

North Cambridge Business Park
Official Plan Amendment and Zoning By-law Amendment
Public Information Centre No. 3 (May 2, 2018)
Information Handout

What is the purpose of the project?

City Planning staff is preparing the planning framework so that the North Cambridge Business Park lands can be “shovel ready” for new large-lot employment uses.

The purpose of this Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) is to establish appropriate land use designations, policies and zoning regulations for the lands identified as the North Cambridge Business Park as shown on the attached map.

- An Official Plan is a policy and mapping document providing direction on how all land in the city should be used. An OPA is a formal process that changes a municipality’s Official Plan for a specific area.
- A Zoning By-law regulates the use of all land within the city, such as permitted uses, minimum lot sizes, landscaping, parking, etc. A ZBA is a formal process that changes a municipality’s Zoning By-law for a specific area.

Public input prior to a final document being sent to Council is needed.

What is the purpose of this Public Information Centre?

The focus of Public Information Centre No. 3 is to receive feedback from landowners and the public on:

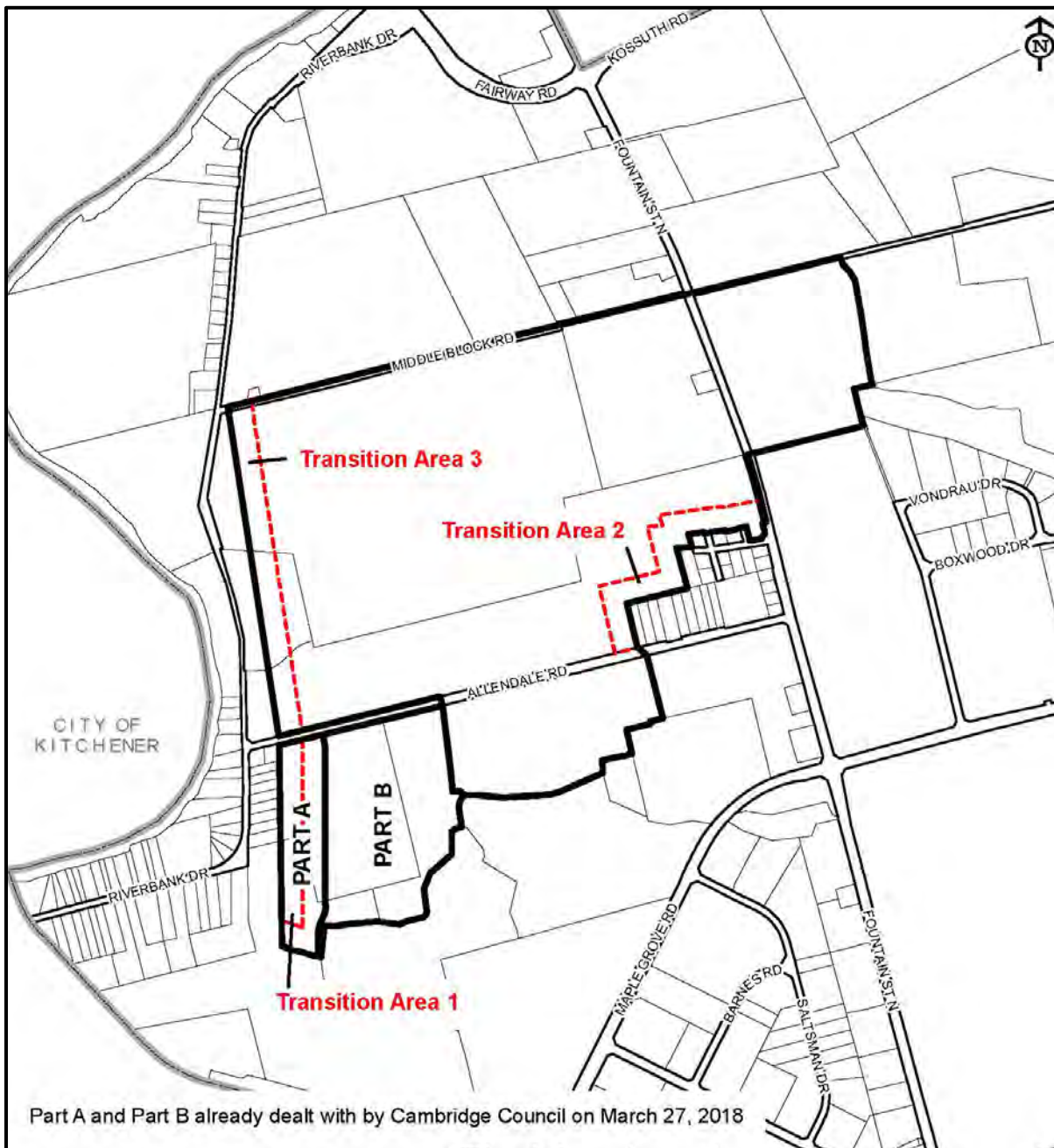
- the proposed land uses;
- the approach being considered in the Allendale and Banat Roads transition area; and
- the parks and trails concept.

