PLANNING JUSTIFICATION REPORT
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

401 Fountain Street North
City of Cambridge, Region of Waterloo

Date:
June 2017

Prepared for:
401 Fountain Street Ltd.

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Our File 0649A
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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by Brian Groff, 401 Fountain Street Ltd. (hereinafter the “Owner”), to provide justification in support of an Official Plan and Zoning By-law Amendment application for the property municipally addressed as 401 Fountain Street North (hereinafter “the subject property”) in the City of Cambridge. The proposed amendments will permit a U-Haul interior public storage facility within an existing building as well as the rental and leasing of vehicles, outdoor storage, accessory office and ancillary commercial sales.

The proposed development involves the reuse of the existing vacant industrial building on the subject property. The building currently accommodates approximately 100,000ft$^2$ of warehouse and 30,000ft$^2$ of office space. A second floor is proposed to be added within the existing building. Proposed site enhancements will include visual screening (e.g. berms, tree screens), parking improvements, and upgraded façade treatments.

This Planning Justification Report has been prepared in support of the proposed development and as such addresses the relevant Provincial, Regional and local planning policies and regulations.

Official Plan and Zoning By-law Amendments are required to permit additional uses to achieve the development proposal. A Site Plan Approval application is also required and will be submitted at a later date. A Preconsultation Meeting was held with City Staff on February 23, 2017. Staff identified that a Planning Justification Report and a concept plan were required to be submitted as part of an Official Plan and Zoning By-law Amendment application. Detailed studies, such as a stormwater management report or servicing report are to be submitted with the site plan application.
2.0 CONTEXT

2.1 Site
The subject property is approximately 8.98 hectares (22.19 acres) in size. The subject lands are located on the east side of Fountain Street North, south of Highway 401. The CN Railway line is located to the east and south of the subject lands (Figure 1).

As illustrated in Figure 2, an existing 1-storey industrial building is located on the subject property. The building is currently vacant and has been unoccupied since 2012 when Sutherland-Shultz vacated the property. The building accommodates approximately 100,000 ft² of warehouse area and 30,000 ft² of office space. A private parking lot is accessed via Fountain Street North and provides approximately 250 parking spaces.

A Locally Significant Natural Area (MNRF Wooded Area) is located on the southern portion of the property and regulated by the Grand River Conservation Authority (Figure 3).

The subject property is fully serviced with municipal water and sanitary. There will be no major changes to the building or site that would warrant changes to the existing servicing. During the pre-consultation meeting, staff confirmed adequate servicing capacity.

2.2 Existing Planning Controls
The following provides an overview of the regional and municipal planning controls that apply to the subject lands:

Regiona Official Plan (2015): The subject property is located within the Urban Area and further designated as within the Built-Up Area in the Regional Official Plan.
Figure 1
Location Map

LEGEND
Subject Lands
(±8.98 ha/22.19 ac)

401 Fountain Street Ltd.
Part of Lots 24 and 25
Beasley’s Broken Front Concession
City of Cambridge
Region of Waterloo

Base Map Source: SLRN, Region of Waterloo
Figure 3
Grand River Conservation Authority

LEGEND

- Subject Lands
- Regulation Limit
- Regulated Watercourse
- Regulated Waterbody
- Wetland
- Engineered Floodplain
- Steep Slope Valley
- Oversteep Slope Valley
- Oversteep Slope Erosion

401 Fountain Street Ltd.
Part of Lots 24 and 25
Beasley's Broken Front Concession
City of Cambridge
Region of Waterloo

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The subject property is located within the Built-Up Area (Map 1A – Urban Structure). The subject property is designated Employment Corridor; Natural Open Space System; and Recreation, Cemetery and Open Space on Map 2 (General Land Use Plan) (Figure 4). Lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility. The Employment Corridor designation is intended to provide prime locations within the city for prestige employment uses including advanced manufacturing, major office complexes and offices. Development within this designated is expected to display high performance standards of site design.

