



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT



PLANNING JUSTIFICATION ADDENDUM

Cambridge Mill

130 Water Street North, Cambridge
Project No. 383-20

Prepared for: Cambridge Development Inc.
By: UrbanSolutions Planning & Land Development Consultants Inc.

MARCH 2021

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1. Introduction

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained by Cambridge Development Inc., the registered owner of the lands municipally known as 130 Water Street North, in the City of Cambridge (subject lands) to assist in the coordination and preparation of planning applications necessary to facilitate a site-specific Official Plan and Zoning By-law Amendment.

The enclosed application and supporting materials constitute a complete application as described in Section No. 34 of the *Planning Act*.

This Planning Justification Addendum (Addendum) has been prepared in support of a previous Official Plan and Zoning By-law Amendment application for the subject lands, submitted on October 28, 2020. This previous submission was never deemed complete as Cambridge Development Inc. was advised to obtain permission from the Grand River Conservation Authority (GRCA) to amend the zoning on lands contained within the lands that are under GRCA ownership. Since the initial submission, the GRCA Board of Directors approved a Memorandum of Understanding on February 26, 2021, providing consent for the proposed rezoning of their lands contained on site. A signed authorization letter from the GRCA is included in this resubmission.

A Planning Justification Report was previously prepared by GSP Group in support of the proposed Official Plan and Zoning By-law Amendment. This Addendum will complement and further expand on said Planning Justification Report. The purpose of the Addendum is to reactivate the previously submitted Official Plan and Zoning By-law Amendment application and replace the previous draft Zoning By-law with an updated version which captures the results of the Memorandum of Understanding. A detailed description of this proposal can be found in Section 3 of the Planning Justification Report prepared by GSP Group.

This Addendum provides confirmation of UrbanSolutions support for the planning opinions established in the GSP Group Planning Justification Report and notes relevant changes to the initial submission.

2. Acknowledgement of Planning Justification Report

UrbanSolutions has conducted a comprehensive review of the Planning Justification Report prepared by GSP Group and concurs with the information found therein. The description of the Site Context found within Section 2, in addition to all subsections found within said Section are deemed to be accurate and reflective of the subject application. Similarly, the description of the proposed development captured in Section 3 of the Planning Justification Report maintains accuracy to the development proposal and contains no revisions on behalf of UrbanSolutions. Further, UrbanSolutions has carefully reviewed all supporting studies related to the proposed development and concur with conclusions of each study outlined in Section 5 of the Planning Justification Report.

3. Planning Policy Framework

UrbanSolutions has evaluated the Planning Justification Report prepared by GSP Group and agree with the selection of policy documents that are applicable to the subject application as outlined in Section 4. The applicable documents include the Planning Act (1990), Provincial Policy Statement (2020), Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019), the Region of Waterloo Official Plan (2015), the City of Cambridge Official Plan (2012), the Grand River Conservation Authority Regulated Area, and the City of Cambridge Zoning By-law No. 150-85.

4. Analysis

4.1 Policy Framework

When evaluating the merits of this development proposal on the subject lands, it is appropriate to review the proposal against the upper tier policy documents. In this instance, the upper tier documents include the Planning Act, PPS 2020, the Growth Plan for the Greater Golden Horseshoe, the Region of Waterloo Official Plan, and the City of Cambridge Official Plan.

Further to the policy analysis captured in Section 4 of the Planning Justification Report, the following is an analysis of the policy framework related to the Open Space zone contained within the subject lands.

City of Cambridge Zoning By-law

As outlined in Section 3.5.1.1 of Zoning By-law No. 150-85, the OS1 zone permits the following uses: a conservation area, an environmentally sensitive policy area designated by the Regional municipality of Waterloo, an environmentally significant area, a woodlot or reforestation area, a wildlife sanctuary, a flood-control or storm water management facility approved by the Grand River Conservation Authority, farming, and an arboretum.

Planning Comment:

The proposed Zoning By-law Amendment aims to include a driveway and servicing as a permitted use on lands zoned “OS1 S.4.1___”. As shown in Appendix A, the lands proposed to be zoned “OS1 S.4.1___” make up a small fraction of the subject lands. The lands to be rezoned are so minor in size that it can be determined that permitting the proposed driveway maintains the intent of the OS1 Zone in the City of Cambridge Zoning By-law No. 150-85.

