



**To:** COUNCIL

**Meeting Date:** 12/19/2023

**Subject:** 23-347-CD - Recommendation Report for Official Plan and Zoning By-law Amendments - 210 Shearson Crescent

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

**Prepared By:** Toula Theocharidis, Senior Planner, Meridian Planning Consultants

**Report No.:** 23-347-CD

**File No.:** OR07-23

**Wards Affected:** Ward 8

**RECOMMENDATION(S):**

THAT Report 23-347-CD Recommendation Report for Official Plan and Zoning By-law Amendments – 210 Shearson Crescent be received;

AND THAT Council adopt the proposed Official Plan Amendment No. 72 with site-specific policy 8.10.108 to permit a ‘truck service and repair’ use within the ‘Business Industrial’ designation;

AND THAT Council approve the proposed Zoning By-law Amendment with site-specific zoning s.4.1.470 to permit a ‘truck service and repair’ use within the M3 Industrial zone.

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

AND FURTHER THAT the By-law(s) attached to this report 23-347-CD be passed.

**EXECUTIVE SUMMARY:**

**Purpose**

The purpose of this report is to provide a recommendation on the request to amend the City's Official Plan and Zoning By-law to permit the establishment of a truck service and repair use on the subject lands.

## Key Findings

- The lands are located within the L.G. Lovell Industrial Park, which is a fully serviced employment area. The proposal represents an opportunity for redevelopment that makes use of existing land and infrastructure.
- The proposed building addition will be constructed with 'span pre-engineering', (prefabricated steel), which will be approximately 10.0m (32.8 ft) in height and will provide an indoor area for the servicing and repair of transport trucks, including the existing tire service. No more than 5 transport trucks would be serviced at any given time, and it is expected that no more than 8 trucks will be serviced per day.
- If the applications are approved, the rear portion of the existing building is proposed to be demolished in order to construct a 552 sq.m. (5,930 sq.ft) addition to accommodate a greater building height and entrance to provide an indoor area for the servicing and repair of transport trucks.
- The current business on the subject lands provides tire repair and service solely on transport trucks and these services are currently conducted outside since the building does not have the height to complete this work. The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment application to legalize the current operations on-site.

## FINANCIAL IMPLICATIONS:

- A planning application fee in the amount of \$23,000 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 210 Shearson Crescent (“the Subject Lands”) and are legally described as Part Lot 1 on Plan 1380 and, Part 32 on Registered Plan 67-R2899, in the City of Cambridge, Regional Municipality of Waterloo.

The Subject Lands are approximately 0.46 ha (1.14 ac) in size and have a lot frontage of approximately 40 m (131 ft) along Shearson Crescent and a lot depth of approximately 115 m (337 ft). The Subject Lands are rectangular in shape and currently contain a 1-storey concrete block and metal clad building that is approximately 1,045 sq.m. (11,255 sq.ft.) in size. Historically, the building was used by a company that designed, manufactured and imported security door hardware.

There is mature vegetation within the frontage of the lot. Access to the parking lot and to the rear of the building is located through the western driveway and access to the loading bay is through the eastern driveway.

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 Shearson Crescent and north of the Can-Amera Parkway within the L.G. Lovell Industrial Park. The Subject Lands are surrounded by other industrial zoned lands, including a cabinet maker to the east and a

drive technology/systems solutions company to the west. South of the Subject Lands is Shearson Crescent, beyond which is a roofing and eavestrough repair company as well as a glass manufacturing and distribution company. To the north, there are a number of multi-unit industrial buildings occupied by various trade companies.

The Subject Lands are located within a 10 minute walk from Franklin Boulevard where public bus transit is located. The Subject Lands are within a 10-minute drive from Downtown Cambridge (Galt) and are located south of the Highway 401 corridor.

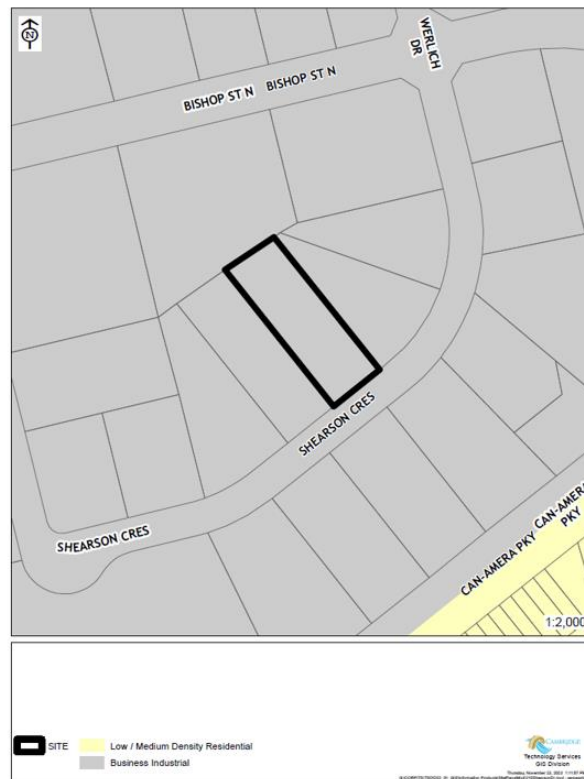
**EXISTING POLICY / BY-LAW(S):**

**City of Cambridge Official Plan, 2012, as amended**

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

**Proposed Site-Specific Official Plan Designation:** Business Industrial with site specific policy 8.10.108.

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 site specific s.4.1.470

**Proposed Site-Specific Zoning Provisions:**

There are no proposed or requested site-specific zoning regulations or building standards to facilitate the proposed use.