Map 2A of the Official Plan identifies areas with site specific policies. Site Specific Policy 17.11 is applicable to the subject property and states,

“Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor and Natural Open Space System on Map 2 and more particularly shown as the subject lands on Figure 14 may also be used for the purposes of outside storage provided such storage is located and screened to the satisfaction of Council and the GRCA and is provided for site-specifically in the City’s Zoning By-law. The Zoning By-law may also be used to further regulate outside storage.”

The subject property is zoned Industrial (M1) in the City of Cambridge Zoning By-law (Figure 5). The M1 zone permits a wide range of general industrial uses and industrial business park uses but does not permit outdoor storage, establishments for the lease or rental of vehicles, or public storage. A portion of the property is zoned Open Space (OS1). The OS1 zone has been applied to the southeast portion of the subject property that contains the woodland.

2.3 Surrounding Land Uses

The subject property is surrounded by a variety of uses including Highway 401, industrial, residential and open space. Uses that immediately surround the subject property include the following and are illustrated on Figure 2:

**North:** Highway 401 is located directly north of the subject property. The Cowan Insurance Group office is located on the north side of Highway 401.

**East:** The Canadian National Railway line defines the eastern limit of the subject property. Cambridge Riverside Park and open space areas are located further to the east.

**South:** A Locally Significant Natural Area (LSNA) (MNRF Wooded Area) is located on the southern portion of the property. A number of low-density residential homes are located to the south of the subject property along Fountain Street North and Marmel Court. A higher-density apartment building (237 King Street West) is also located south of the subject lands, accessed via King Street West.
Figure 4
City of Cambridge Official Plan, 2012
Map 2: General Land Use Plan

LEGEND
- Subject Lands
- Low/Med Density Residential
- High Density Residential
- Future Urban Reserve
- Business Industrial
- Employment Corridor
- Natural Open Space System
- Recreation, Cemetery, and Open Space

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401 Fountain Street Ltd.
Part of Lots 24 and 25
Beasley's Broken Front Concession
City of Cambridge
Region of Waterloo
Figure 5
Existing Zoning
City of Cambridge Zoning By-law No. 150-85

401 Fountain Street Ltd.
Part of Lots 24 and 25
Beasley’s Broken Front Concession
City of Cambridge
Region of Waterloo

LEGEND

Subject Lands
Low Density Residential
Med/High Density Residential
Commercial
Institutional
Industrial
Open Space

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DRAWN: JB

SCALE

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West: The lands on the west side of Fountain Street North and south of Highway 401 are vacant and designated Low/Medium Density Residential and zoned R3 and R4. The lands on the west side of Fountain Street North and north of Highway 401 are designated Employment Corridor and contain single family homes and outdoor storage (including truck, trailer and equipment storage).
3.0 DESCRIPTION OF PROPOSAL

The following is a review of the proposed development and required amendments to the City of Cambridge Official Plan and Zoning By-law to implement the proposal.

3.1 Proposed Development

The proposed development involves the reuse of the existing vacant industrial building. The building currently has approximately 100,000 ft\(^2\) of warehouse and 30,000 ft\(^2\) of office space. A second floor is proposed to be added within the existing building however no additions or major exterior alterations are planned. The proposed concept plan is enclosed as Figure 6.

The proposed development includes a U-Haul Self Storage facility within the existing building. U-Haul Self Storage facilities feature clean, dry, and secure public indoor storage for individuals and businesses. Self Storage facility’s standard hours are 7:00am to 7:00pm (Monday-Thursday and Saturday), 7:00am to 8:00pm (Friday), and 9:00am to 5:00 pm (Sunday). Approximately 135,410 ft\(^2\) of gross floor area is proposed for the use.

