T. JOHNS CONSULTING GROUP
URBAN PLANNING | DESIGN | PROJECT MANAGEMENT

Planning Justification Report Addendum

1134 Hunt Club Road, 1285 Speedsville Road
and Part of 800 Briardean Road, Cambridge, Ontario

River Mill West (Phase 4)

Original November 2020
Revised August 2022

Prepared For:
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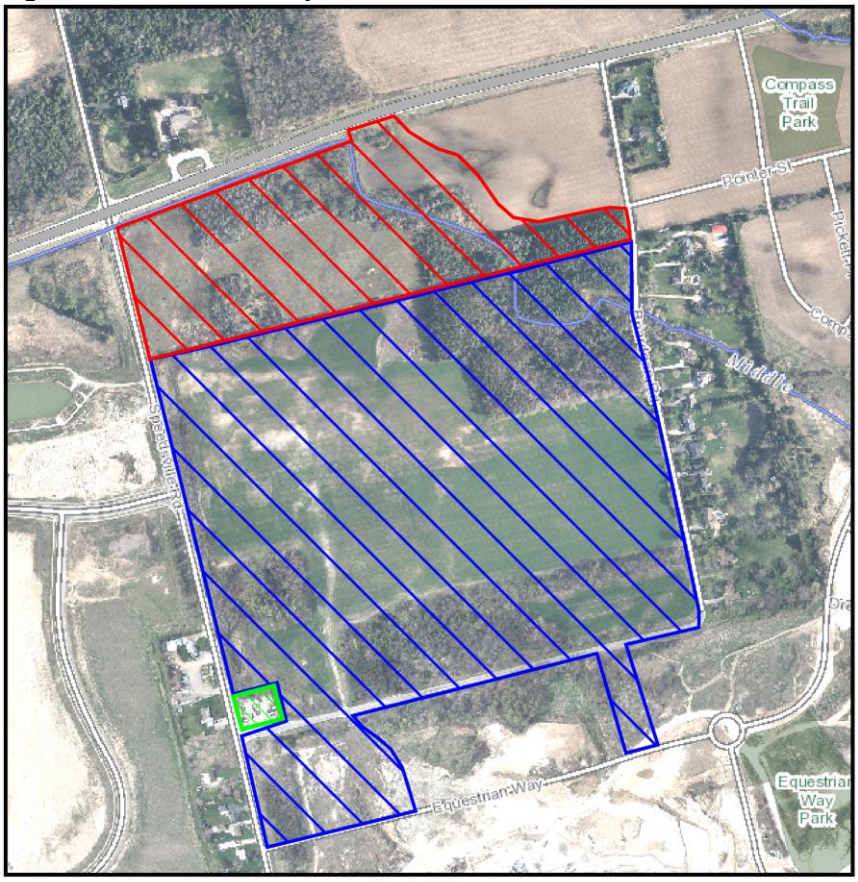
1.0 Introduction

T. Johns Consulting Group Ltd. ("T. Johns") was retained by River Mill Development Corporation in October 2016, to prepare a Planning Justification Report ("PJR"), to coordinate the preparation and submission of planning applications necessary to facilitate the development of River Mill West (Phase 4) ("RMW (PH4)") for a mix of land uses including residential, commercial, open space and public uses in coordination with the overall River Mill community. Refer to Figures 1 and 2 below for locational and community context maps.

Figure 1: Location Map

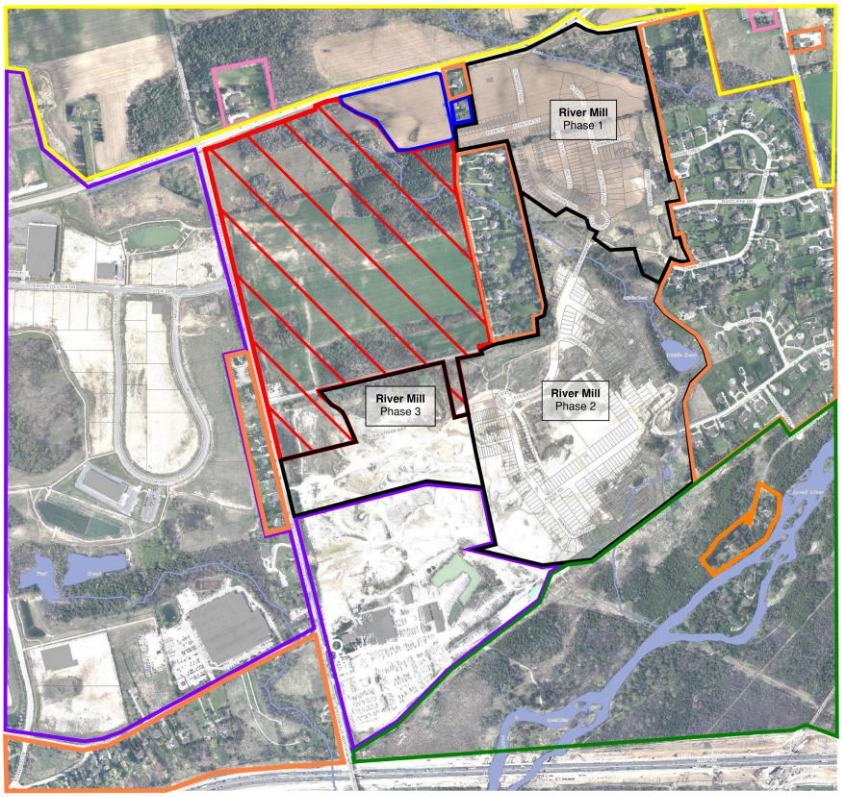


Aerial View
Excerpt from City of Cambridge Interactive Mapping

LEGEND

- 800 Briardean Road
- 1285 Speedsville Road
- Unaddressed (Referred to as 1134 Hunt Club Road)

Figure 2: Community Context Map



Community Context
Aerial Image from City of Cambridge Interactive Mapping

LEGEND

- Agricultural Lands
- Institutional
- Employment
- Natural Space/Open Space
- Existing Residential
- River Mill Developments
- River Mill - Phase 5
- Subject Lands

Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA") (OR08/20) and Draft Plan of Subdivision ("DPS") applications (30T-21101) were submitted on November 27, 2020 and the Notice of Complete Application was received from the Region on January 8, 2021.

The City of Cambridge held a Statutory Public Meeting on May 25, 2021 and referred the applications back to staff for a subsequent report and recommendation.

The following Addendum to the Planning Justification Report, dated August 2022, supports the modifications to the revised OPA, ZBA and DPS applications, resulting from staff and agency review and comments on the original submission (letter from Sylvia Rafalski-Misch to Rachel Greene, dated September 23, 2021). This addendum shall be read in conjunction with the PJR, dated November 2020, as it builds upon the information provided therein, by providing a description of the revised development proposal, summaries of the updated supporting studies,

and planning analysis to support the revisions. This Addendum also addresses the 1st submission comments and the proposed changes to the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments that resulted from the circulation of the submission.

1.1 Previous Planning Applications

Refer to original PJR for information on existing approval of the lands.

Following the circulation of the original Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA") (OR08/20) and Draft Plan of Subdivision ("DPS") (30T-21101) applications, a compilation of comments were received from the City of Cambridge on July 26, 2021, with concerns regarding density, request for conformity with Official Plan policies in relation to affordable housing, a request for a school site for the Waterloo Catholic District School Board, increase in neighbourhood park size, and open space requirements.

In response to the initial Complete Application circulation, the proposed OPA, ZBA and DPS have been modified to address staff and agency comments provided by the Approval Authority and are attached as Appendices "A", "C" and "D" to this Addendum. Section 2.0 provides a summary of the revised development proposal for the RMW (PH4) Community.

2.0 Proposed Development

The following section provides a detailed description of the revised development proposal for the RMW (PH4) Community. Modifications have been made in response to Regional, City and agency comments. Although there have been modifications to the limits of proposed land uses, the original intent of development as described in the PJR dated November 2020 is maintained. The modified OPA, ZBA and DPS amends existing approvals to implement greater housing options (i.e., development inclusive of all lifestyles), appropriate residential densities to respond to Growth Plan policies, and introduces development rights to other lands that will contribute to the overall complete community with a wide range of compatible land uses.

The revised Draft Plan of Subdivision and Proposed Amending Zoning Map, attached as Appendices "A" and "B" to this Addendum, maintain the general intent of land use as originally proposed, including:

- High Density Residential uses with a mid-rise built form proposed along the exterior of the neighbourhood fronting Speedsville Road.
- Medium Density Residential uses (i.e., all forms of townhouses, low-rise apartment dwellings) abut high density residential uses to provide a transition of built form adjacent to interior low density residential uses.
- Compatible land uses abut natural heritage areas, including the stormwater management pond, neighbourhood park and trails.
- Limits of natural heritage features are delineated for increased protection.

- Mixed Use High Density uses within the southwest portion of RMW (PH4) with frontage onto Speedsville Road and Equestrian Way provide a mixed-use, vibrant Main Street function.
- Modified grid road network with multi-use paths and bike lanes facilitates efficient movement and encourages active transportation.
- The proposal includes an additional +/-763m of trails beyond the 2,527m original approved for Phase 3.
- Previous approvals did not provide the inclusion of bike lanes. The revised draft plan introduces approximately 1,670m of additional bike lanes for this phase of development.

A comparison of Zoning By-law Provisions between the original and the revised submission is provided below. For further details, refer to Section 6.1 and Appendix "D" of this Addendum.

	Original Submission	Revised Submission
School Block	N/A	School Block provided
River Mill Main Street		
Maximum Density	250 uph	200 uph
Minimum Gross Floor Area (Apartments)	As required by Parent By-law	43 m^2
Parking Requirements	As required by Parent By-law	1 space per dwelling unit, 0.15 spaces per dwelling unit for visitors
Setback of access driveway, aisle, parking stall or parking lot to a habitable window less than 1.0m above the finished grade	As required by Parent By-law	3.0m
Permitted Uses	Drive-Through Facility not permitted	Drive-Through Facility permitted
River Mill Residential Neighbourhood		
Permitted Uses	N/A	Linear Row House permitted
Private Amenity Area (Cluster Row Houses)	35 m^2	30 m^2
Setback of access driveway, aisle, parking stall or parking lot to a habitable window less than 1.0m above the finished grade	As required by Parent By-law	3.0m
River Mill Speedsville Apartment Blocks		
Maximum Density	250 uph	200 uph
Minimum Gross Floor Area (Apartments)	As required by Parent By-law	43 m^2
Parking Requirements	As required by Parent By-law	1 space per dwelling unit, 0.15 spaces per dwelling unit for visitors
Setback of access driveway, aisle, parking	As required by Parent By-law	3.0m

stall or parking lot to a habitable window less than 1.0m above the finished grade		
1285 Speedsville Road		
Holding Provision	In Place	Removed

The DPS, attached as Appendix "A" to this Addendum, has been revised in response to Region, City, and agency comments to address the following:

- Decrease the proposed High Density Residential blocks from 250 units per hectare to 200 units per hectare;
- Addition of a 2.41ha school block for the Waterloo Catholic District School Board;
- Increase the size of the Neighbourhood Park from 0.51ha to 2.00ha;
- Increase the size of the Stormwater Management Pond from 1.34ha to 1.77ha;
- Increase the area of proposed wetlands and natural heritage at the northwest corner of the subject lands from a total of 11.71ha to 12.57ha;
- Incorporate land within the municipal right-of-way to the south for open space and institutional (elementary school) purposes; and,
- Incorporate additional lands to include portions of the Briardean Road municipal right-of-way to be stopped up and closed for natural heritage and institutional purposes, as well as the incorporation of lands from River Mill West Phase 4 for the extension of Street 'A' to intersect with Equestrian Way.