4.2 Regulations

The proposed development requires an amendment to the City of Cambridge Zoning By-law No. 150-85. The subject lands will be removed from the City of Cambridge Zoning By-law No. 150-85 site specific Commercial Use Class One and Residential Use Class One “(H)(F)C1 RM1 S.4.1.294” Zone, and Open Space “OS1” Zone, and placed in a site-specific Commercial Use Class One and Residential Use Class One “(H)(F)C1 RM1 S.4.1___” and site specific Open Space “OS1 S.4.1___” Zone respectively. A variety of site-specific regulations have been included in the draft amending by-law to permit the proposed development. The following provides an analysis of the proposed zoning regulations.

Additional Permitted Uses

The amending by-law seeks to permit a driveway and/or servicing as a permitted use in the “OS1 S.4.1___” Zone. This provision has been added to reflect the Memorandum of Understanding authorized by the Grand River Conservation Authority.

Height

The proposed Zoning By-law seeks to increase the permitted heights for the various built form with a maximum height of 11.0 metres in the area identified as “Area A”, 143.0 metres in the area identified as “Area B”, and a maximum height of 112.0 metres in the area identified as “Area C” for lands zoned “(H)(F)C1 RM1 S.4.1___” in Schedule B of the draft Zoning By-law. This increase in permitted height facilitates the built form of the proposed development. These modifications maintain the intent of the Township OP and gives consideration to the compatibility in built form with the surrounding neighbourhood context.

Density

The proposed by-law seeks to increase the maximum density for the subject lands from 250 units/ha to 404 units/ha. Given the downtown location of the site and the lack of adverse impacts on adjacent properties generated by the increased density, the modification can be considered appropriate. The proposed density can be adequately serviced as determined by the Servicing Report prepared by MTE Consultants and the provision of parking as well as proximity to public transit justify the appropriateness of the modification.

Front Yard Setback

The proposed by-law seeks to reduce the minimum front yard setback for the (H)(F)C1 RM1 S.4.1___” Zone from 4.5 metres to 1.5 metres. The reduced setback is required to accommodate the proposed built form. Though the setback is being reduced in the amending by-law, the proposed front yard setback still provides an appropriate setback to accommodate vehicle circulation movements and landscaping given the downtown context of the site. As such, this modification maintain the intent of the City of Cambridge Official Plan and gives consideration to the compatibility in built form with the surrounding neighbourhood context.

Landscaped Open Space

The proposed by-law seeks to reduce the required landscaped open space from 30% to 26%. Due to the outdoor and indoor amenity areas being provided, in addition to the rooftop terraces and balconies included as part of the proposed development, the 4% reduction in landscaped open space can be deemed appropriate.

Parking & Loading Spaces

The proposed by-law seeks to permit required off-street parking on separate lots, being 7 Simcoe, 119, 123 and 125 - 129 Water Street East, Cambridge. Additionally, the minimum required loading spaces is to be reduced from 2.0 spaces to 1.0 space. To ensure the loading space provided can accommodate the proposed development, residential and commercial use of the loading space will be adequately monitored to ensure no conflicts arise.

Appendix B of the GSP Planning Justification Report, containing the draft Zoning By-law, can be disregarded in its entirety and replaced with the draft Zoning By-law Amendment captured in Appendix A of the Addendum.

5. Conclusion

Cambridge Development Inc. is the owner of 130 Water Street North in Cambridge, Ontario. It is proposed that the subject lands be permitted to be developed with the residential development as described. This proposal has been reviewed against the applicable provincial and municipal policies, as well as the surrounding land use context. To permit the proposed development an Official Plan and Zoning By-law Amendment is required in addition to Site Plan Control and Draft Plan of Condominium applications that are to be submitted subsequent to the approval of the Official Plan and Zoning By-law Amendment.

This Addendum and corresponding Report provide the planning analysis and justification in support of the proposed amendment, concluding that it is consistent with and conforms to the applicable policy framework noted below:

- The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement 2020;
- The proposed Zoning By-law amendment conforms to the Growth Plan as this development proposal represents an appropriate form of development in a built-up area; and,
- The proposed site-specific Zoning By-law supports the intent, goals and objectives of both the Region of Waterloo Official Plan and City of Cambridge Official Plan.