Another component of the proposed development involves the rental and leasing of trucks (including pickup trucks, cargo vans and 10ft to 26ft moving trucks), trailers (4’x8’ to 6’x12’ cargo trailers, utility trailers, and car/motorcycle trailers, and U-Box containers. The trucks and trailers will be stored outdoors within the existing parking area south and east of the building. Views of the outdoor storage area will be screened by the building itself and the proposed enhanced screening (e.g. berming and landscaping) along the northern boundary of the subject property as shown on the concept plan (Figure 6).

Accessory office space and limited ancillary retail for the rental and leasing of truck and trailers and sale of boxes and moving/packing supplies is also proposed. Parking for the office and retail components of the development will be located along the western frontage of the existing building.

Site enhancements proposed may include visual screening (berms, tree screens), parking improvements, and upgraded façade treatments.

Access to the proposed development will be unchanged. The entrance/exit at the southwestern limit of the subject property will continue to provide access to Fountain Street North.

The details of the site plan will be developed through the Site Plan approval process.
Figure 6
Concept Plan

401 Fountain Street Ltd.
Part of Lots 24 and 25
Beasley’s Broken Front Concession
City of Cambridge
Regional Municipality of Waterloo

LEGEND

- Subject Lands
  (8.98 ha/22.19 ac)

- 14m MTO Setback

- CN Rail

- Enhanced Screening

- Existing Entrance

- Approximate Property Lines

- Existing Building

- Proposed Parking

- Proposed Outdoor Storage

- Proposed Landscaped Area

- Open Space

Sources:
- Region of Waterloo (2016)
  Property Boundary: West and north boundary limit from Plan 1584-17715 and east and south boundary from vudo/First Base
  GRCA Online Mapping, 2017
  City of Cambridge Official Plan, 2012

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3.2 Proposed Official Plan and Zoning By-law Amendments

The proposal involves the redevelopment of underutilized lands within the City's Built-Up Area for industrial, commercial and office uses. The proposed development includes interior public storage facility within an existing building as well as the rental and leasing of motor vehicles/trailers, outdoor storage, accessory office and ancillary commercial sales. Amendments to Official Plan and Zoning By-law are required to implement the relevant policy framework of the Official Plan and establish appropriate zone standards to achieve the proposal.

Official Plan Amendment

As previously noted, the subject lands are designated Employment Corridor with a site specific policy permitting outdoor storage provided such storage is located and screened to the satisfaction of Council and the GRCA and is provided for site-specifically in the City's Zoning By-law.

Site specific policy 17.11 (Section 8.10.10) is proposed to be amended to add the following additional uses:

- Storage;
- An establishment for the lease or rental of motor vehicle, transport trailers and/or trailers;
- Rental of residential, commercial or industrial equipment; and
- Limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

All of the above proposed additional uses are permitted within designated Employments lands and specifically permitted within the Business Industrial designation.

Zoning By-law Amendment

The proposed Zoning By-law Amendment will establish the following site specific M1 Zone for the property to permit the following additional uses:

- Outdoor storage;
- An establishment for the lease or rental of motor vehicle including rental of trailers and transport trailers; and
- A public storage unit.

An establishment for the sales, rental, leasing and service of small equipment and business machines is already permitted in the M1 Zone.

Drafts of the proposed Official Plan Amendment and Zoning By-law Amendment are enclosed as Appendix A and Appendix B respectively.
4.0 PLANNING ANALYSIS

The proposed Official Plan and Zoning By-law Amendments implement the policy direction of the City of Cambridge Official Plan and facilitates the redevelopment of the subject property as proposed. This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with, or conforms to, this framework.

4.1 Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS), issued by the Province of Ontario in accordance with Section 3 of the Planning Act, came into effect on April 30, 2014. All decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. A mix of land uses is encouraged to provide choice and diversity. The PPS encourages development that will provide long term prosperity, environmental health and social well-being.

Section 1 of the PPS, 2014 provides the policy framework for Building Strong Healthy Communities. Policy 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate range and mix of uses, and promoting cost-effective development patterns and standards to minimize land consumption and servicing costs, among other initiatives. The development proposal makes use of an existing vacant and serviced building, thereby making efficient use of serviced, underutilized urban land.