Figure 3, below, illustrates the revised Overall Development Plan.

Figure 3: Overall Development Plan (Revised)

2.1 Planning Applications

DPS (30T-21101), OPA and ZBA (OR08/20) are active files with the Region and City which were processed, and comments have been received.

The following has been submitted in support of the revised applications and addresses the consolidated comments from the Region and City. A copy of each of the revised reports and/or plans outlined below has been included within the resubmission package.

- Planning Justification Report Addendum (T. Johns Consulting Group Limited, dated August 2022);
- Revised Draft Plan of Subdivision (T. Johns Consulting Group Limited, dated March 8, 2022);
- Revised Overall Development Plan (T. Johns Consulting Group Limited, dated July 14, 2022);
- Revised Trail Master Plan (T. Johns Consulting Group Limited, dated July 14, 2022);
- Revised Draft Official Plan Amendment (included within the Planning Justification Report Addendum document) (T. Johns Consulting Group Limited, dated August 2022);
- Revised Draft Amending Zoning By-law (included within the Planning Justification Report Addendum document) (T. Johns Consulting Group Limited, dated August 2022);
- Revised Preliminary Functional Servicing Report (MTE Consultants, dated July 27, 2022);
- Revised Preliminary Stormwater Management Report (MTE Consultants, dated July 27, 2022).
- Hydrogeological Characterization Report (MTE Consultants, dated July 27, 2022);
- Revised Chloride Impact Assessment (MTE Consultants, dated July 27, 2022);
- Revised Preliminary Water Distribution Analysis (MTE Consultants, dated July 27, 2022);
- Revised Noise Feasibility Study (HGC Engineering, dated June 27, 2022);
- Environmental Impact Study Addendum (Natural Resource Solutions Inc., dated August 2022);
- Response to River Mill Retail Study Memo (Tate Economic Research Inc., dated January 19, 2022);
- Revised Urban Design Guidelines (NAK, June 2022);
- Record of Site Condition documents for 1285 Speedsville Road;
- Letter confirming Registration of the Archaeological Assessment for 800 and 875 Briardean Road, (Ministry of Heritage, Sport, Tourism, and Culture Industries, dated November 4, 2021); and,
- Comments Response Chart – 1st Submission (T. Johns Consulting Group Limited, dated August 11, 2022).

3.0 Supporting Studies

The following section provides a summary of each of the technical reports that were updated/amended to address the revised DPS.

3.1 Revised Preliminary Functional Servicing Report

A Functional Servicing Report by MTE Consultants was prepared on October 16, 2020 and revised July 27, 2022. Overall, the site grading will provide for 'major' overland flow conveyance to the proposed Stormwater Management (SWM) Facility 1 located on Block 2 (Draft Plan of Subdivision 30T-21101). The site grading design also provides adequate cover over municipal services and will transition between proposed road and existing boundary grades with appropriate slopes. Separation from the composite high groundwater and the basement finish floors has been provided throughout the development. Stormwater management for the development will be accommodated in the SWM Facilities proposed, as outlined in the Revised Preliminary Stormwater Management Report – MTE, dated July 27, 2022.

The proposed development will be adequately serviced with the planned upgrades of the existing sanitary and storm sewers along Equestrian Way. Where sanitary sewers exceed 5m in depth, dual sewers will be provided. Deep sanitary sewer constructed below the groundwater elevations will be constructed using concrete cut-off collars and other measures to prevent infiltration into the sewers. Water supply for the proposed development will be provided by four connection points to the existing municipal water distribution system. Utility servicing will be undertaken at the appropriate time to ensure services are available prior to occupancy. Refer to the revised Functional Servicing Report, dated July 27, 2022, for more details.

3.2 Revised Preliminary Stormwater Management Report

A Preliminary Stormwater Management Report was prepared by MTE on October 16, 2020 and revised on July 27, 2022. The proposed stormwater management strategy will provide the site with appropriate levels of quality, quantity, erosion, and water balance controls to meet the criteria set out for the River Mill Subdivision as documented in the Hespeler West Subwatershed Summary (2004, addenda 2005). An 'enhanced' quality control of stormwater runoff can be provided in the proposed stormwater management facilities. The quantity control targets for post-development peak flow rates will be achieved in the proposed stormwater management facilities. Adequate storage and release rate control has been demonstrated to meet the extended detention storage and drawdown requirements for the 25 mm storm events. In addition, infiltration targets will be achieved using the prescribed lot-level infiltration measures as recommended within the Stormwater Management Report (MTE, October 2020). Surface water inputs to the existing local wetlands will be maintained in the post-development condition.

The report recommends the following implementation methodologies:

1. That upon completion of detailed design, quality/quantity control stormwater management facilities be constructed to provide control of stormwater as described in Sections 4.0 and 5.0 of the Stormwater Management Report; one of which is to be detailed and constructed as part of the Site Plan Application process.
2. That a total 5.74 ha of the River Mill development be directed to existing SWM facility within Phase 2 of the River Mill development to the South.
3. That the infiltration and surface water balance, as calculated in the Stormwater Management Report, be reviewed and re-confirmed during final design, as part of the clearing of conditions of draft plan of subdivision approval.
4. That during the site grading operations, soils be selectively excavated and placed, under the supervision of a geotechnical engineer, in order to maximize the post-development areas suitable for infiltration.
5. That sediment and erosion controls be implemented during construction, as described in Section 8.0 of the Stormwater Management Report.
6. That a roof water collection system be implemented that directs clean roof water to the proposed created Wetland year-round.
7. That the preliminary design and modeling of the future stormwater management facilities contained within the subdivision be reviewed and re-confirmed at the time of final design.
8. That Salt Management Plans be prepared for all blocks, as part of the site plan approval and/or a plan of condominium approval processes.

See the revised Preliminary Stormwater Management Report, dated July 27, 2022, for additional details.

3.3 Hydrogeological Characterization Report

A Hydrogeological Characterization Report by MTE Consultants was prepared on July 27, 2022. The report should be read in conjunction with the revised Preliminary Functional Servicing and Preliminary Stormwater Management Reports referenced in Sections 3.1 and 3.2 above, respectively. Based on the drilling program, shallow soils at the subject lands consist of a thin layer of topsoil across the northern portion ranging in thickness from 0.2 to 0.8 m underlain by native sand and silty sand material to the maximum depth investigated of 6.7 metres below ground surface (mBGS). A layer of fill material was encountered at surface in the south portion of the subject lands with an approximate thickness of 1.0 to 3.0 m.

Groundwater flow patterns during March 2022 indicate that a central groundwater divide is present on the subject lands, with flow in a north-easterly direction towards Middle Creek and in a southerly direction towards the Speed River. The regional groundwater flow is a southeasterly direction towards the Speed River. The shallow groundwater table was encountered at highs ranging between 301.07 at MP103-19 and 311.90 at Englobe BH01-15. A weak, or low, upward vertical hydraulic gradient was calculated for the mini-piezometers installed within Middle Creek in the vicinity of Wetlands 1b, 1c, 2, 3, 4, and 5, indicating that the shallow groundwater discharges to the creek and on-site wetlands during the spring months. A downward vertical hydraulic gradient was calculated for MP104-19, MP201-21, MP202-21, and MP202-21 within Wetlands

1B, 2, 3, and 4, indicating that the wetland recharges the shallow groundwater during the summer months.

Hydraulic conductivity estimates for the saturated sandy/silty sand soils beneath the subject lands based on the SWRT completed range from $2.12x10^{-6}$ m/sec to $9.9x10^{-5}$ m/sec with a geometric mean of $1.4x10^{-5}$ m/sec. Higher silt and clay contents were observed in the additional samples collected from within the historical wetland (MW105-19 and MW106-19). This was expected as these finer-grained materials are required to support any sustained presence of surface water.

Based on infiltration testing and grain size analysis results, unfactored infiltration rates for the soils at the one investigated location on the Subject Lands are estimated to be 177 mm/hr. The horizontal hydraulic gradient was calculated to be 0.011 m/m and 0.010 m/m, to the north and south of the groundwater divide, respectively. The horizontal groundwater velocity of the shallow groundwater table beneath the Subject Lands was estimated to be 16 m/year to the north of the groundwater divide and 15 m/year to the south of the groundwater divide.

Additionally, the Hydrogeological Report recommends that the electronic data loggers should be downloaded on a quarterly basis and the hydrographs be updated to allow for calculation of a seasonally high water table and assessment of groundwater separation distances.

3.4 Revised Chloride Impact Assessment

A Chloride Impact Assessment by MTE Consultants was prepared on October 16, 2020 and revised on July 27, 2022. Based on a simple conservative mass balance analysis, the estimated increase of groundwater chloride concentration to 76.6mg/L under post-development condition is below the Ontario Drinking Water Standard of 250mg/L and the Reasonable Use Concept limit of 126mg/L. The mass balance analysis performed in this study is considered to be a conservative evaluation since it does not include any dilution from groundwater already present in the system, any flow through dilution effects, or any off-site effects, all of which would result in additional dilution of the chloride infiltration.

The report provides statistics on projected salt application amounts in Section 2.1.3 in combination with Figure 1.4 of the report. It is recommended that Salt Management Plans be prepared for all blocks subject to site plan approval and/or a plan of condominium approval. Please refer to the revised Chloride Impact Assessment, dated July 27, 2022, for more details.

3.5 Revised Preliminary Water Distribution Analysis

A Preliminary Water Distribution Analysis by MTE Consultants was prepared on October 16, 2020 and revised on July 27, 2022. The direct connections to the existing 450mm diameter watermain on Speedsville Road and the existing 200mm diameter watermain on Equestrian Way will adequately service the proposed subdivision. The proposed water distribution network will adequately provide the required daily water demands within the respective pressure guidelines for most junctions where the centreline of road is above an elevation of 308.3m. Some units near the south end of Block 1 and for the School Block, where the centreline of road elevation is below 308.3m, may require the installation of individual pressure reducing valves (PRVs) to reduce the incoming water pressure below the DGSSMS recommended maximum value of 550kPa under

the Average and Maximum Day demand scenarios. This will be confirmed as part of the Site Plan Approval process.

Water model results indicate that the proposed water distribution system will adequately provide the recommended FUS fire flows at the minimum MECP pressure of 140kPa. The Pipe velocities were generally less than the DGSSMS recommended maximum of 5.0m/s. However, the pipe sizes experiencing pipe velocities greater than 5.0m/s were not increased for the sole purpose of reducing the maximum velocity experienced under the rare fire flow condition, as this may create an environment for stagnant water conditions to arise under normal daily demands. It is recommended that a final water distribution analysis report be prepared during the final design of the River Mill Phase 4 Subdivision. Please see the revised Preliminary Water Distribution Analysis, dated July 27, 2022, for additional details.

3.6 Revised Noise Feasibility Study

A Noise Feasibility Study by HGC Engineering was prepared on July 27, 2020, and revised on June 27, 2022. The results of the study indicate that the proposed development is feasible. Sound levels due to road traffic will exceed MECP guidelines, but feasible means of mitigation exist. For example, noise warning clauses will be required to inform the occupants of the potential excess sound levels and clauses should be placed in the property and tenancy agreements and offers of purchase and sale.

The report notes that acoustic barriers will be required for the rear yards of lots adjacent to, and with exposure to Speedsville Road and Maple Grove Road. Central air conditioning is required for the future dwellings closest and with exposure to Speedsville Road and Maple Grove Road. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant is required for blocks with exposure to Speedsville Road and Maple Grove Road. Upgraded building construction methods are required for all blocks adjacent and with exposure to Speedsville Road and Maple Grove Road. For Blocks that are located further away from Speedsville Road and Maple Grove, any building façade constructions and ventilation requirements meeting the requirements of the Ontario Building Code will provide adequate sound insulation for the indoor space.