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



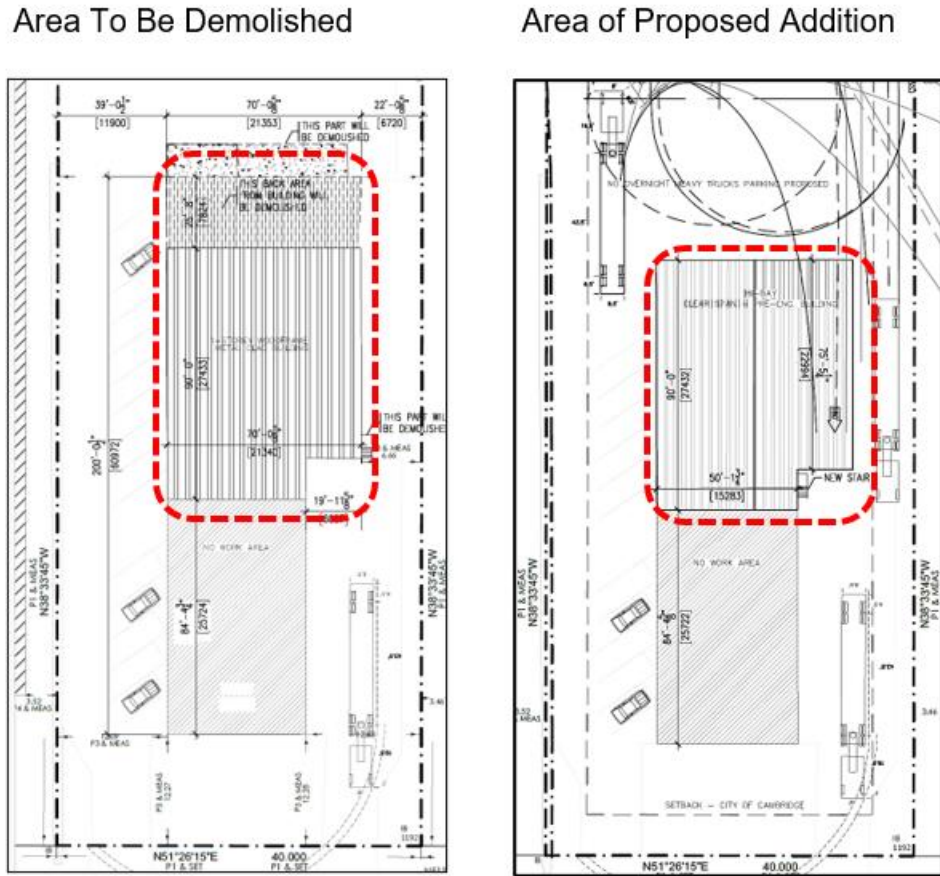
**Figure 3: Existing and Proposed Zoning**

**ANALYSIS:**

The applicant is proposing a building addition comprising approximately 552 sq.m. (5,930 sq.ft) to accommodate a high-bay clear span engineering addition that will be approximately 10.0m (32.8 ft) in height in order to provide an indoor area for the servicing and repair of transport trucks, including tires. The proposal involves demolishing the rear portion of the existing building to remove approximately 166.6 sq.m. (1,793.2 sq.ft.) of existing building area.

The existing building is approximately 1,046 sq.m. (11,255 sq.ft.) in size. Post construction, the building will be approximately 878 sq.m. (9,455 sq.ft), which is slightly smaller than the current building on-site.

The proposed re-development is illustrated in Figure 4 below.



**Figure 4: Proposed Redevelopment**

The proposed building addition will accommodate up to three truck bays. The applicant is proposing 10 parking spaces on the west side yard of the lands for employees and one loading space within the east side yard. There are two existing driveways from Shearson Crescent that will be maintained.

The front portion of the existing building will remain and used as an office and administrative purposes. The existing landscaping in the front yard will be maintained.

## **Policy Overview**

The applicant is requesting an amendment to the City's Official Plan (City OP) to permit a 'truck repair and service' use. The Subject Lands are designated 'Business Industrial' in the City OP, which permits traditional industrial parks and allow for a range of industrial and office uses. Permitted uses include, but are not limited to assembling, fabricating, manufacturing, processing, repair and servicing activities, warehousing and distribution, storage, utilities, communications, packaging, printing, reproduction, industrial service trades, construction uses, contractors' yards, and associated offices. Further, the designation permits existing transport uses including; a transport terminal, a cartage company, an establishment for the lease or rental of motor vehicles and/or trailers and transport trailers and transport depot. New transport uses such as truck service and repair are not permitted in this designation and an Official Plan Amendment is required.

The applicant is requesting an amendment to Zoning By-law 150-85 as amended, to permit a 'truck repair and service' use within the current M3 Industrial zone. The current tire business provides for the maintenance of transport vehicles and exclusively for tire changes. Tires are stored on-site, however the business does not provide for other service or truck maintenance beyond tire changes. No transport trucks will be stored on-site. There are no site-specific provisions or building standards required to facilitate the use. All trucks and trailers will be repaired inside the industrial building.

The proposal will be subject to a future site plan application and all site design details will be addressed at that time.

## **Staff Recommendation**

Staff gave consideration to Provincial, Regional and City policies, agency comments, resident comments, and compatibility with the surrounding neighbourhood with respect to the appropriateness of the requested amendments 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 ROP, the City OP 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 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 to be additionally notified about the processing of the application were received.

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 comment was raised from Council regarding how many jobs would be created. The applicant indicated that there are 5 employees currently working on site and potentially 8 employees would be employed in the future.

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 and intent of the draft approved subdivision. 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:**

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

Appendix D – Existing and Proposed Conceptual Building Elevations