The subject property is located within an employment area. Policy 1.3.2.1 states that planning authorities shall plan for, protect and preserve employment areas for current and future uses. The City of Cambridge Official Plan and Zoning By-law permit uses such as public storage and establishments for the lease or rental of motor vehicle, transport trailers and/or trailers in the employment areas designation (i.e. Business Industrial) and industrial zones. The proposed development is considered an employment use therefore the employment area will be protected and preserved for future uses.

Policy 1.3.2.3 states that planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations. While the subject property is located adjacent to Highway 401, the subject property does not have convenient access. The closest interchange to Highway 401 is accessed via King Street East (Highway 8) which would require travelling south from the subject property along Fountain Street North, looping around King Street East, and north up Shantz Hill to access Highway 401. The subject property is further isolated by the open
space areas to the south and is the only designated employment area south of Highway 401 in Cambridge west of Speedsville Road.

Section 3 of the PPS, 2014 provides the policy framework for the protection of public health and safety from natural or human-made hazards. A Locally Significant Natural Area (MNRF Wooded Area) is located on the southern portion of the property and regulated by the Grand River Conservation Authority. No development is proposed in this area. The Grand River Conservation Authority has confirmed no concerns/objections to the proposed development. City of Cambridge staff has also confirmed that an Environmental Impact Statement (EIS) is not required as the works are taking place entirely within the existing building and no additional parking is proposed.

The proposed Amendments are consistent with the Provincial Policy Statement, 2014.

4.2 Growth Plan for the Greater Golden Horseshoe, 2017

Pursuant to the Places to Grow Act, 2005, the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was approved through an Order in Council to come into effect on July 1, 2017. The Growth Plan establishes a vision for the Greater Golden Horseshoe based on the principles of: building compact, vibrant and complete communities; economic competitiveness; protecting natural heritage resources and employment areas; wisely using land and resources; optimizing infrastructure and transit and directing growth to and intensifying existing Built-up Areas. Planning decisions must conform to the Growth Plan.

Policy 2.2.5.1 states that economic development and competitive will be promoted by making more efficient use of existing employment areas and vacant underutilized lands. The proposed development will make efficient use of an existing vacant employment area.

Policy 2.2.5.6 states that municipalities will designate employment areas, including prime employment areas, in official plan and protect them for appropriate employment uses over the long-term. Prime employment areas are areas of employment within settlement areas that are designated in an official plan and protected over the long-term for uses that are land extensive or have low employment densities and require locations that are adjacent to or new major goods movement facilities and corridors. These include manufacturing, warehousing, and logistics, and appropriate associated uses and ancillary facilities. The Region of Waterloo Official Plan and City of Cambridge Official Plans have not designated the subject property as a prime employment area, however, given the subject property’s proximity to Highway 401 it is assumed that the subject property would be considered a prime employment area. The proposed development is an employment use and the subject property will continue to be preserved and protected for the long-term as a prime employment area.

Policy 2.2.5.9 states that the conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review. The proposed
development is not considered an employment land conversion given the proposed additional uses are permitted within designated employment lands in the City of Cambridge Official Plan.

The proposed Amendments conform to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.3 Regional Official Plan, 2015

The Regional Official Plan (ROP) was approved by the Ministry of Municipal Affairs and Housing, with modifications, on December 22, 2010 and approved with amendments by Oral Decision of the Ontario Municipal Board on June 18, 2015. The ROP was processed as a municipal comprehensive review and represents the Region’s Growth Plan conformity exercise.

The subject property is located within the Urban Area and further designated as within the Built-Up Area in the Regional Official Plan.