When the siting information and building layouts are available for the blocks adjacent to Speedsville Road and Maple Grove Road (Blocks 1, 6, 7, 14 and 16), a noise study should be performed to refine the acoustic requirements for each block as required. When the siting information for high density mixed-use blocks (Blocks 14 and 16) are available, a detailed noise study should be performed to determine the acoustic requirements for the sites to determine the impact of road traffic noise on the proposed buildings and to determine the impact of any stationary sources of noise on the adjacent residential dwellings, in accordance with NPC-300. Refer to the revised Noise Feasibility Study, dated June 27, 2022, for more details.

3.7 Environmental Impact Study Addendum

An Environmental Impact Study (EIS) by Natural Resource Solutions Inc. (NRSI) was completed in October 2020 and an EIS Addendum was completed in August 2022. It is noted that the Addendum should be read in conjunction with the original EIS (NRSI 2020), which addressed both

Phases 4 and 5 of the River Mill community. The revised EIS, which focuses on Phase 4, provides a detailed characterization of existing natural features based on compiled background information and NRSI's 2018 and 2019 field investigations, along with on-going monitoring where necessary. An analysis of the significance and sensitivity of identified natural features is provided with consideration for applicable municipal and provincial policies and legislation. Significant natural features and their recommended buffers informed layout of the proposed Phase 4 development to mitigate the potential for direct and indirect impacts on these identified features, where possible. Appropriate buffers around significant natural heritage features are recommended.

A Wetland and Forest Habitat Creation and Restoration Plan is proposed, which will create a 1.53ha wetland on the west side of Middle Creek and a 0.74ha wetland on the east side of Middle Creek, in addition to two smaller, 0.16ha and 0.21ha, wetlands in the wetland's buffer areas. Furthermore, two proposed forest communities will be created - one (1) 1.316ha community around the constructed wetland adjacent to Speedsville Road and one (1) 0.56ha community on the east side of Middle Creek.

An analysis of both direct and indirect impacts of the proposed development on existing natural features and wildlife is provided and appropriate mitigation measures are considered. For example, recommendations have been made for the timing of vegetation removal activities to mitigate or eliminate impacts to migratory birds. The report provides other recommendations to minimize direct, indirect, induced, and cumulative impacts that may arise during the proposed development and ensure that mitigation measures are implemented properly. Refer to the revised Environmental Impact Study, dated August 2022, for more details.

3.8 River Mill Retail Response Memo

A response memo was prepared by Tate Economic Research Inc. (dated January 19, 2022) to address the comments received from the Region and City regarding the previously submitted Retail Commercial Market Demand Study (dated May 1, 2020). The memo confirms that a minimum of 1,500 square metres of retail commercial space is planned as part of the full build-out of Phases 3 and 4. Further, it is confirmed that the preferred location for the retail commercial is at the intersection of Speedsville Road and Equestrian Way. Please refer to the response memo for further details/comments.

3.9 River Mill Community Urban Design Guidelines

In June 2022, NAK prepared updates to the River Mill Community Urban Design Guidelines to address staff comments related to gateway features, the trail network and City requirements concerning stormwater management ponds. Figures were updated to reflect the proposed trail concept, including connections, surface materials, and trail hierarchy within the overall development plan for the community, as well as the location of gateway features on private property. The Secondary Trail has been changed to a 3m asphalt path and future trail connections have been identified in the legend.

4.0 Planning Framework

The original Planning Justification Report for the proposed RMW (PH4) dated November 2020, contains a thorough analysis of the RMW(PH4) community in relation to the *Planning Act*, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the Regional Municipality of Waterloo Official Plan and the City of Cambridge Official Plan. Therefore, this section provides a scoped review of the planning policy framework applicable to the revisions to the proposed RMW (PH4) Community, resulting from staff and agency comments on the original development proposal.

4.1 Planning Act, R.S.O., c.P.13

The revised DPS, ZBA and OPA continue to have regard for matters of provincial interest, the provision of a range of housing options, the conservation of natural resources and flood control, and the dedication of land for public purposes, amongst other matters outlined in Section 51 (24).

4.2 Provincial Policy Statement, 2020

The revised DPS, ZBA and OPA continues to be consistent with the PPS by promoting development and land use patterns to create a complete community with a mix of land uses, including a range of housing options, mixed-use commercial, institutional and open space uses.

4.3 Growth Plan for the Greater Golden Horseshoe, 2019, as Amended.

The revised DPS, ZBA and OPA promotes a diverse mix of land uses with increased amounts of parkland and stormwater management facilities to support the local community and increase protection of natural heritage features. The revised DPS, ZBA and OPA provides residential densities that are more modest in the high-density category but will continue to contribute to the achievement of the growth targets established in the Growth Plan.

4.4 Region of Waterloo Official Plan

The revised DPS, ZBA and OPA will create a more vibrant community through the provision of a range of housing choices, increased transportation choices for pedestrians and cyclists, additional parkland and open space uses and institutional uses.

4.5 City of Cambridge Official Plan

In addition to the original Planning Justification Report submitted, the following information further affirms how the revised DPS, ZBA and OPA addresses affordable housing, in keeping with the policies of the City of Cambridge Official Plan.

Policy Excerpt:

8.4.1 Affordable Housing

1. *The City recognizes the importance of affordable housing and will encourage the development of affordable housing and provide opportunities for the development of affordable housing through:*

a) *permitting mixed-use development in the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and Major Transit Station Areas;*
b) *promoting the inclusion of a residential component in commercial development; and*
c) *encouraging the development of community housing and affordable private sector housing that is aimed at meeting the needs of lower income residents.*

Planning Response:

River Mill Phase 4 lands are "*Designated Greenfield Area (RMW)*" within the City's Urban Structure (Map 1A) and not within the area of urban elements that are encouraged to provide for affordable housing. However, recognizing that improving housing affordability for residents is a priority, various housing typologies are proposed throughout the proposed River Mill community, including mixed use commercial/residential development with apartments above ground-floor commercial uses. This has been successfully implemented in appropriate locations within the River Mill community including on the north and south side of Equestrian Way. The proposed River Mill Phase 4 development includes high-rise apartments in which consideration has been given for rental units within the apartment buildings to provide a mix of affordability for a range of household incomes.

Policy Excerpt:

2. *Where a development application proposing residential uses is submitted for a site containing two hectares or more of developable land, the City will require, wherever appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.*

Planning Response:

River Mill Phase 4 has an area of approximately 46.06 hectares, of which 29.21 hectares (63.4%) are developable lands. Of the developable lands, 16.84 hectares (57.7%) are proposed for residential and/or mixed-use commercial/residential uses. The remaining developable lands are proposed for a neighbourhood park, stormwater management facility, roads, and a future elementary school. Within the proposed residential and mixed-use commercial/residential lands, between 1,706 and 2,049 residential units are proposed. Of the residential units that are proposed, 107 to 185 (6.3% to 9.03%) are for single detached or semi-detached units and the remaining 1,599 to 1,864 (91.0% to 93.7%) residential units are multi-residential type units including townhouses and apartments.

Policy Excerpt

3. *New residential development will include a minimum number of affordable housing units based on the targets established in the Region's Community Action Plan for Housing.*

Planning Response:

The Region's Community Action Plan for Housing targets an average of 619 new housing units per year in the City of Cambridge which includes 234 ownership units and 385 rental units. The Plan also targets 16% of new household growth to be affordable. RMW (PH4) proposes a total range of 1,706 to 2,049 units, with most units being a multi-residential built form (i.e., townhouse, apartments, apartments above commercial) and a mix of ownership and rental tenure. As lands become developed and serviced, a minimum of 200 units could be completed annually, representing about 32% of the targeted annual growth of the City of Cambridge. River Mill Phase 4 will improve the market availability of housing which will contribute to addressing the demand and affordability of housing to decrease the average market rate of a unit, which is one of the principles of the Provincial Policy Plan's definition of "*Affordable,*" which is defined as:

Affordable

a) in the case of ownership housing, the least expensive of:

i. housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or

ii. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

i. a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or

ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area. (PPS, 2020)

RMW (PH4) Community is located in the City's "*Designated Greenfield Area* (RMW)" within the Urban Structure, at the northerly edge of the City's Urban Boundary and immediately east of a Provincially Significant Employment Zone. The subject lands are adequately serviced by transit, including the Region's iXpress along Maple Grove Road. Locationally, the subject lands are well suited to support the employment growth of the City. The proposed residential and mixed-use development for ±1,706-2,049 units within RMW (PH4) will provide housing and daily conveniences to a diverse mix of individuals and households and will support the future economic growth of the City and Region. The proposed development has the potential to significantly contribute to the City's annual housing growth targets and housing market by providing an increase in housing options with a range of affordability in both rental and ownership unit types.

6.0 Proposed Zoning By-law

The City of Cambridge Zoning By-law No. 150-85 ("ZBL") is currently in force and effect. As indicated in the Planning Justification Report, dated November 2020, the subject lands are comprised of multiple parcels with varying land use permissions.

6.1 City of Cambridge Zoning By-law No. 150-85

The original Planning Justification Report contains a detailed analysis of the proposed modifications to the City of Cambridge Zoning By-law No. 150-85, as amended, to implement the proposed DPS for the RMW(PH4) Community. The following section builds upon the previous review by focusing on the modifications necessary to address the revised DPS, in response to staff and agency comments on the original submission.

Revisions to the original draft Zoning By-law Amendment include the following:

N1 Zone (i.e., Elementary School Site)

- N1 Zone has been added for the school block.

Site specific RM4.s.4.1.303A Zone (i.e., River Mill Residential Neighbourhood)

- This proposed zone is set up to replace the existing zone in the site specific by-law.
- The proposed zoning requirements have been arranged to be in keeping with the existing by-law utilizing charts to convey zoning provision descriptions and values.
- Linear Row Houses use has been added as a permitted use with associated regulations.
- References to RM3(s.4.1.303D) have been corrected to RM4 to reflect the intended zone, and updated to RM4s.4.1.303A to replace the existing provisions.
- References to 'Row House' use have been updated from 'Rowhouse' to reflect the terminology of the Parent Zoning By-law.
- Private Amenity for Cluster Row House dwellings has been reduced from 35m² to 30m² for consistency with that of other dwelling forms and approved development sites within this immediate community.
- Front Yard Landscape requirement of 30% carried over from adjacent zoning in 4.1.303E for consistency.
- Standard setback of 3.0m from an access driveway, aisle, parking stall or parking lot to a habitable window less than 1.0m above the finished grade has been added.

Site specific RM3/CS5.s.4.1.303B.X Zone (i.e., River Mill Main Street)

- The proposed zoning requirements have been arranged to be in line with the existing by-law utilizing charts to convey zoning provision descriptions and values.
- References to 'Row House' use have been updated from 'Rowhouse' to reflect the terminology of the Parent Zoning By-law.
- Back-to-back units have been referenced with respect to lot coverage out of an abundance of caution. Technically, the form is classified as Cluster Row House, but back-to-backs have been added for the purpose of interpretation.

- Front Yard Landscape requirement of 30% carried over from adjacent zoning in 4.1.303E for consistency.
- Maximum Density for High Density for Apartment House Dwellings has been restricted to 200 units per hectare.
- Minimum gross floor area per apartment dwelling unit has been reduced from 50m² to 43 m².
- Reduction in parking requirement to 1 space per dwelling unit and 0.15 per dwelling specifically for visitors.
- Standard setback of 3.0m from an access driveway, aisle, parking stall or parking lot to a habitable window less than 1.0m above the finished grade has been added.
- A Drive-Through Facility is proposed to be added to the site specific RM3/CS5 Zone.