Based on a review of the subject lands, surrounding uses, supporting studies, and applicable planning and policy framework, this application facilitates an appropriate form of development and represents good planning.

Respectfully submitted this ___th day of March, 2021.

Regards,

UrbanSolutions Planning & Land Development Consultants Inc.

Matt Johnston, MCIP, RPP
Principal

Scott Beedie, BURPI
Planner

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

This report has been prepared based on a review of the subject application and cannot be used for any other purpose.

Appendix A

Draft Zoning By-law

BY-LAW NO. XXX-21
OF THE
CORPORATION OF THE CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law No. 150-85, as Amended with respect to land municipally known as 130 Water Street North, City of Cambridge, Regional Municipality of Waterloo.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 24(2), 34 and 36 of the Planning Act. R.S.O. 1990, c.P.13, as amended to pass this By-law;

AND WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement Official Plan Amendment No. XX to the City of Cambridge Official Plan (2012), as amended,

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding the Amendment was presented at the public meeting held XX, and that further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT the City of Cambridge Zoning By-law, being Schedule A to By-law No. 150-85, be and the same is hereby amended by changing the zoning classification of the lands shown on Schedule A hereto attached from OS1 and (F)C1 RM1 S.4.1.294 to OS1(s.4.1.____) and (F)C1 RM1(s.4.1.____).
2. THAT the City of Cambridge Zoning By-law, being Section 5, Map J10 to By-law 150-85, be and the same is hereby amended by adding the notation "(s.4.1.____)" to the OS1 and (F)C1 RM1 zone symbols;
3. AND FURTHER THAT the aforesaid City of Cambridge Zoning By-law, as amended be and the same is hereby further amended by adding the following subsection to Section 4.1 thereof;

4.1.____: 130 Water Street North

- a. Notwithstanding the provisions of Section 3.5.1.1 of this by-law, the following regulations shall apply to the lands in the OS1 zone to which parenthetical reference to "(s.4.1.____)" is made on Zoning Map J10 attached to and forming part of this by-law:
 - i. A driveway and any site servicing may be permitted on the lands zoned OS1.
- b. Notwithstanding the provisions of Sections 2.2.2.3, 3.1.2.4. b., S.4.1.294, and 3.1.2.4 j. of this by-law, the following regulations shall apply to the lands in the (F)C1 RM1 zone to which parenthetical reference to "(s.4.1.____)" is made on Zoning Map J10 attached to and forming part of this by-law:

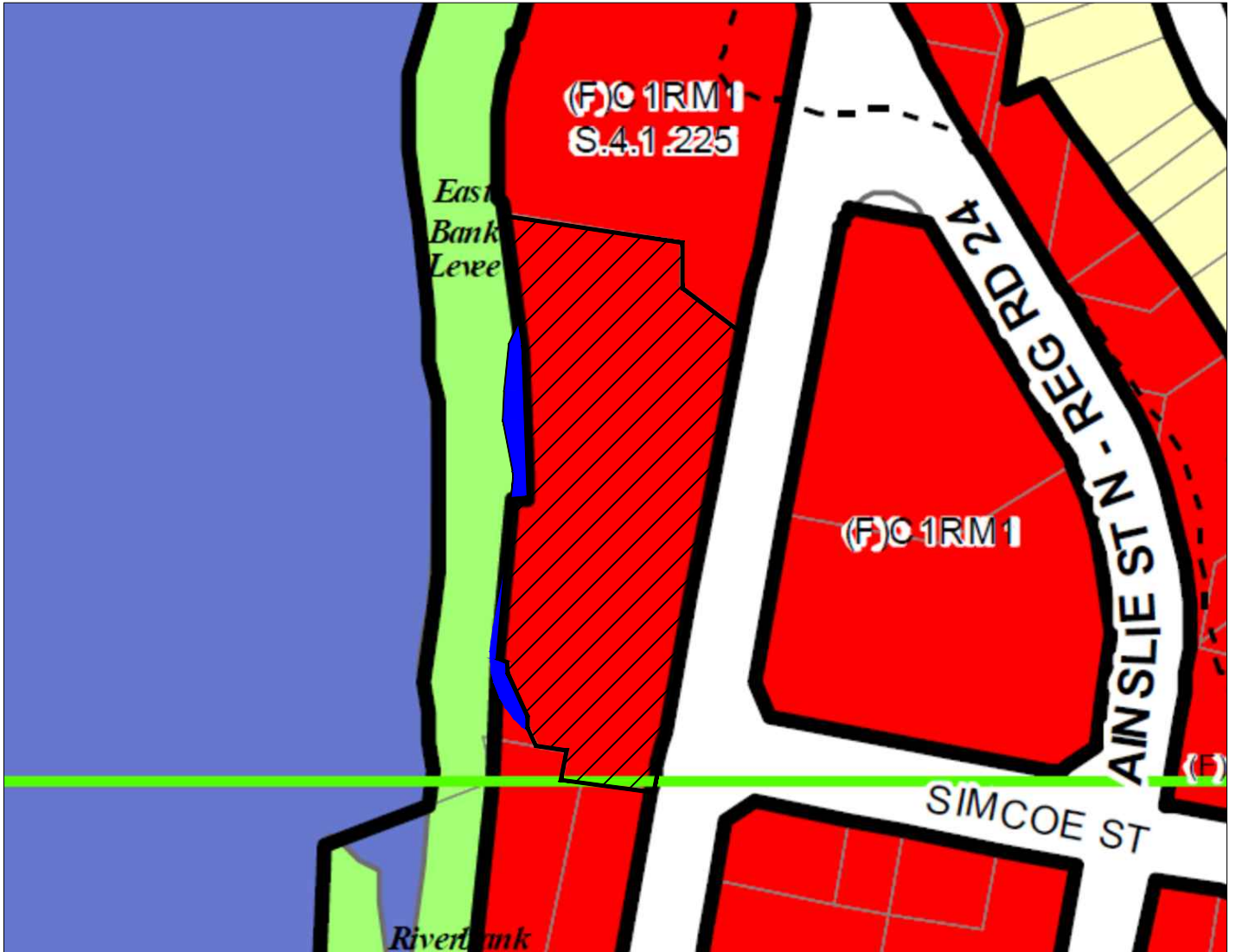
- i. Required off-street parking may be located on separate lots, being 7 Simcoe, 119, 123 and 125 - 129 Water Street East;
- ii. A maximum density of 404 units per hectare;
- iii. A minimum front yard setback of 1.5 metres;
- iv. A maximum building height of 11.0 metres for the area identified as "Area A" on Schedule B, a maximum building height of 143.0 metres for the area identified as "Area B" on Schedule B and a maximum height of 112.0 metres as identified as "Area C" on Schedule B;
- v. A minimum landscaped open space of 26% whereas 30% is required;
- vi. A minimum of 1 loading space whereas 2 are required.

Read a First, Second, and Third Time, Enacted and Passed this _____ day of _____ 2021.

Mayor

Clerk

Schedule "A"



Block 1 - Lands to be rezoned from H (F) C1 RM1 S.4.1.294 (Commercial Use Class One and Residential Use Class One) Zone to H (F) C1 RM1 S.4.1____(Commercial Use Class One and Residential Use Class One), Zone, Modified.



Block 2 - Lands to be rezoned from OS1 (Open Space One) Zone to OS1 S.4.1____(Open Space One), Zone, Modified.

Appendix B

GRCA Authorization Letter

March 3, 2021

Via Email

Ms. Elaine Brunn Shaw, MCIP, RPP
Director of Planning, Planning Division
City of Cambridge

Cambridge City Hall
50 Dickson Street, PO Box 669
Cambridge, ON, N1R 5W8

Dear Ms. Brunn Shaw,

**RE: 130 Water Street North, Cambridge
Zoning By-law Amendment the Application**

On October 30th, 2020, Cambridge Development Inc. submitted a Zoning By-law Amendment application to the City of Cambridge, which included a portion of lands under the Grand River Conservation Authority's ownership. Please accept this letter as authorization for Cambridge Development Inc. or their agent to make this application on lands owned by the GRCA.

Please feel free to contact Beth Brown, Manager of Property, at 519-621-2763 ext. 2307 should you have any questions.

Regards,



Karen Armstrong,
Deputy CAO, Secretary-Treasurer
Grand River Conservation Authority

cc: Ms. Mackenzie Meek, Cambridge Development Inc.
Ms. Patricia Roque, Cambridge Development Inc.