Policy 4.A.3 of the ROP states that area municipalities are encouraged to designate and preserve lands within the Urban Area in the vicinity of existing major highway interchanges, rail yards, or the Regional International Airport as employment areas, where appropriate. As previously noted, the subject lands have been designated by the in the City of Cambridge Official Plan as an employment area. The City of Cambridge Official Plan and Zoning By-law permit uses such as public storage and establishments for the lease or rental of motor vehicle, transport trailers and/or trailers in the employment areas designation (i.e. Business Industrial) and industrial zones. The proposed development is considered an employment use therefore the employment area will be protected and preserved for future uses.

Policy 4.A.5 of the ROP permits the redesignation of lands within existing employment areas to non-employment uses only through a municipal comprehensive review. The proposed development is not considered an employment land conversion given the proposed additional uses are permitted within designated employment lands in the City of Cambridge Official Plan.

The ROP requires that proposed amendments and development be reviewed with respect to the General Development Policies (Policy 2.D.1) and Transit Oriented Development Policies (Policy 2.D.2) of the Plan document. The following is a review of those policies (printed in italics), and how the proposal does or will meet them (printed in regular type):

2.D.1 In preparing or reviewing planning studies, or in reviewing development applications or site plans, the Region and/or Area Municipalities will ensure that development occurring within the Urban Area is planned and developed in a manner that:

a) supports the Planned Community Structure described in this Plan;
   The proposed development will continue to permit the use of the property for employment needs. The proposed amendments support the planned function of the Urban Area as outlined in the ROP.

   b) is serviced by a municipal drinking water supply system and a municipal wastewater system;
The subject property is fully serviced with municipal drinking water and waste water systems.

c) **contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;**

The proposed amendments will not change the designation of the subject property. The proposed development will make use on an existing vacant and underutilized property. The subject property will continue to be utilized for employment uses in close proximity to Highway 401 and other land uses in the vicinity including residential and commercial uses.

d) **protects the natural environment, and surface water and groundwater resources;**

A Locally Significant Natural Area (MNRF Wooded Area) is located on the southern portion of the property and regulated by the Grand River Conservation Authority. The Grand River Conservation Authority has confirmed no concerns/objections to the proposed development. City of Cambridge staff has also confirmed that an Environmental Impact Statement (EIS) is not required as the works are taking place entirely within the existing building and no additional parking is proposed.

e) **conserves cultural heritage resources and supports the adaptive reuse of historic buildings;**

There are no cultural heritage resources associated with the subject property. While not a historic building, the proposed redevelopment will involve the intensification and renewal of the existing industrial building through the addition of second floor.

f) **respects the scale, physical character and context of established neighbourhoods in areas where reurbanization is planned to occur;**

There are no planned changes to the exterior of the existing building. The subject lands will be enhanced with landscaping and screening.

The proposed amendments and proposed development conform to the Regional Official Plan, 2015.

### 4.4 City of Cambridge Official Plan, 2012

The City of Cambridge Official Plan (the “Official Plan”), was approved on November 30, 2012. The Official Plan represents the City’s vision for growth and change within the community. The Official Plan sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the City to 2031.

The subject property is located within the Built-Up Area (Map 1A – Urban Structure). **Policy 2.6.1** encourages revitalization through intensification, redevelopment and adaptive reuse of existing buildings. The proposed development will make use of an existing vacant and underutilized property.

The subject property is designated Employment Corridor; Natural Open Space System; and Recreation, Cemetery and Open Space on Map 2 (General Land Use Plan). The Employment Corridor designation is proposed to remain. The Official Plan amendment simply proposes to add additional uses for the subject property. The proposed amendment will not change the Natural Open Space System and Recreation,
Cemetery and Open Spaced designation as there will be no development or change for the lands in this designation.

**Policy 2.7.1.2** promotes the designation and preservation of lands within the vicinity of existing major highway interchanges as employment areas. The proposed development are considered employment uses in the City of Cambridge Official Plan. The proposed amendment (i.e. public storage, vehicle rental or lease and ancillary commercial uses) does not remove any of the permitted uses in the Employment Corridor designation and not preclude that those uses could develop on the site in the long-term.