Site specific RM3.s.41.303E Zone (i.e., River Mill Speedsville Apartment Blocks)

- This proposed zone is set up to replace the existing zone in the site-specific by-law.
- The proposed zoning requirements have been arranged to be in line with the existing by-law formatting utilizing charts to convey zoning provision descriptions and values.
- Maximum Density for High Density for Apartment House Dwellings has been restricted to 200 units per hectare.
- References to 'Row House' use have been updated from 'Rowhouse' to reflect the terminology of the Parent Zoning By-law.
- Minimum gross floor area per apartment dwelling unit has been reduced from 50m² to 43 m².
- Reduction in parking requirement to 1 space per dwelling unit, 0.15 per dwelling specifically for visitors.
- Standard setback of 3.0m from an access driveway, aisle, parking stall or parking lot to a habitable window less than 1.0m above the finished grade has been added.

1285 Speedsville Road

- "H" Holding Provision has been removed since the Record of Site Condition requirement has been satisfied.

7.0 Planning Analysis

This report has been completed to reflect the revised Draft Plan of Subdivision and is an Addendum to the previously submitted Planning Justification Report, dated November 2020, which continues to apply to these amendments.

The following section provides an analysis of the draft plan modifications and summary of the applicable policies of the Province, Region and City as outlined in Section 4.0 Planning Framework.

7.1 Reduction in Residential Densities

Residential densities within the High Density Residential Blocks, shown as Blocks 1, 6 and 7 on the revised Draft Plan have been reduced from 250 units per hectare to 200 units per hectare to further align with regional and municipal objectives. The proposal includes a mix of single detached, various townhouse forms, and apartment dwellings to provide a range of housing options for future residents. Focusing residential densities along Speedsville Road provides consistency with the zoning currently in effect. However, to facilitate greater compatibility with the existing single detached dwellings along Speedsville Road, the proposed modifications include decreased building heights and increased building setbacks from Speedsville Road which will also provide transitions between various land uses and built forms.

7.2 Mixed-Use Main Street

Blocks 14, 15 and 16 form the River Mill Mixed-Use Area, which will provide a range of commercial uses to serve the residents of the overall River Mill community. Retail uses are located centrally to the overall development, with active transportation linkages via the multi-purpose trail, on-street bike lanes and sidewalk connections. Thoughtful design of the commercial uses within this area will alleviate any previous concerns with drive-through facilities. Therefore, the proposed removal of the prohibition of drive-through facilities has been included in the implementing zoning by-law amendment, attached as Appendix "D" to this Addendum.

7.3 Stormwater Management Pond

Block 2 of the Revised Draft Plan provides a 1.77ha (4.37ac) Stormwater Management Pond, whereas the original Draft Plan submitted comprised an area of 1.34ha (3.32ac). The increase in area for the pond supports the development proposed in the revised DPS.

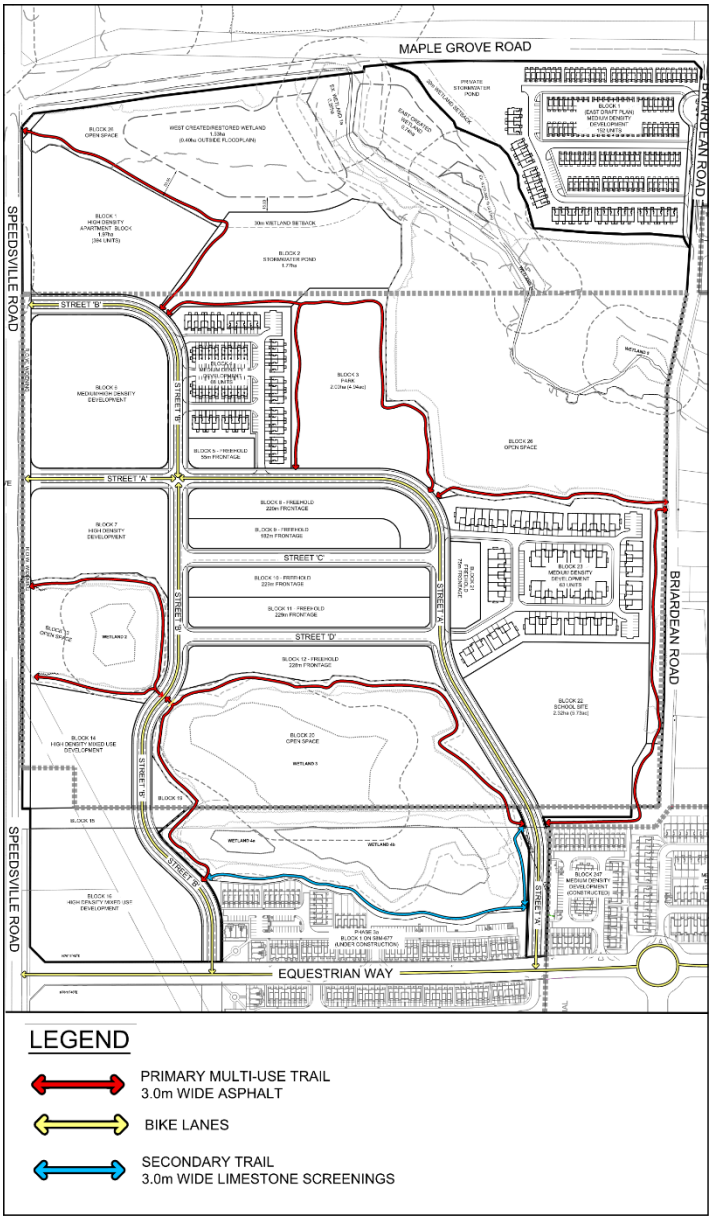
7.4 Wetland Restoration

On February 24, 2022, a meeting was held between the City, Region, GRCA and the River Mill Development Corporation to discuss the proposed development and specifically addressed the requirement for wetland compensation/restoration. The Overall Development Plan and DPS have been updated to reflect the mutually agreed upon design, by increasing the amount of proposed wetlands and natural heritage at the northwest corner of the subject lands from a total of 11.71ha (28.94ac) to 12.57ha (31.06ac). It is noted that in response to Regional comments, identifying a clerical error on the original submitted plan which stated 2 different sizes for the former Open Space Block 28, the area of 11.71ha (28.94ac) has been confirmed to be the original intent, however, that has since been increased in response to discussions with City, Region and GRCA staff. The revised EIS includes additional details on the plantings to be installed within the wetland and buffer areas, and how the features are intended to function. GRCA staff noted in said meeting that the mutually agreed upon approach is an exception and will not be repeated for future developments.

7.5 Neighbourhood Park

Block 3 of the Revised DPS provides an increased area of parkland from 0.51ha to 2.00ha for a Neighbourhood Park. Although 2.00ha is less than the amount requested by staff in their initial comments, the reduced amount was deemed appropriate given the clearly demarcated multi-purpose trail (unpaved) to be constructed by the developer within the outer reaches of the buffer areas throughout the DPS, as well as along the school block. Figure 4 illustrates the multi-purpose trail system and how it will provide connections with on-street bicycle lanes and secondary trail within the RMW (PH4) and throughout the greater River Mill Community that will encourage active living for residents.

Figure 4: Bicycle Trails within River Mill West (Phase 4)



7.6 School Block

After land assembly, Blocks 22 and 24 shown on the revised Draft Plan incorporates a 2.41ha (5.95ac) school block to address the Waterloo Catholic District School Board's comments to incorporate a block for an elementary school. The lands comprising Block 24 are located within the municipal right-of-way of the former Briardean Road and will be stopped up and closed for incorporation into the subdivision design for open space and institutional (elementary school) purposes.

7.7 Briardean Road Right-of-Way

The modifications to the original DPS submitted include the continuation of Streets 'A' and 'B' through the Briardean Road municipal right-of-way, by the stopping up and closure of said right-of-way and by incorporating lands previously within the River Mill: Phase 3a development block, to allow for the connection to Equestrian Way. Portions of the Briardean right-of-way between Streets 'A' and 'B' will be used for natural heritage purposes and to the east of Street 'A' the right-of-way will be used for the institutional purposes referenced in Section 5.5, above.

Planning Analysis Summary

As discussed in Section 4.1 of this Brief, the proposed modifications conform to the *Planning Act, R.S.O. 1990, c.P.13.*

As discussed in Section 4.2 the proposed modifications to approved Draft Plan of Subdivision 30T-12104 is consistent with the Provincial Policy Statement, 2020 as it will efficiently maximize the use of urban lands within the Settlement Area of the City of Cambridge with a mix of land uses.

As discussed in Section 4.3, the proposed modifications to approved Draft Plan of Subdivision 30T-12104 conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as the proposed revision will continue to contribute towards a complete community while maintaining greenfield density targets. The proposed revision will increase the amount of developable land for community and employment uses.

As discussed in Section 4.4, the proposed modifications to approved Draft Plan of Subdivision 30T-12104 conforms to the Region of Waterloo Official Plan as the proposal provides for logical and orderly development of planned uses that maintains compatibility between employment uses and community, commercial, residential and open space uses.

As discussed in Section 4.5, the proposed modifications to approved Draft Plan of Subdivision 30T-12104 conforms to the City of Cambridge Official Plan as the proposed blocks are an appropriate area and width with sufficient frontage onto existing or future public roads to accommodate appropriate and permitted development. Further, the blocks will continue to facilitate development that can be designed to maintain conformity with the implementing zoning by-law that will complement the form and function of the surrounding neighbourhood.

8.0 Implementation

This proposed development is to be implemented through the Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision processes. An OPA will permit the land use designations and the subsequent ZBA will allow for the proposed residential form to be permitted. The Draft Plan of Subdivision will then establish the lots/blocks for development and will also address the specific grading, stormwater, servicing and landscaping details.

A draft official plan amendment has been prepared and may be found as Appendix "C" to this Addendum.

A draft amending zoning by-law has been prepared and may be found as Appendix "D" to this Addendum.

9.0 Conclusion

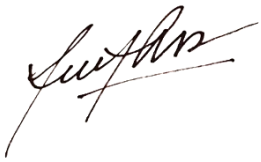
The proposed modifications to the DPS, OPA and ZBA will facilitate a complete community that includes a range of land uses, residential forms and densities, which will provide a transition between residential built forms, while protecting the natural heritage features and its functions.

An OPA and ZBA is required to update the existing approvals to enhance the overall River Mill community development.

- The proposal is consistent with Section 51(24) of the *Planning Act* and the Provincial Policy Statement, is in conformity with the Growth Plan, the Regional Official Plan and meets the general intent of the Cambridge Official Plan;
- The subject lands have been comprehensively studied by qualified professionals to ensure all requirements have been met to Provincial, Regional and City standards, which have informed the proposed and revised planning instruments;
- The proposed planning instruments are desirable for the efficient development of the subject lands and conform to the current planning policy framework for the Province, Region and City;
- The proposal is respectful and in conformity with surrounding existing developments as it relates to land use and zoning regulations; and
- The proposed development and subsequent applications represent good land use planning and are recommended for approval.