For convenience, this information is included in this handout.

Where is the project area?

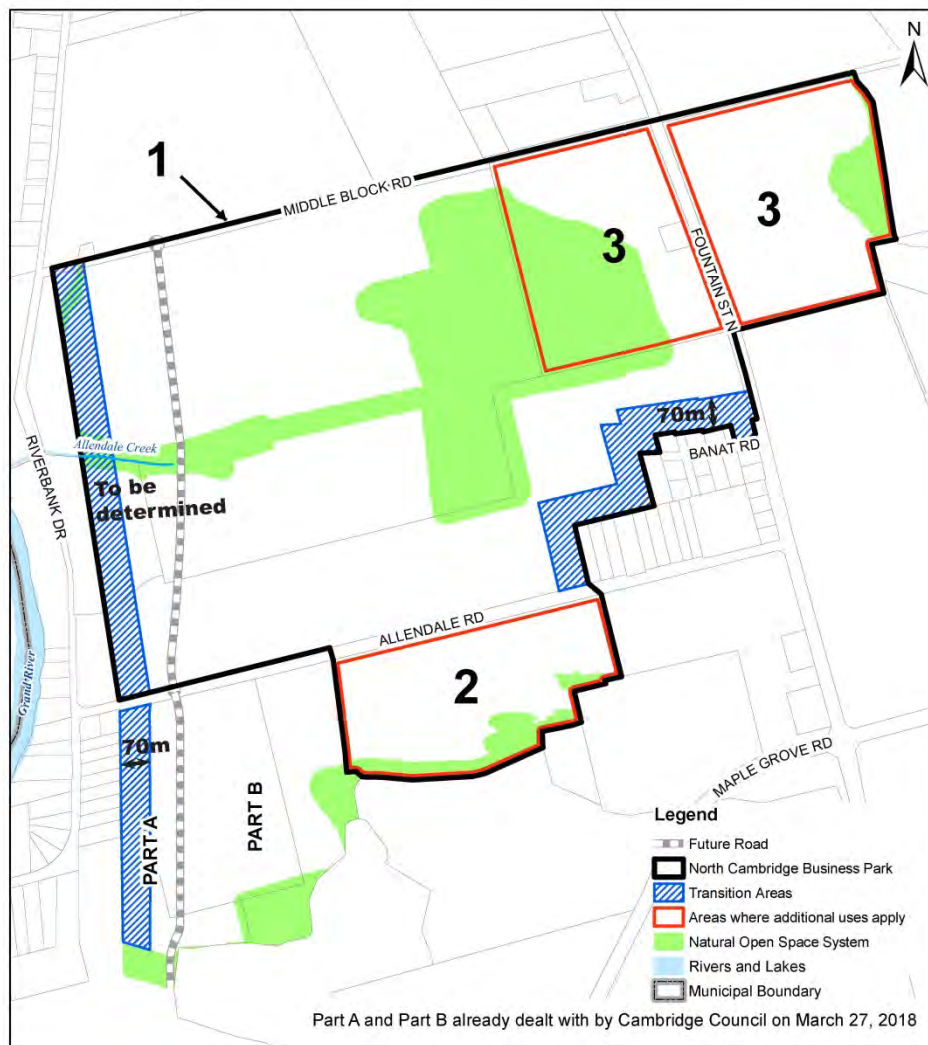
The lands identified as the North Cambridge Business Park are generally bound by Riverbank Drive, Middle Block Road, Fountain Street North and Freeport Creek. Three transition areas have been identified within the Study Area:

- **Transition Area 1** – dealt with by Cambridge Council on March 27, 2018;
- **Transition Area 2** – 70 metre (229 feet) wide adjacent to Allendale and Banat Roads; and
- **Transition Area 3** – requires further review.



Proposed land uses

Proposed Permitted Uses	Area 1	Area 2	Area 3
Business industrial uses (e.g. assembling, processing, manufacturing, communications, etc.)	✓	✓	✓
Limited stand-alone warehousing and distribution	✓	✓	✓
Office buildings with less than 4,000 sq. m. of floor space	✓	✓	✓
Research and development (e.g. laboratories)	✓	✓	✓
Information technology (e.g. data centres)	✓	✓	✓
Couriers and delivery services	✓	✓	✓
Limited retail sales in conjunction with a permitted use	✓	✓	✓
Limited complementary uses within an industrial mall (e.g. fitness establishments, restaurants, financial institutions, etc.)	✓	✓	✓
Transport uses		✓	
Hotel, conference centre and banquet facilities			✓
No noxious uses permitted (e.g., noise, vibration, dust)	✓	✓	✓

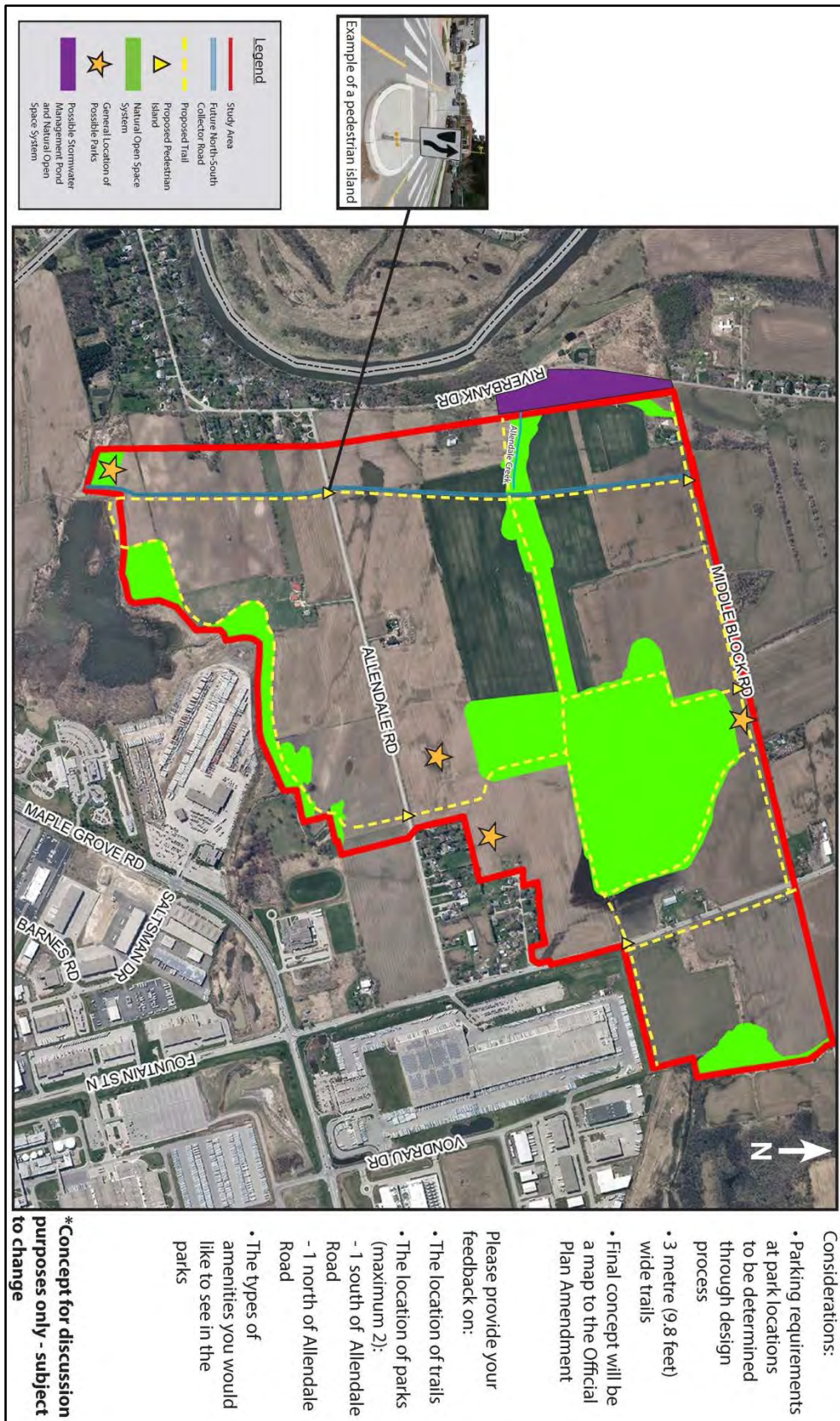


Proposed approach in the Allendale and Banat Roads transition area

All of the uses proposed for the North Cambridge Business Park are also proposed to be permitted within the transition area. The following restrictions are being considered in the **Allendale and Banat Roads transition area** to minimize the negative effects on existing residential properties:

- Industrial uses can take place only within an enclosed building;
- No outdoor storage;
- No outdoor speakers;
- Screening for rooftop mechanical equipment;
- Increased minimum setback of 30 metres (98.4 feet) for a new building adjacent to residential uses (current zoning by-law requires 7.5 metres (24.6 feet));