**Policy 8.5.2.4** encourages businesses to re-use vacant buildings, to expand operations on under-used sites, and to locate in the built-up area of the city. The proposed development of the subject property will be use of a vacant building within the built-up area of the city. The site has been vacant since approximately 2012. The owner has continuously endeavoured to lease the site during that time. The building still has a usable lifespan and the proposed development is a reasonable re-use of the building.

**Policy 8.5.2.8** states development within employment areas will comply with the Urban Design policies in Chapter 5 of the Official Plan. The urban design policies within Chapter 5 apply to all development within the city. Furthermore, development within the Employment Corridor designation is expected to display high performance standards of site design. The proposed new use of the site will reuse the existing building. No additions or major alterations to the building or site are planned. The primary urban design objectives that relates to the reuse of this site is related to that fact that site is highly visible from Highway 401. As shown on the concept plan there is opportunity to ensure that outdoor storage areas can be screened and a high quality of design can be achieved. Site Plan application is required and will be submitted following the amendment process. Site enhancements, including visual screening (e.g. berms, tree screens), parking improvements, signage and upgraded façade treatments will be developed through the Site Plan approval process.

**Policy 8.5.3.3** states that lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility. The Employment Corridor designation is intended to provide prime locations within the city for prestige employment uses including advanced manufacturing, major office complexes and offices. Development within this designation is expected to display high performance standards of site design.

Permitted Uses in the Employment Corridor designation include:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) major offices;

c) office buildings with a minimum floor area of 1860 m2;

d) hotel, conference centre, and banquet facilities;

e) research and development including laboratories;
f) information technology related uses, excluding data centres;

g) recycling facilities in an enclosed building;

h) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building;

i) accessory uses to the permitted uses above including warehousing;

j) complementary uses including: licensed childcare establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are compatible with the development and operation of industrial uses.

Policy 8.5.3.3.3 states that outdoor storage is not permitted in the Employment Corridor designation, however, Site Specific Policy 17.11 is applicable to the subject property and states,

“Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor and Natural Open Space System on Map 2 and more particularly shown as the subject lands on Figure 14 may also be used for the purposes of outside storage provided such storage is located and screened to the satisfaction of Council and the GRCA and is provided for site-specifically in the City’s Zoning By-law. The Zoning By-law may also be used to further regulate outside storage.”

Outdoor storage is permitted on the subject lands.

The proposed amendment will maintain the permitted uses listed in Policy 8.5.3.3.2 and add the following uses which are currently permitted in the Business Industrial designation:

- Storage;
- An establishment for the lease or rental of motor vehicle, transport trailers and/or trailers;
- Rental of residential, commercial or industrial equipment; and
- Limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

These additional uses are appropriate for the subject property given it is isolated from the larger Employment Corridor areas north of Highway 401 and its limited accessibility to Highway 401 itself. While the subject property is located adjacent to Highway 401, the subject property does not have convenient access. The closest interchange to Highway 401 is accessed via King Street East (Highway 8) which would require travelling south from the subject property along Fountain Street North, looping around King Street East, and north up Shantz Hill to access Highway 401. The subject property is further isolated by the open space areas to the south and is the only designated employment area south of Highway 401 in Cambridge west of Speedsville Road. The proposed amendment will maintain the permitted uses in the Employment Corridor designation and not preclude those uses for the long-term. Furthermore, a high level of design can be achieved.

The proposed Amendment meets the intent of the City of Cambridge Official Plan, 2012.
4.5 **City of Cambridge Zoning By-law 150-85**

The subject property is zoned Industrial (M1) in the City of Cambridge Zoning By-law. The M1 zone permits industrial business park uses and a wide range of general industrial uses but does not permit outdoor storage, establishments for the lease or rental of vehicles, or public storage. The proposed Zoning By-law Amendment will establish the following site specific M1 Zone for the property to permit the following uses in addition to the uses already permitted in the M1 Zone:

- Outdoor storage;
- An establishment for the lease or rental of motor vehicle including rental of trailers and transport trailers; and
- A public storage unit.