The approval of the revised River Mill West (Phase 4) proposed development and associated amendments to the City of Cambridge Official Plan and Zoning By-law No. 150-85 are appropriate, desirable and reflects good land use planning for the subject lands.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP



Terri Johns, MCIP, RPP
President

Diana Morris, BA, MCIP, RPP
Senior Planner

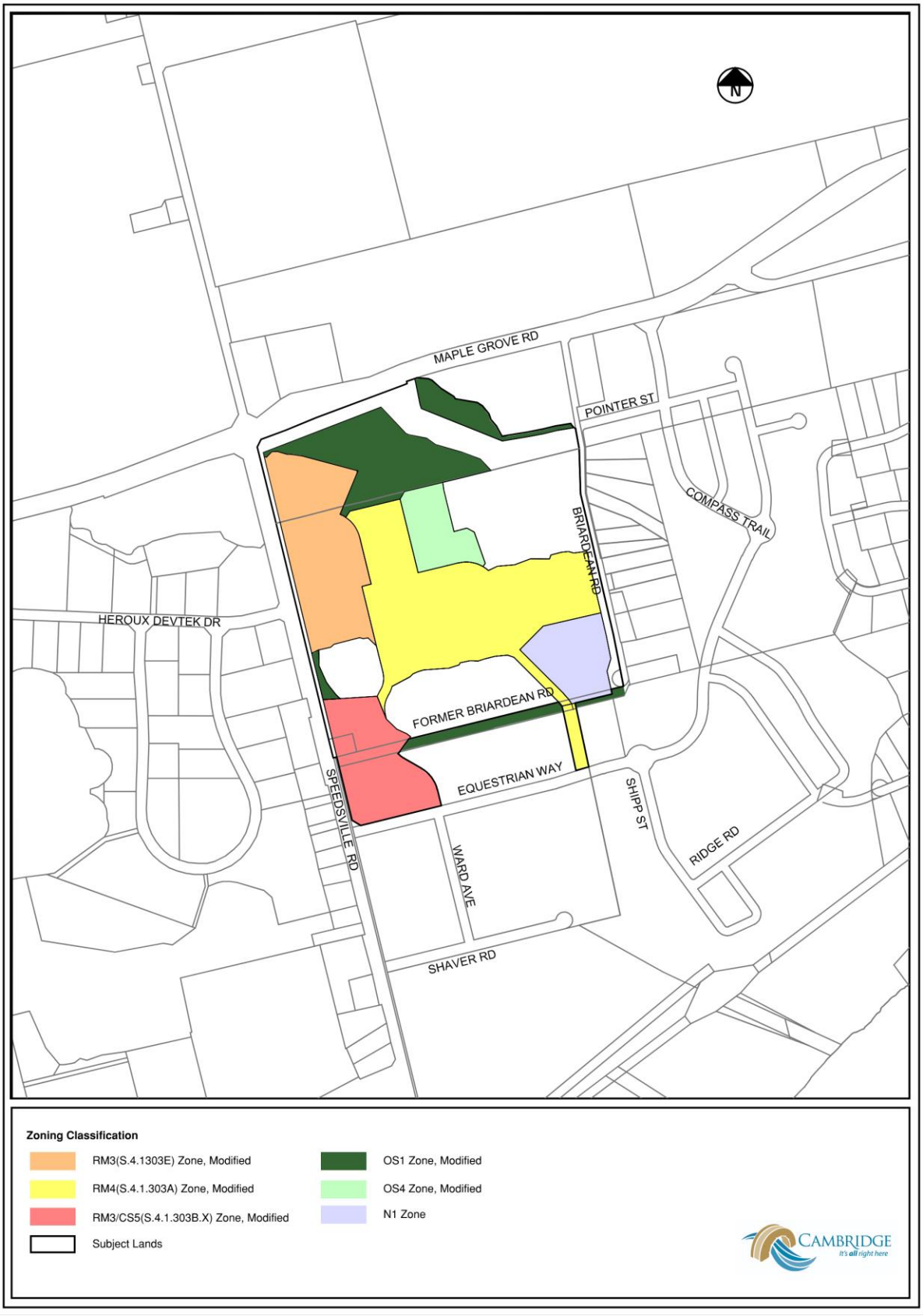
Appendix A:

Revised Draft Plan of Subdivision


MAPLE GROVE ROAD
BRIARDEAN ROAD
POINTER STREET
COMPASS TRAIL
SPEEDSVILLE ROAD
EQUESTRIAN WAY
RIDGE ROAD
STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
BLOCK 1 RESIDENTIAL 1.97ha (4.87ac)
BLOCK 2 STORMWATER MANAGEMENT 1.77ha (4.37ac)
BLOCK 3 NEIGHBOURHOOD PARK 2.00ha (4.94ac)
BLOCK 4 RESIDENTIAL 1.48ha (3.66ac)
BLOCK 5 0.19ha (0.47ac)
BLOCK 6 RESIDENTIAL 2.01ha (4.97ac)
BLOCK 7 RESIDENTIAL 1.19ha (2.94ac)
BLOCK 13 OPEN SPACE 1.56ha (3.85ac)
BLOCK 14 MIXED-USE 1.17ha (2.89ac)
BLOCK 16 MIXED-USE 1.95ha (4.82ac)
BLOCK 17 0.002ha (0.005ac)
BLOCK 19 MIXED-USE 0.10ha (0.25ac)
BLOCK 20 OPEN SPACE 3.91ha (9.66ac)
BLOCK 22 SCHOOL 2.32ha (5.73ac)
BLOCK 23 RESIDENTIAL 2.69ha (6.65ac)
BLOCK 24 SCHOOL 0.09ha (0.22ac)
BLOCK 26 OPEN SPACE 12.57ha (31.06ac)
BLOCK 27 0.024ha (0.059ac)
BLOCK 28 0.56ha (1.38ac)
LANDS CURRENTLY IN CITY OWNERSHIP
KEY PLAN
LEGAL DESCRIPTION
LEGEND
SURVEYOR'S CERTIFICATE
OWNER'S CERTIFICATE
PLANNING ACT
METRIC NOTE
LAND USE SCHEDULE
LAND USE SUMMARY
river mill cambridge
T. JOHNS CONSULTING GROUP
RIVER MILL WEST (PHASE 4)
DRAFT PLAN OF SUBDIVISION
DP1-1

Appendix B

Proposed Zoning Map


N
MAPLE GROVE RD
POINTER ST
COMPASS TRAIL
BRIARDEAN RD
HEROUX DEVTEK DR
FORMER BRIARDEAN RD
EQUESTRIAN WAY
SPEEDSVILLE RD
SHIPP ST
RIDGE RD
WARD AVE
SHAVER RD
Zoning Classification
RM3(S.4.1303E) Zone, Modified
RM4(S.4.1.303A) Zone, Modified
RM3/CS5(S.4.1.303B.X) Zone, Modified
Subject Lands
OS1 Zone, Modified
OS4 Zone, Modified
N1 Zone
CAMBRIDGE
It's all right here

Appendix C

Revised Draft Official Plan Amendment

Official Plan Amendment No. XX

By-law No. XX-XX

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 (2018) as amended for lands known municipally as 1134 Hunt Club Road, 1285 Speedsville Road and a portion of 800 Briardean Road.

WHEREAS Council of the City of Cambridge has the authority pursuant to Section 17 and 22 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to adopt an Official Plan and made 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 (2018) applies to lands described as:

   i. Part of Lot 9 & Part of Lot 10, Concession 1, Beasley's Lower Block, Formerly in the Township of Waterloo, Now in the City of Cambridge, Regional Municipality of Waterloo and not addressed.

   ii. Part of Lot 10, Concession 1, Beasley's Lower Block, Formerly in the Township of Waterloo, Now in the City of Cambridge, Regional Municipality of Waterloo and addressed as 1285 Speedsville Road.

   iii. Part of Lot 9 & Part of Lot 10, Concession 1, Beasley's Lower Block, Formerly in the Township of Waterloo, Now in the City of Cambridge,

Regional Municipality of Waterloo and addressed as 800 Briardean Road.

2. THAT Amendment No. XX to the City of Cambridge Official Plan (2018) as amended, consisting of the text and attached maps, 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 (2018), as amended;

4. THAT this By-law shall come into full force and effect up on the final passing thereof.

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

_____
Mayor

_____
Clerk

BASIS OF THE AMENDMENT

An Official Plan Amendment application was submitted together with a Zoning By-law Amendment application in November, 2020. The applications were supported by a number of reports that were requested at the pre-submission consultation meeting. The applications were processed in a comprehensive manner and were the subject of a statutory public meeting. Consultation also occurred with review agencies and the public.

The development of the subject lands is proposed within the Urban Area Boundary and Designated Greenfield of the City of Cambridge which is where residential development is encouraged and intensification is anticipated. The development is supported by available infrastructure including municipal roads, water, sanitary sewer and stormwater services and conforms with the intent of the City of Cambridge Official Plan. The proposed development meets the City's growth management policies, location criteria for multi-unit development, land use compatibility, protection of the Natural Open Space System and urban design policies.

THE AMENDMENT

1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby amended by redesignating the lands to reflect the land use designations shown on Appendix "A", attached hereto;

2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding lands to Figure 65, as shown on Appendix "B", attached hereto;

3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by deleting Figure 65 and replacing it with a revised Figure 65, attached as Appendix "C";

4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the phrase "/ River Mill Community" following the heading "Hunt Club Estates" thereto, so that the heading reads, "Hunt Club Estates / River Mill Community".

5. Section 8.10 of the City of Cambridge Official Plan is hereby amended by deleting subsection 8.10.C. thereto in its entirety and replacing it with the following text:

   "C. River Mill Community (Mixed Use Main Street) (Figure 65)

   The High Density Residential designation that applies to land on the east side of Speedsville Road, north of Equestrian Way, and more particularly shown on Figure 65 is intended for the development of a mixed-use area that primarily serves the local neighbourhood context, in keeping with Policy 8.4.6.11 of the City of Cambridge Official Plan. This mixed-use area is intended to be used for a combination of: (a) retail and commercial uses, office uses and community uses, either in standalone buildings or as part of mixed-use building; (b) apartment dwellings, either in stand-alone buildings or as part of mixed-use buildings; and (c) grade-related residential dwellings, including a variety of multiple residential forms.

   The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize a street-oriented form of development. This includes regulations establishing: a range of commercial, residential and community uses that are appropriate within the mixed-use area; commercial uses that are featured at grade facing the public street for commercial mixed-use buildings; a minimum and maximum range for front yard setbacks to a public street; a minimum and maximum range for total gross leasable area in keeping with the local neighbourhood function of the area; and, a minimum and maximum density range for residential uses. In order to ensure that the development is compatible

with industrial uses to the south, a height restriction of 8 storeys shall be contained in the implementing zoning by-law for the mixed use lands north Equestrian Way."

6. Section 8.10 of the City of Cambridge Official Plan is hereby amended by deleting subsection 8.10.D. thereto in its entirety and replacing it with the following text:

   "D. River Mill Community (Apartment Block) (Figure 65)

   The High Density Residential designation that applies to land on the east side of Speedsville Road, and more particularly shown on Figure 65 is intended for the development of a high density residential (apartment) uses with transitional medium density residential (cluster row house) uses.

