subject Lands

ANALYSIS:

The applicant has submitted a Zoning By-law Amendment application for the lands at 475 Allendale Road that seeks permission to amend the existing zoning with slight modifications that would permit the site to have open accesses to Allendale Road and a reduced minimum parking rate. The site is currently being developed with a 40,914 square metre industrial warehouse at the northeast corner, oriented towards the intersection of Allendale Road and Fountain Street. Figure 4 below illustrates the concept plan for the lands.

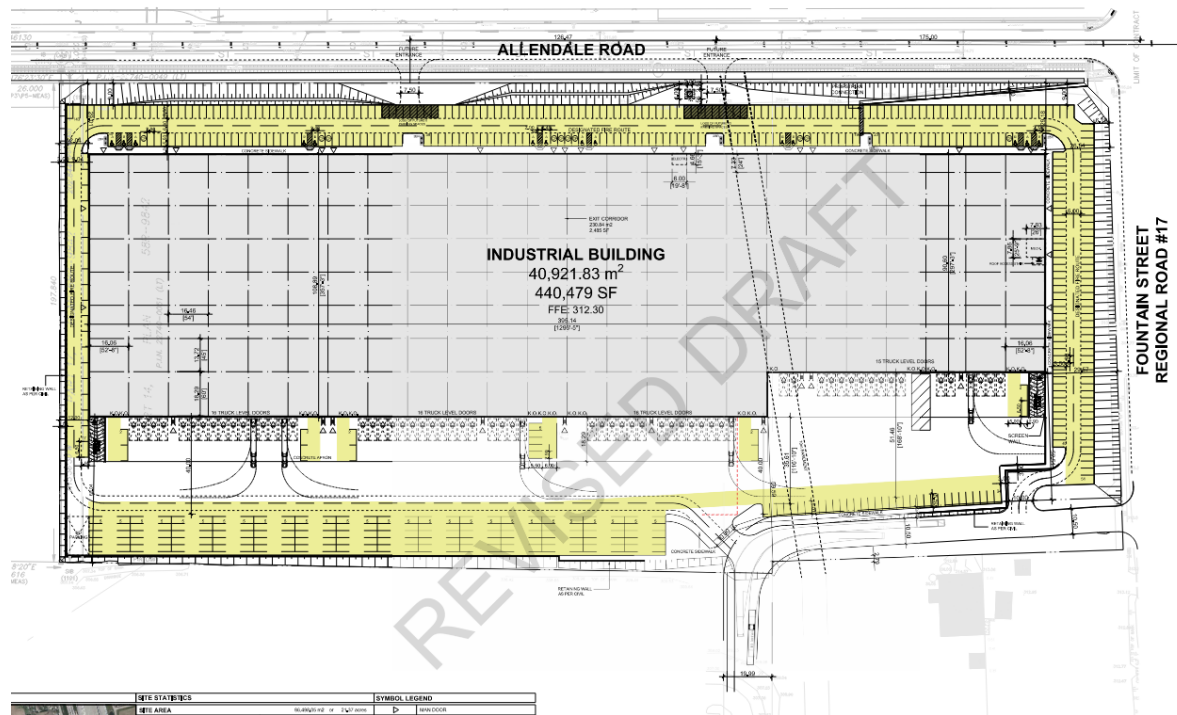


Figure 4: Concept Plan for the Subject Lands

Currently, the site includes a full-movement access to Fountain Street, providing both vehicular and transport truck traffic. The proposed development has been designed to provide for vehicular parking only along the Allendale Road and Fountain Street frontage with transport truck parking and loading facilities located at the rear of the building. The proposed development includes a total of 561 vehicular parking spaces and 63 transport truck loading bays. A nine-metre landscape berm is provided along the entirety of the Allendale Road frontage and a six to nine metre landscape berm along Fountain Street.

The proposed Zoning By-law Amendment has been submitted to request a slight revision to the existing site-specific regulations of the M2 zone s.4.1.275.1 for this property to accommodate the following:

- Two vehicular access driveways on Allendale Road (for vehicular access only; transport truck access prohibited and permitted only off of Fountain Street North); and,
- Revised vehicle parking rate to 1 space per 100 square metres of gross floor area for single use industrial purposes, which is consistent with the proposed industrial parking requirements identified as part of the most recent draft City of Cambridge Zoning By-law (May 2019). The current Zoning By-law requires that an area equivalent to 20 percent of the lot area be used for parking, which results in a total of 561 spaces for the proposed development. At the new proposed rate, a total of 409 parking spaces would be provided, which continues to be a significant number of spaces for the industrial property.

All other regulations applicable to this site will remain as approved through the previous site-specific Zoning By-law, which include regulations addressing land use compatibility between the industrial use and the adjacent sensitive land uses.

Policy Overview

The subject lands are designated as Designated Greenfield Area and Business Industrial by the City of Cambridge Official Plan. A range of employment and business uses are permitted within this designation. The subject property is part of a larger business park that provides a broader range of opportunities for a diversified economic base over the long term. Allendale Road between Fountain Street North and Intermarket Road is a major collector road and is intended to accommodate future business employment traffic as this area continues to build out into the future.