An establishment for the sales, rental, leasing and service of small equipment and business machines is already permitted in the M1 Zone.

**Outdoor Storage**

As previously noted, the outdoor storage is permitted on the subject property provided such storage is located and screened to the satisfaction of Council and the GRCA and is provided for site-specifically in the City's Zoning By-law. The outdoor storage of motor vehicles (pickups, vans and trucks) and trailers will be located to the south and east of the existing building and screened from view by the building itself and the proposed berming along the north boundary of the subject property. The proposed amendment to permitted outdoor storage implements the direction of the Official Plan.

**Establishment for the Lease or Rental of Motor Vehicles**

Establishments for the sales, rental lease or rental of motor vehicles is considered a General Industrial Use. However, the by-law specifies that this does not include the lease or rental of trailers or transport trailers as these are considered a Transport Use and only permitted in the M4 and M5 zones. The lease or rental of motor vehicles is considered a general industrial use and permitted in the M3, M4, M5, M6 and M7 zones. The Zoning By-law Amendment proposes to add these uses to the M1 zone that currently applies to the site. The proposed development does not include large transport trailers but limited to the small trailers of the type that are available for rent at U-Haul facilities.

**Public Storage Unit**

Public storage is permitted in industrial zones. A public storage unit is permitted in the M3, M4, M5, M6 and M7 zones. Warehousing and storage are considered General Industrial Uses are permitted in the M1 and M2 zones. The Zoning By-law Amendment is proposed to clarify that indoor public storage is permitted within the existing building.

The outdoor storage, public storage units and rental and lease of motor vehicles and trailer uses are not currently permitted in the M1 zone because the M1 zone is typically applied to lands designated Employment Corridor and these uses are generally not considered to be consistent with the policy direction that Employment Corridor lands have higher quality site design due to their higher visible locations.

In our opinion the addition of the outdoor storage, public storage and rental or lease of motor vehicles and trailer uses on the subject property will still conform to the intent of the Official Plan and result in a site
with high quality of site design. The public storage will be located inside the building and will have no impact on site design. The outdoor storage, which will consist of the rental vehicles and trailers will be located behind the building and can be screened appropriately.

The proposed Zoning By-law Amendment conforms to the intent of Zoning By-law 150-85.
5.0

CONCLUSION

This Planning Justification Report concludes that the proposed Official Plan and Zoning By-law Amendments for 401 Fountain Street North to permit the proposed development of the subject lands for a U-Haul Self Storage Facility within an existing building as well as the rental and leasing of vehicles and trailers, outdoor storage, accessory office and ancillary commercial sales is in the public interest and represent good planning for the following reasons:

1. The proposed development makes use of an existing vacant building in an employment area within the Built-Up Area that is fully serviced with municipal water and sanitary.

2. The proposed Official Plan Amendment will maintain the existing permitted uses of the Employment Corridor designation and add uses that are have been established in other employment area designations. The proposed amendments do not represent an employment land conversion. These additional uses are appropriate for the subject property given it is isolated from the larger Employment Corridor areas north of Highway 401 and its limited accessibility to Highway 401 itself.

3. The proposed development will be designed to meet the intended high performance standards on the Employment Corridor designation including enhanced screening and parking improvements.

4. The proposed Official Plan Amendment will not change the Natural Open Space System and Recreation, Cemetery and Open Spaced designation as there will be no further development or change to this area.

5. The proposed Zoning By-law Amendment will maintain the existing permitted uses of the M1 Zone and add uses that are permitted in other Industrial Zones.

6. The subject lands access on Fountain Street North (Regional Road). The proposed development reuses the existing entrance and does not add any floors space that would significantly change traffic demand. A Traffic Impact Study was not identified as a requirement for the Official Plan and Zoning By-law amendments.