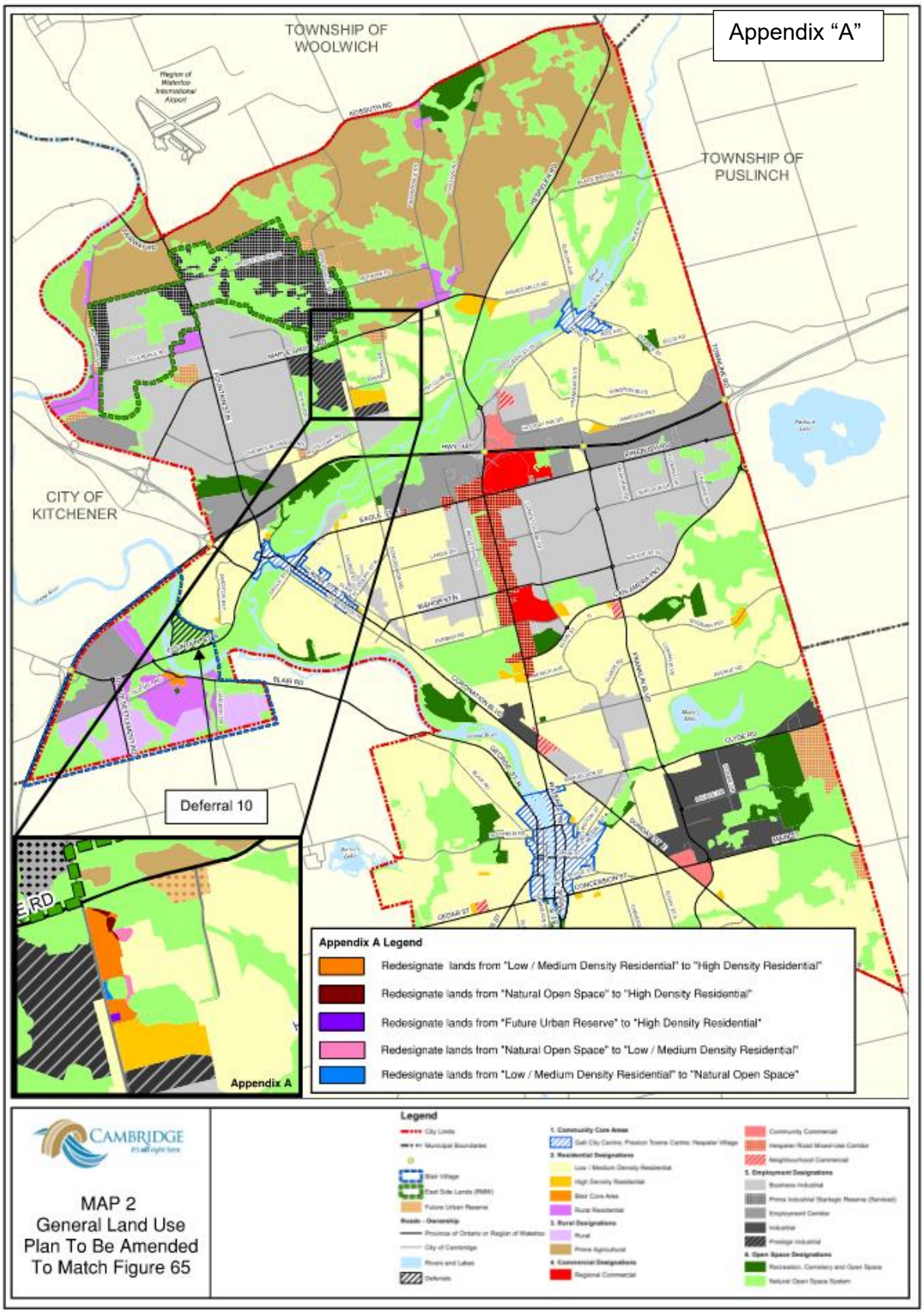
   The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize the high density form of development. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 10 storeys shall be contained in the implementing zoning by-law for these lands north of Equestrian Way."

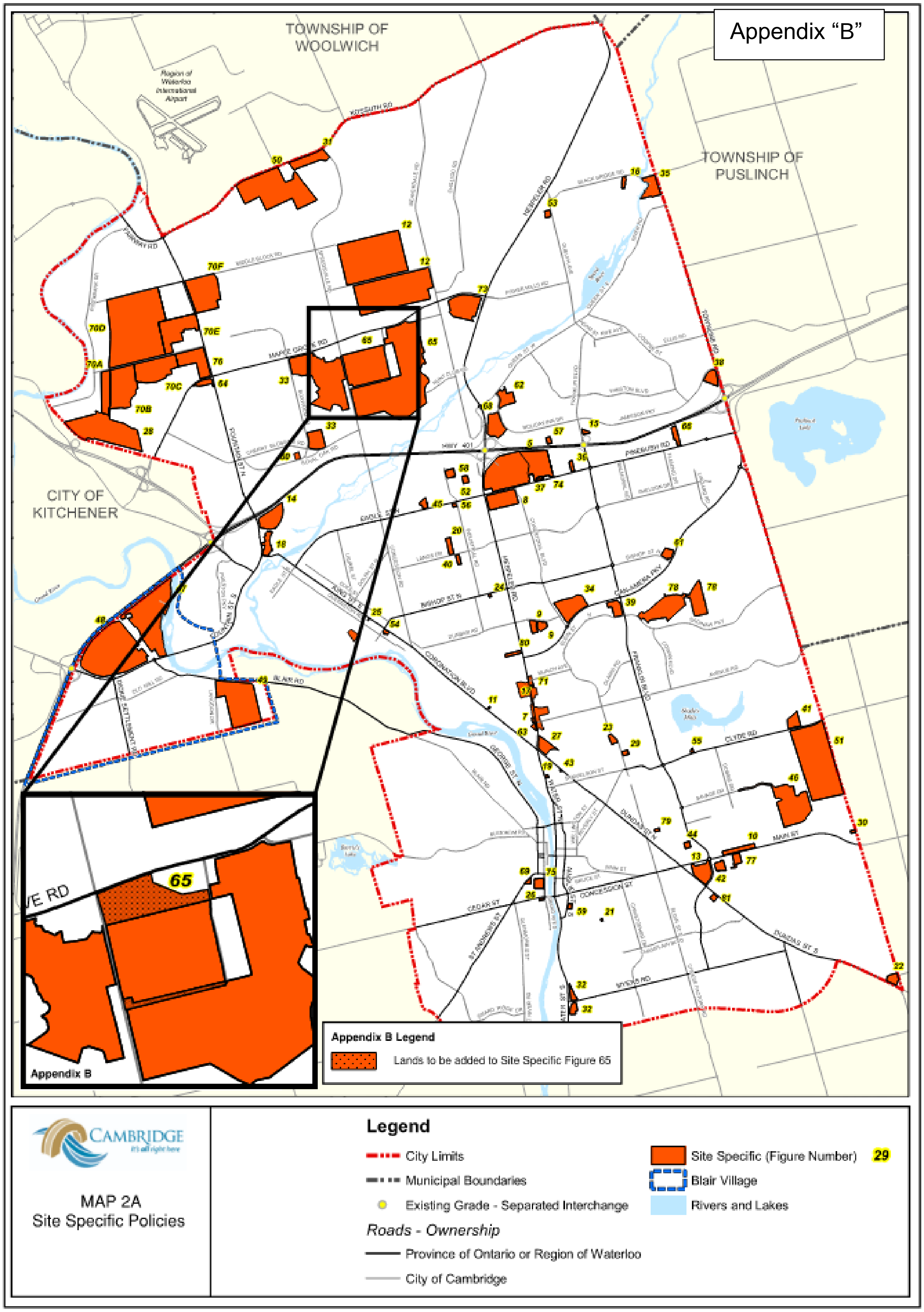
7. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding subsection 8.10.E. thereto:

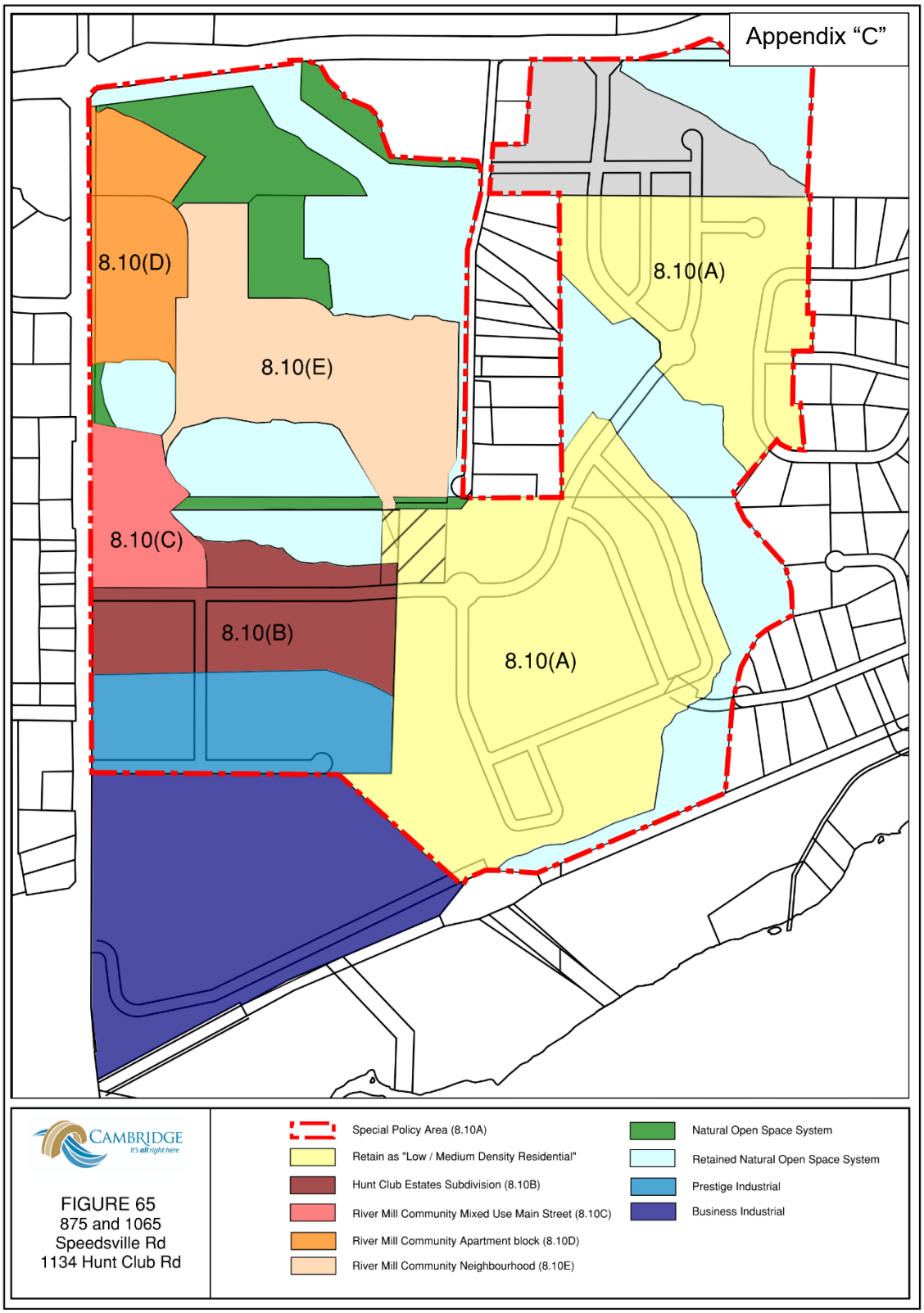
   "E. River Mill Community (Neighbourhood) (Figure 65)

   Notwithstanding the Low/Medium Density Residential designation that applies to land on the east side of Speedsville Road, west and north of Briardean Road, and more particularly shown on Figure 65 a full range of residential uses, including grade-related dwellings such as stacked townhouses or back-to-back townhouses, and apartment dwellings are permitted. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 6 storeys shall be contained in the implementing zoning by-law for these lands. Notwithstanding Policy 8.4.6.3 a), the maximum residential density target for this area is 50 units per hectare, measured across the entirety of the area subject to this site specific policy."