- Minimum 2.4 metre (7.87 feet) solid fence or noise barrier wall along the property line; and
- 7 metre (22.9 feet) planting strip.

Parks, trails and open space concept



Please submit written comments by May 14, 2018 to:

Kathy Padgett
Senior Planner – Environment
City of Cambridge
50 Dickson St, 3rd Floor
Cambridge ON N1R 5W8

Phone: (519) 621-0740 ext. 4826

Fax: (519) 740-9545

Email: PadgettK@Cambridge.ca

For questions between May 7 and May 11 please contact:

Paul Smithson, Senior Planner – Policy

Phone: (519) 621-0740 ext. 4575

Email: SmithsonP@Cambridge.ca

Comments

Please provide your comments on **the proposed land uses, the approach being considered in the Allendale and Banat Roads transition area and the parks and trails concept**. Attach additional sheets as required. Please provide your comments to the contact noted on the previous page by **May 14, 2018**.

Preferred method of contact (please circle): **Mail** **Email**

Name:

Mailing / Email Address:

Telephone:

Personal information contained on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act. All comments and information received from individuals, stakeholder groups and agencies regarding this project are being collected to assist the City of Cambridge in making a decision. Under the Municipal Act, personal information such, name, address, telephone number, and property location will be protected. Questions regarding the collection of this information should be referred to the Municipal Freedom of Information Co-ordinator at 50 Dickson Street, P.O. Box 669, Cambridge, Ontario N1R 5W8, 519-740-4680, Ext. 4583.