Corporation of the City of Cambridge  
Planning - Statutory Public Meeting Committee  
Agenda  

Date: Tuesday, October 17, 2023, 6:30 p.m.  
Location: Council Chambers  

To increase delegate accessibility, this meeting will be held as a hybrid meeting with both in-person and virtual attendance options. Register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form. Members of the public can choose to delegate in-person or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at the Planning – Statutory Public Meeting Committee may complete an online Delegation Request Form no later than 12:00 p.m. on the day of the Statutory Public Meeting. Alternatively, members of the public wishing to speak to a Public Meeting item who do not register will be given the opportunity to speak.

If you wish to delegate virtually please email clerks@cambridge.ca or text 226-218-1734 and a member of the Clerks' team will facilitate your request. Please note this number is only monitored during Statutory Public Meetings and not regular Council Meetings.

All written delegation submissions will form part of the public record.

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5. **Public Meetings**
   
   5.1 Public Meeting – Zoning By-law Amendment – 475 Allendale Road
   
   5.2 Public Meeting – Temporary Use Zoning By-law Amendment – 4220 Fountain Street North

6. **Delegations**

7. **Correspondence**

8. **Motion to Receive Correspondence and Presentations**

9. **Adjournment**
475 Allendale Road
Zoning By-law Amendment

October 17, 2023
Site Location and Context

Site

- Agricultural
- North Cambridge Business Park
- Loblaw - Maple Grove Distribution Center
- Ecole Secondary Catholic Pere-Rene-De-Galinee
- Challenger Motor Freight
- Waterloo Regional Police Headquarters
- Region of Waterloo Operations Centre
- Amazon Warehouse
- Cambridge Business Park
- Toyota Manufacturing
- Business Industrial
- Low Density Residential

475 Allendale Road
October 17, 2023

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Site Location and Context

• Property was subject to OPA, ZBA and Draft Plan of Subdivision in 2008 (approved in 2013)
• Property located between Cambridge Business Park to the south and North Cambridge Business Park to the northwest
  o Two draft plan of subdivisions that comprise North Cambridge Business Park
  o Approved in 2018 and 2020
  o Total of approximately 137 ha (340 acres) of business employment land
Site Location and Context
Existing Official Plan

- Designated as Business Industrial
  - Permits a broad range of employment and business uses, including manufacturing, warehousing and distribution
- Fountain Street classified as Arterial Road
  - Serve regional and local traffic demands, carrying high volumes of traffic
- Allendale Road classified as Collector Road
  - Intended to connect neighbourhoods and distribute traffic to/from arterial roads
Existing Zoning

• Zoned General Industrial (M2)
  o Permits a broad range of employment and business uses, including manufacturing, warehousing and distribution

• Site-Specific Exception 4.1.275
  o Prohibits sensitive uses
  o Minimum front yard setback of 6.0 metres, and minimum landscape berm of 3.0 metres
  o No outdoor storage, and no speakers/amplification equipment
  o No loading facilities permitted along Allendale Road
  o No vehicular access permitted to Allendale Road
Zoning By-law Amendment

• Maintain General Industrial (M2) Zone
  o Permits a broad range of employment and business uses, including manufacturing, warehousing and distribution

• Maintain all provisions of Site-Specific Exception 4.1.275, with the exception of the following:
  o Permit vehicular access to Allendale Road
Changes to Site Plan
Next Steps

• Site currently under construction, based on approved Site Plan (currently no access to Allendale Road)

• Review and consideration of proposed Zoning By-law Amendment

• If approved, subsequent revision to approved Site Plan
Questions & Comments
475 Allendale Road
File R14/23

October 17th, 2023 - Public Meeting

Name: Michael Campos
Title: Senior Planner
Phone: 519-623-1340
Email: Camposm@cambridge.ca
Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.

Notice was provided in the Cambridge Times.

Changes to the proposal may occur between the public meeting and recommendation to Council.

Anyone interested in staying informed must request to be on the mailing list for this application.

Staff will bring a future recommendation report to Council on this application.
Temporary Use Zoning By-Law Amendment – R13/23
City of Cambridge
Location

- Madison Group’s entire land holdings (i.e., outlined in red) is approximately 52.43 ha in size and is located on the north side of Middle Block Road and bounded by Riverbank Drive to the west, Fountain Street to the east.

- A Draft Plan of Subdivision and Zoning By-law Amendment have been submitted and are currently under review for the Madison Lands.

- The proposed development associated with the Temporary Use Zoning By-law Amendment Application is located on a parcel in the southeast corner next to Fountain Street and Middle Block Road.

- The subject lands are approximately 24,171 m² in size and currently contains an existing vacant dwelling.
The subject lands are currently designated ‘Prime Agricultural’ on “Map 2 – General Use Plan” within the Cambridge Official Plan.

Through the Draft North Cambridge Secondary Plan the lands are proposed to be designated ‘Mixed Use Node’ as per “Schedule A – Land Use”.

Section 10.5 of the City of Cambridge Official Plan enables the City to enact a Zoning By-law to, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law for a period not exceeding three years from the day of the passing of the by-law.

The proposed Temporary Sales Office is in conformity with the City of Cambridge Official Plan.
Purpose of Application

• The subject lands are currently zoned RR1. The purpose of the RR1 Zone is to accommodate rural non-farm related dwellings in rural areas outside of settlement areas.

• The purpose of the application is to amend the City of Cambridge Zoning By-law 150-85, as amended, to permit the development of a Temporary Sales Office with site-specific exceptions.

• The proposed structure will be temporary in nature, uninhabited, and will serve the function of being used to market, sell, or lease new dwelling units or non-residential units to the general public.

• The development footprint is approximately 517 square metres in size, 7.62 metres in height and will be served with 32 at-grade parking spaces. A Floor Space Index of 0.02 is proposed.
Temporary Use Zoning By-law Amendment

Site-Specific Exceptions

• Establish a Temporary Sales Office as a permitted use in the RR1 Zone.

• Establish a definition for a Temporary Sales Office. *Temporary Sales Office – means a temporary stand-alone uninhabited building used to market, sell, or lease new dwelling units or non-residential units to the general public.*

• Revise Maximum Lot Area requirement from 0.45 hectares to 2.5 hectares.

• Establish a parking rate to 1 parking space per 30 m² of Gross Floor Area.
Questions?

Presentation by Aidan Pereira, KLM Planning Partners Inc.
Purpose

To introduce proposed Planning Application to Council and the public

- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.
- Changes to the proposal may occur between the public meeting and recommendation to Council.
- Anyone interested in staying informed must request to be on the mailing list for this application.
- **Staff will bring a future recommendation report to Council on this application.**