Appendix "A"


TOWNSHIP OF WOOLWICH
TOWNSHIP OF PUSLINCH
CITY OF KITCHENER
Deferral 10
Appendix A
Appendix A Legend
Redesignate lands from "Low / Medium Density Residential" to "High Density Residential"
Redesignate lands from "Natural Open Space" to "High Density Residential"
Redesignate lands from "Future Urban Reserve" to "High Density Residential"
Redesignate lands from "Natural Open Space" to "Low / Medium Density Residential"
Redesignate lands from "Low / Medium Density Residential" to "Natural Open Space"
CAMBRIDGE
MAP 2
General Land Use
Plan To Be Amended
To Match Figure 65
Legend


Appendix "B"
TOWNSHIP OF WOOLWICH
TOWNSHIP OF PUSLINCH
CITY OF KITCHENER
Appendix B
Appendix B Legend
Lands to be added to Site Specific Figure 65
CAMBRIDGE
MAP 2A
Site Specific Policies
Legend
City Limits
Municipal Boundaries
Existing Grade - Separated Interchange
Site Specific (Figure Number)
Blair Village
Rivers and Lakes
Roads - Ownership
Province of Ontario or Region of Waterloo
City of Cambridge


Appendix "C"
8.10(D)
8.10(E)
8.10(C)
8.10(B)
8.10(A)
8.10(A)
CAMBRIDGE
It's all right here
FIGURE 65
875 and 1065
Speedsville Rd
1134 Hunt Club Rd
Special Policy Area (8.10A)
Retain as "Low / Medium Density Residential"
Hunt Club Estates Subdivision (8.10B)
River Mill Community Mixed Use Main Street (8.10C)
River Mill Community Apartment block (8.10D)
River Mill Community Neighbourhood (8.10E)
Natural Open Space System
Retained Natural Open Space System
Prestige Industrial
Business Industrial

Appendix D

Revised Draft Zoning By-law Amendment

Purpose and Effect of By-law No. XX-XX

Unaddressed lands (1134 Hunt Club Road), 1285 Speedsville Road and a portion of 800 Briardean Road

The Purpose of this By-law is to amend the zoning classification on the following properties:

1. 1134 Hunt Club Road from RM3(S.4.1.303A) Zone, RM3(S.4.1.303E) Zone, RM3/CS5(S.4.1303B) Zone and OS1 Zone to the RM4(S.4.1.303A) Zone, Modified, RM3(S.4.303E) Zone, Modified, RM3/CS5(S.4.1.303B.X) Zone, Modified, OS1 Zone, OS4 Zone, and N1 Zone.

2. 1285 Speedsville Road from (E)A1 to RM3/CS5(S.4.1.303B.X) Zone Modified.

3. Portion of 800 Briardean Road from (E)A1 and A1 to the RM4(S.4.1.303A) Zone, Modified, N1 Zone, OS1 Zone, and OS4 Zone.

The Effect of the By-law will be to permit the subject property to be developed as part of a comprehensively planned complete community, known as River Mill.

By-law No. XX-XX

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 1134 Hunt Club Road, 1285 Speedsville Road and a portion of 800 Briardean Road.

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

AND WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended by OPA No. XX;

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 the Official Plan of the City of Cambridge;

AND WHEREAS Council deems that adequate public notice of the public meeting on DATE was provided and that a further public meeting is not considered necessary in order to proceed with this Amendment; and,

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

1. THAT this by-law shall apply to lands described as 1134 Hunt Club Road, 1285 Speedsville Road and Part of 800 Briardean Road (Part of Lot 10 & 11, 58M-604) and is shown on Schedule ‘A’ attached hereto and forming part of this by-law.

2. AND THAT the City of Cambridge Zoning By-law, being Schedule ‘A’ to By-law No. 150-85, as amended, is hereby amended by rezoning the subject property as delineated on Schedule ‘A’ attached hereto:

1. **High Density**:RM3(S.4.1.303A) Zone, Modified, A1 Zone, (E)A1 Zone, OS1 Zone to the RM3(S.4.1.303E) Zone, Modified;

2. **Neighbourhood Residential**: OS1 Zone, RM3(S.4.1.303A) Zone, Modified, RM3(S.4.1.303B) Zone, Modified and RM3(S.4.1.303H) Zone, Modified to the RM4(S.4.1.303A) Zone, Modified;

3. **Mixed Use**: RM3(S.4.1.303B) Zone, Modified, RM3/CS5(S.4.1.303E) Zone and (E)A1 Zone, Modified to the RM3/CS5(S.4.1.303B.X) Zone, Modified;

4. **Park**: RM3(S.4.1.303A) Zone, Modified, and OS1 Zone to the OS4 Zone;

5. **Natural Open Space**: RM3(S.4.1.303A) Zone, Modified, RM3(S.4.1.303E) Zone, Modified and A1 Zone to the OS1 Zone; and,

6. **School**: RM3(S.4.1.303A) Zone, Modified, to the N1 Zone.

3. AND THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by amending subsection 4.1.303A under section 4.1 thereof, by deleting the provisions in their entirety and replacing them with the following provisions:

   "4.1.303A" – River Mill Community (Neighbourhood Residential)

   Notwithstanding the provisions of section 3 of this by-law the following regulations shall apply to the lands in the RM4 Zone to which parenthetical reference to "(s.4.1.303A)" is made on Zoning Map D8 and D9 attached to and forming part of this by-law:

   1. Detached one-family dwellings shall be subject to the R6 Zone provisions of section 4.1.303C 1. of this by-law.

   2. Semi-detached dwellings shall be subject to the provisions of the RS Zone requirements of section 3.1.2.3 of this by-law, except notwithstanding section 3.1.2.3 (g), (j) and (k) of this by-law:

      a. Minimum exterior side yard shall be 3.0 metres;
      b. Maximum lot coverage shall be 52%; and,
      c. Minimum landscaped open space shall be 25%.

3. Notwithstanding section 2.1.15 and 3.1.2.6 of this by-law, the following shall apply to linear row houses and cluster row houses in the RM4 zone:

Zone Provisions	**Linear Row Houses**	**Cluster Row Houses**	**Cluster Row Houses (Back-to-Back)**	**Cluster Row Houses (Stacked)**
Minimum Lot Frontage	5.5m per dwelling unit	20 m	20 m	20 m
Minimum Lot Area	160 m^2	500 m^2	500 m^2	500 m^2
Minimum Yard to Garage facing a public street	6.0 m	5.5 m	5.5 m	5.5 m
Minimum Yard to House facing a public street	4.5 m (front yard) 3 m (exterior side yard)	3 m	3 m	3 m
Minimum interior side yard	1.2m	1.2m	1.2m	1.2m
Minimum rear yard	6.0m	6.0m	6.0m	6.0m
Minimum Yard to a lot line shared with a R-Class Zone	6.0 m rear yard 1.5m side yard	6.0 m rear yard 1.5m side yard	6.0 m rear yard 1.5m side yard	6.0 m rear yard 1.5m side yard

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Stacked)
Minimum Distance between buildings on same lot (side wall to side wall)	n/a	2.4 m	2.4 m	2.4 m
Minimum Distance between buildings on same lot (front wall to rear wall)	n/a	10 m	10 m	10 m
Minimum Distance between buildings on same lot (front wall to front wall)	n/a	10 m	10 m	10 m
Minimum Distance between buildings on same lot (front or rear wall to side wall)	n/a	8 m	8 m	8 m
Minimum Gross Floor Area per unit	70 m^2	70 m^2	70 m^2	70 m^2
Maximum Lot Coverage	60%	60%	80%	80%
Minimum Landscaped Open Space	25%	25%	n/a	n/a

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Stacked)
Minimum Landscaped Open Space within the required or established Front yard	30%	30%	30%	30%
Minimum Private Amenity Area per dwelling unit	30 m^2	30 m^2	4 m^2 (provided as terrace or balcony)	4 m^2 (provided as terrace or balcony)
Minimum Common Amenity Area per dwelling unit	n/a	n/a	n/a	n/a
Maximum number of Attached Dwellings	8	8	16	16
Maximum density (units per net residential hectare)	55	55	55	55
Corner sightlines	10 m	10 m	10 m	10 m
Setback of access driveway from intersection of two street lines	n/a	6 m	6 m	6m

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Stacked)
Maximum Encroachments open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3 m into the minimum required front yard on an interior lot and 1.8 m into the minimum required front and exterior side yards on a corner lot 2.5 m into the minimum rear yard including eaves and cornices			
Maximum Encroachment of steps above or below grade	3 m into any required front yard			
Maximum Encroachments of Bay window, either with or without foundations	0.9 metres into a required front, rear, and/or exterior side yard			
Maximum Encroachment of sills cornices, eaves, gutters, chimneys or pilasters	0.75 m into any required yard			

4. In addition to the provisions of Section 4.1.303A of this by-law, the following regulations shall apply to Apartment House Dwellings in the RM4 Zone, the minimum setback of any apartment building to the north/south leg of Briardean Road shall be 50 metres.

5. Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone

shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0m above the finished grade.

6. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM4 zone, as set out herein, shall be applied to the entirety of the lands zoned RM4, not the individual lots created through condominium registration."

4. AND THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding a new subsection 4.1.303B.X under section 4.1 thereof, as follows:

"**4.1.303B.X" – River Mill Community (Mixed-Use Main Street North)**

1. Notwithstanding the provisions of section 3.3 of this by-law the following regulations shall apply to the lands in the RM3/CS5 Zone to which parenthetical reference to "(s.4.1.303B.X)" is made on Zoning Map D8 and D9 attached to and forming part of this by-law:

2. The following uses shall be permitted in either a standalone building or a freestanding building or in a shopping centre:

   (a) Any use permitted in the CS5 Zone, including a foodstore with a maximum Gross Leasable Commercial Floor Area of 3,000m² and a pharmacy having a maximum Gross Leasable Commercial Floor Area of 1800 m²;

   (b) No commercial use permitted in the CS5 Zone shall have a Gross Leasable Commercial Floor Area that exceeds 1,000m², except for as provided in Section 1(a) above;

   (c) A minimum of 1,500m^2 of Gross Leasable Commercial Floor Area shall be constructed. The floor area shall include all lands zoned RM3/CS5 s.4.1.303B Zone, Modified and RM3/CS5 s.4.1.303B.X Zone, Modified;

   (d) Any use permitted in the RM3 Zone, except single detached and semi-detached dwellings; and,

   (e) Any combination of uses in the CS5 and RM3 within the same building.

3. Notwithstanding section 3.3.3.3, the following regulations shall apply to uses permitted by 1 a) and 1 c) above:

Zone Provisions	
Minimum Gross Leasable Commercial Floor Area	100 m²
Maximum Gross Leasable Commercial Floor Area	11,000 m²
Minimum Setback to Speedsville Road	4.5 m
Minimum Front Yard (to Equestrian Way)	1.5 m
Maximum Front Yard (to Equestrian Way)	6.0 m
Minimum Interior Side Yard	1.5 m
Minimum Exterior Side Yard	1.5 m
Maximum Exterior Side Yard	4.5 m
Minimum Rear Yard	3.0 m
Minimum Interior Side Yard or Rear Yard abutting an R-class Zone	7.5 m
Minimum Building Height	6.0 m
Minimum Façade Height for Buildings fronting Equestrian Way	7.5 m
Maximum Building Height	13.5 m
Maximum Lot Coverage	No Maximum

4. Where off-street parking is provided on private property alongside and directly access from Equestrian Way, the minimum and maximum front yard setbacks shall be measured from the edge of those parking spaces.

5. Notwithstanding sections 3.1.2.4 (g) (i) and (ii) and 3.3.3.3 of this by-law, the following regulations shall apply to linear row houses, cluster row houses and apartment houses in the RM3 zone:

Zone Provisions	**Linear Row Houses**	**Cluster Row Houses**	**Apartment Houses**
Minimum Gross Floor Area per dwelling unit (one or more bedrooms)	70m²	70m²	43 m²
Maximum Building Height	13.5m	4 storeys	8 storeys

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Maximum Lot Coverage	60%	60%, except 80% for back-to-back and stacked	n/a
Maximum Number of Attached Units (non-stacked)	8	8, except 16 for back-to-back and stacked	n/a
Minimum Private Amenity Area per unit	30m²	30m², except 4 m^2 provided on a balcony or terrace for back-to-back and stacked	4 m^2 provided on a balcony or terrace for back-to-back and stacked
Maximum Density of units per gross hectare	55	75	200
Minimum Landscaped Open Space within the required or established Front Yard	30%	30%	30%
Minimum setback to the designated right-of-way of Speedsville Road(1)(2)	7.5m	7.5m	7.5 m
Minimum setback to land zoned in the Open Space Class (1)(2)	6.0m rear yard 1.5m side yard	6.0m rear yard 1.5m side yard	7.5 m

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Maximum Encroachments of open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3.0 m into the minimum required front yard on an interior lot and 1.5 m into the minimum required front and exterior side yards on a corner lot 2.5 m into the minimum rear yard including eaves and cornices		
Maximum Encroachment of open or covered unenclosed balconies	3.0 m into any required yard.		
Maximum Encroachment of sills cornices, eaves, gutters, chimneys or pilasters	0.75 m into any required yard		

(1) Notwithstanding the minimum yards above and Section 2.1.15, balconies, vents, canopies, underground parking stairs, underground parking ramps, underground parking shafts, shoring, utilities, retaining walls, roof overhangs, and handrail systems are permitted to encroach 3.0 into any required yard.