Intermarket Road is also a major collector road connecting to the south with Boychuk Drive. Boychuk Drive currently connects to Maple Grove Road to the east and will connect to King Street in Kitchener to the west following construction. Construction of Boychuk Drive between Intermarket Road and King Street is currently scheduled to be completed end of 2025. Boychuk Drive and Intermarket Road are the intended connection to Allendale Road from the west to serve these employment lands.

Allendale Road between Intermarket Drive and Riverbank Drive is designated as a minor collector road and is a prohibited truck route. Riverbank Drive between Allendale Road and King Street is also designated as a minor collector road and includes a truck prohibition as well as being a Traffic Calmed Neighbourhood. The truck prohibitions and traffic calming in this area are in place to discourage truck use, reduce speeds and discourage cut through traffic.

The Fountain Street North access to 475 Allendale Road is intended to accommodate all truck traffic to and from the site, while Allendale Road would only be available to

passenger vehicles. Providing access to Allendale Road will redirect passenger vehicle traffic away from the Fountain Street North access, optimizing transport truck movements and site circulation. Establishing the permissions for driveway access along this section of Allendale Road is consistent with the types of use and accesses contemplated for major collector roads, including those associated with the industrial properties to the west and north of the site, that will also be required to use Allendale Road for access.

Planning staff are of the opinion that the business employment use is consistent with the types of industrial uses envisioned for the North Cambridge Business Park surrounding the subject lands. The proposed development has been designed to co-exist with surrounding sensitive uses, and access to Allendale Road should not impact the surrounding properties, instead, it will provide easier circulation within the site, and less reliance on a single access to Fountain Street North.

As such, it is the opinion of staff that the intent of the above noted site-specific provisions are appropriate for the site and are in keeping with the general intent and purpose of the By-law.

Staff Recommendation

Staff have consideration to Provincial, Regional and City policy, agency comments, compatibility with the surrounding neighbourhood, and the appropriateness of the site-specific provisions that were requested by the applicant.

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, and 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.

Contributions to the City

Area of Focus	Targets	Contribution
Support Employment Uses	North Cambridge Business Park	Contributes to the logical growth of industrial properties within an existing Provincially Significant Employment Zone.

FINANCIAL IMPACT:

The City of Cambridge collected a fee in the amount of \$16,800 to process the Zoning By-law Amendment application. A portion of the application fee (50% of the total fee paid) will be subject to a refund as per Bill 109 as staff have not been able to prepare a recommendation report for a Council decision on this application within the 90-day Planning Act timeframe, which passed on November 1st, 2023.

City and Regional Development Charge fees will be collected prior to building permit issuance, if applicable.

Additional revenue from assessment growth generated from the proposed development will offset increased expenses to provide City services, programs and future infrastructure renewal to a growing population.

Any further costs associated with the development of the site are borne by the applicant.

PUBLIC VALUE:

The Statutory Public Meeting required under the Planning Act was held on October 17, 2023.

Public delegations and members of Council contributed to the discussion at the Public Meeting, and provided their concerns, which is noted further below under Public Input.

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

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.

It is understood that the current in force and effect site-specific by-law for the subject property includes a prohibition on accesses to Allendale Road. This prohibition was implemented into the Zoning By-law when a concept plan considering a cul-de-sac roadway with access to Fountain Street North was submitted, proposing a subdivision

with five (5) separate industrial lots with sole access onto this planned cul-de-sac, as is shown in Figure 5 below. Given that this lot configuration was never brought to fruition and a cul-de-sac roadway is no longer planned, the prohibition of accesses to Allendale Road is no longer necessary, and will instead, assist with the circulation of vehicles and trucks within the subject property.



Figure 5: Previous Concept Plan for the Lands

As noted in the Policy Overview section of the report, employment traffic within this business park will be directed to Fountain Street North and Intermarket Road, which are the intended major routes for the traffic in the area. The truck prohibitions and traffic calming in this area and along Riverbank Drive are in place to discourage truck use, reduce speeds and discourage cut through traffic. Finally, in 2025, it is anticipated that construction of Boychuk Drive between Intermarket Road and King Street will be complete, and these two roads are the intended connections to Allendale Road from the west to serve these employment lands.

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 regarding the proposed Zoning By-law Amendment. Staff and agency

comments were limited and have been acknowledged and/or addressed by the applicant.

It is the opinion of staff that the requirement for a Public Meeting under the Planning Act has been satisfied.

CONCLUSION:

The proposed Zoning By-law Amendment seeks to permit the allowance of vehicular accesses onto Allendale Road, as well a reduced parking rate for the proposed industrial use on the property, which aligns with the City's Draft Zoning By-law. The vision for the North Cambridge Business Park is that it accommodates industrial and employment growth into the future. With this growth, includes a need to appropriately circulate traffic within the area to roadways that are capable of accommodating the added trips. This includes Fountain Street North and Intermarket Road.

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

The proposal has been designed to co-exist with the surrounding uses, while supporting the existing road network in the area. The proposal represents good planning and is suitable for the subject property. As such, planning staff recommends approval of the proposed 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:

1. 23-336-CD Appendix A – Zoning By-law Amendment
2. 23-336-CD Appendix B – Concept Plan
3. 23-336-CD Appendix C – Internal/External Consultation and List of Supporting Studies
4. 23-336-CD Appendix D – Public Meeting Minutes