7. The proposed amendments are consistent with the Provincial Policy Statement, 2014.


11. The proposed amendments conform to the intent of the City of Cambridge Zoning By-law 150-85.

Respectfully submitted,

MHBC

Dan Currie, MA, MCIP, RPP
Partner

Dave Barrett, BES, MCIP, RPP
Planner
APPENDIX A

Proposed Official Plan Amendment
By-law XX-17

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. XX to the City of Cambridge Official Plan (2012), as amended (401 Fountain Street North)

WHEREAS sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

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

1. THAT Amendment No. XX to the City of Cambridge Official Plan (2012) applies to the lands legally described as Part of Lots 24 and 25, Beasley’s Broken Front Concession, City of Cambridge and Regional Municipality of Waterloo

2. THAT Amendment No. XX to the City of Cambridge Official Plan (2012), as amended, consisting of text, is hereby adopted.

3. THAT the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. XX to the City of Cambridge Official Plan (2012), as amended.

4. THAT this by-law shall come into force on the day of approval by the Regional Municipality of Waterloo.
Amendment No. XX to the City of Cambridge Official Plan

BASIS OF THE AMENDMENT

The purpose of this amendment for the lands municipally known as 401 Fountain Street North (the “subject lands”) is to add additional permitted uses to the lands designated Employment Corridor. The amendment permits storage; an establishment for the lease or rental of motor vehicles and/or trailers; rental of residential commercial or industrial equipment; and limited retail sale and service commercial uses as an accessory use in conjunction with a permitted use.

AMENDMENT

1. Section 8.10.10 (401 Fountain Street N - 17.11) of the City of Cambridge Official Plan is hereby modified by the following:

Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor and Natural Open Space System on Map 2 and more particularly shown as the subject lands on Figure 14 may also be used for the purposes of storage; an establishment for the lease or rental of motor vehicles and/or trailers; rental of residential commercial or industrial equipment; limited retail sale and service commercial uses as an accessory use in conjunction with a permitted use; and outside storage provided such storage is located and screened to the satisfaction of Council and the GRCA and is provided for site-specifically in the City’s Zoning By-law. The Zoning By-law may also be used to further regulate outside storage.
APPENDIX B

Proposed Zoning By-law Amendment
BY-LAW NO _______
of the
CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the City of Cambridge to amend the City of Cambridge Zoning By-Law pursuant to section 34 of the Planning Act (R.S.O 1990, c. P. 13, as amended) in respect of Part of Lots 24 and 25 Beasley's Broken Front Concession (401 Fountain Street North)

WHEREAS the City of Cambridge Official Plan provides for the lands affected by the by-law to be zoned as set forth in this by-law;

NOW THEREFORE THE MUNICIPAL COUNCIL OF 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 further amended by adding the notation “(s.4.1.x)” to the M1 zone symbol;

2. AND FURTHER THAT the aforesaid City of Cambridge Zoning By-Law, as amended, is hereby further amended by adding the following subsection to section 4.1 thereof:

“4.1.x 401 Fountain Street North

1. Notwithstanding the provisions of section 3.4.3.1 of this by-law, in addition to the uses permitted by the M1 zone, the following uses may also be permitted in the M1 zone classification on the lands to which parenthetical reference to “(s.4.1.x)” is made on Zoning Map E6 attached to and forming part of this by-law:

a) outdoor storage;

b) an establishment for the lease or rental of motor vehicles and/or trailers and transport trailers;

c) a public storage unit;

d) retail and service commercial uses shall be limited to the ancillary retail sale of boxes and moving/packing supplies related to the rental of motor vehicles and/or trailers and transport trailers.
2. Outdoor storage areas shall be screened from view from the Highway 401 corridor. The parking of motor vehicles, trailers and transport trailers shall be located to the south of the building.

READ A FIRST, SECOND AND THIRD TIME, ENACTED AND PASSED this ____ day of ________________, A.D. 20__.  

__________________________________________
MAYOR

______________________________
CLERK