(2) Notwithstanding the minimum yards above and Section 2.1.15, underground parking structures are permitted to the property line with a zero yard setback.

6. Notwithstanding the provisions of Section 2.4.3 of the Zoning By-law, landscaping adjacent to a street line shall not be required for the blocks with front yards onto Equestrian Way or exterior side yards onto other public streets for buildings having a setback less than or equal to 4.5 metres.

7. Notwithstanding any provision of this by-law, no habitable floor spaces shall be permitted above the geodetic elevations illustrated on Schedule B to this By-law.

8. Notwithstanding the provisions of Section 2.2.1.1 (b) and (d) of this by-law, the required number of parking spaces shall include one (1) space per dwelling unit, plus 0.15 spaces per dwelling unit for visitors only.

9. Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0m above the finished grade.

10. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3/CS5 zones, as set out herein, shall be applied to the entirety of the lands zoned RM3/CS5, not the individual lots created through condominium registration."

5. AND THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by amending subsection 4.1.303E under section 4.1 thereof, as follows:

    1. That subsection 4.1.303E of this by-law be amended by deleting the title "Hunt Club Estates (Speedsville Apartment Block)" in its entirety and replacing it with the title "4.1.303E River Mill Community (Speedsville Apartment Block)".

    2. That cluster row house dwellings be added as a permitted use to the RM3 zone to which parenthetical reference to "(s.4.1.303E)" is made on Zoning Map D8 and D9 attached to and forming part of the aforesaid City of Cambridge Zoning By-law No. 150-85, so that paragraph s.4.1.303E 1. Reads, as follows:

        "1. Notwithstanding section 2.1.15, 2.4.1, 2.4.2, and 3.1.2.4, the following regulations shall apply to cluster house dwellings and apartment house dwellings in the RM3 zone:"

    3. That the table in subsection 4.1.303E 1. be revised by adding a column entitled "Cluster Row House", by deleting the requirements that are highlighted and struck out, and adding the requirements that are in bold, as follows:

~~Text to be deleted~~ **Text to be added**		
Zone Provisions	**Cluster Row House**	Apartment House
Minimum Lot Frontage	**20 m**	30 m
Maximum Density (dwelling units per net residential hectare**)**	**75**	~~150~~ **200**
Minimum Front Yard (1)(2)~~(3)~~	**3 m (5)(6)**	~~6 m~~ **4.5 m, except 7.5 m on Speedsville Road**
Minimum Interior Side Yard (2)(3)~~(6)~~	**1.2m**	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m
Minimum Interior Rear Yard (2)(3)	**6.0m**	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m
Minimum Gross Floor Area per unit	**70 m^2**	43 m^2
Minimum Amenity Area per unit (m^2 per dwelling unit)	**20 m^2**	20 m^2
Minimum Private Amenity Area per unit (m^2 per dwelling unit)	**30 m^2, except 4 m^2 for back-to-back and stacked (provided as terrace or balcony)**	4 m^2 provided as terrace or balcony
Maximum Building Height	4 storeys	~~24 m~~ **10 storeys within 85 m of Speedsville Road street line and 6 storeys if located further than 85.1 m from Speedsville Road**

~~Text to be deleted~~ **Text to be added**		
Zone Provisions	**Cluster Row House**	Apartment House
Maximum Lot Coverage	**60%, except for back-to-back shall be 80%**	**n/a**
Minimum Landscaped Open Space	**25%, except for back-to-back shall be n/a**	20% of lot area
Minimum Landscaped Open Space within the required or established Front yard	30%	30%
Minimum width of planting strips required by Section 2.4.1 and 2.4.2	**1.5 m**	1.5 m
Maximum Encroachments open or covered unenclosed porches, patios, decks not exceeding 3 m in height	**3 m into the minimum required front yard on an interior lot and 1.5 m into the minimum required front and exterior side yards on a corner lot** **2.5 m into the minimum rear yard including eaves and cornices**	
Maximum Encroachment of open or covered unenclosed balconies	**3.0 m into any required yard.**	
Maximum Encroachment of sills cornices, eaves, gutters, chimneys or pilasters	**0.75 m into any required yard**	
Minimum setback to land zoned in the Open Space Class	6.0m rear yard 1.5m side yard	**7.5 m**

4. That footnotes (3) and (4) be deleted in its entirety.

5. That subsection 4.1.303E of this by-law be amended by adding paragraphs 2, 3, 4 and 5, as follows:

   "2. Notwithstanding Section 3.1.1.4 (a) and (b), not less than 20% of the total lot area and 30% of the required front yard shall be maintained as landscaped open space, the latter which shall not include the area of any permitted encroachments.

   3. Notwithstanding the provision of Section 2.2.1.1 (b) and (d) of this by-law, the required number of parking spaces shall include one (1) space per dwelling unit, plus 0.15 spaces per dwelling unit for visitors only.

   4. Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0m above the finished grade.

   5. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3 zone, as set out herein, shall be applied to the entirety of the lands zoned RM3, not the individual lots created through condominium registration."

6. AND THAT this By-law shall come into force and effect on the date it is enacted Subject to Official Plan Amendment No. 42 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

READ A FIRST, SECOND AND THIRD TIME, ENACTED AND PASSED this

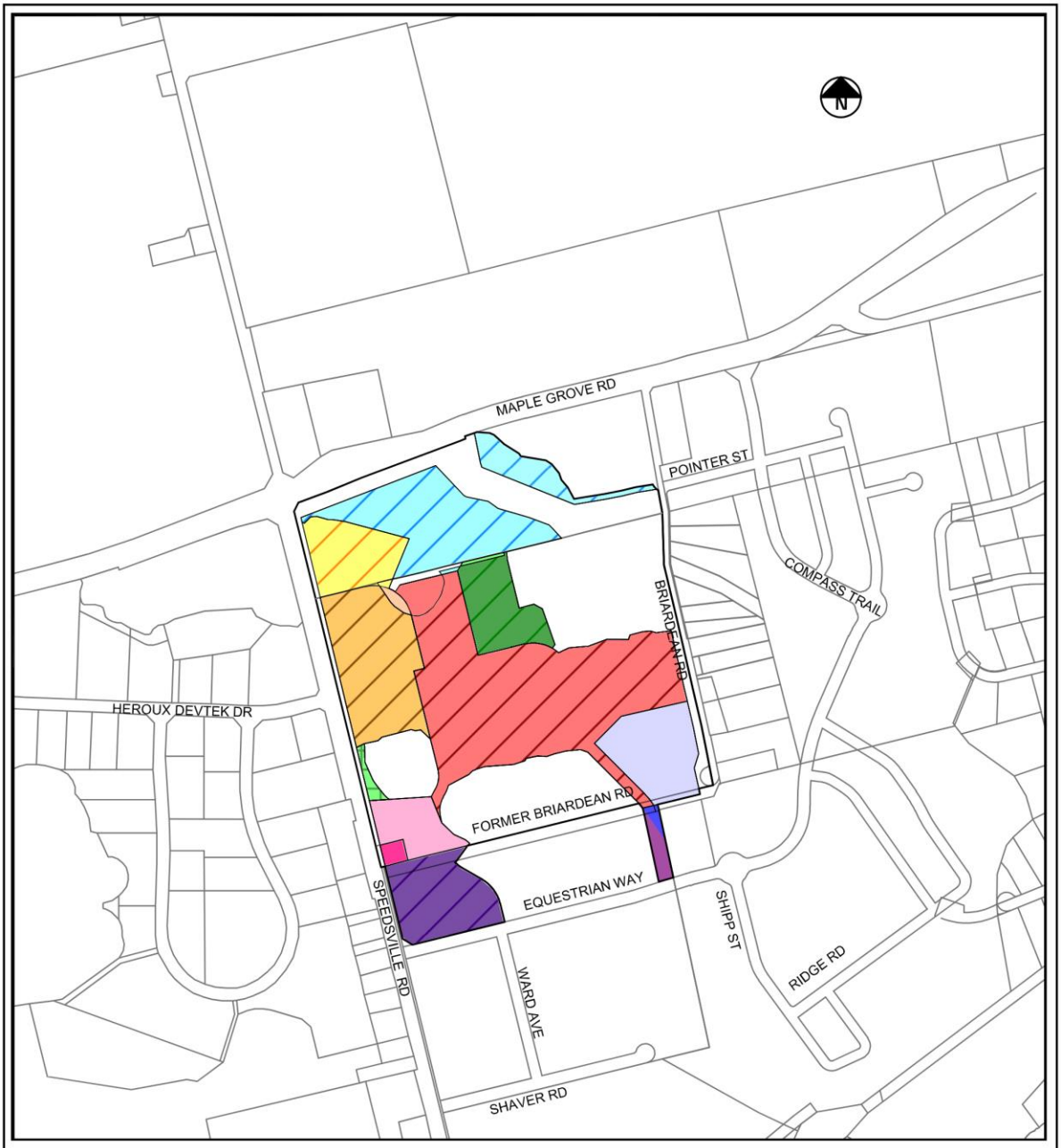
_____ day of _____, A.D. 20__.

_____

Mayor

_____

Clerk



This is Schedule A attached to and forming part of By-law

Zoning Classification

- Change in Zoning from the RM3(S.4.1.303A) Zone to the RM3(S.4.1.303E) Zone, Modified
- Change in Zoning from the A1 Zone to the RM3(S.4.1.303E) Zone, Modified
- Change in Zoning from the (E)A1 Zone to the RM3(S.4.1.303E) Zone, Modified
- Change in Zoning from the OS1 Zone to the RM3(S.4.1.303E) Zone, Modified
- Change in Zoning from the OS1 Zone to the RM4(S.4.1.303A) Zone, Modified
- Change in Zoning from the RM3(S.4.1.303A) Zone to the RM4(S.4.1.303A) Zone, Modified
- Change in Zoning from the RM3(S.4.1.303E) Zone to the RM3/CS5(S.4.1.303B.X) Zone, Modified
- Change in Zoning from the (E)A1) Zone to the RM3/CS5(S.4.1.303B.X) Zone, Modified
- Subject Lands
- Change in Zoning from the RM3/CS5(S.4.1.303B) Zone to the RM3/CS5(S.4.1.303B.X) Zone, Modified
- Change in Zoning from the RM3(S.4.1.303A) Zone to the OS4 Zone.
- Change in Zoning from the RM3(S.4.1.303E) Zone to the OS1 Zone.
- Change in Zoning from the OS1 Zone to the OS4 Zone.
- Change in Zoning from the A1 Zone to the OS1 Zone.
- Change in Zoning from the RM3(S.4.1.303A) Zone to the OS1 Zone.
- Change in Zoning from the RM3(S.4.1.303A) Zone to the N1 Zone.
- Change in Zoning from the RM3(S.4.1.303H) Zone to the RM4(S.4.1.303A) Zone, Modified.
- Change in Zoning from the RM3(S.4.1.303B.X) Zone to the RM4(S.4.1.303A) Zone, Modified.

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