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KLM File: P-3110

July 13, 2022

City of Cambridge
2141 Major Mackenzie Drive West
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**Attention: Rachel Greene, Senior Planner
Planning Services, Community Development**

**Re: Temporary Use – Zoning By-law Amendment
Madison Group
4220 Fountain Street, City of Cambridge, Region of Waterloo
Related File: R12/23, 30T23103 & D51/21**

KLM Planning Partners Inc. are the land use planners acting on behalf of Madison Group (“Madison”), the owners of the lands municipally described as 4220 Fountain Street in the City of Cambridge (the “City”) and Regional Municipality of Waterloo (the “Madison Lands”). On their behalf, we are pleased to submit a Temporary Use Zoning By-law Amendment Application to facilitate the development of a Temporary Sales Office.

The Province of Ontario released the *More Homes Built Faster Act, 2022* (Bill 23) and legislative framework intended to accelerate the construction of 1.5 million new homes in Ontario over the next 10 years. We understand that on February 28, 2023, the City of Cambridge Council affirmed their housing pledge to facilitate the construction of 19,000 units by 2031 to assist the Province in meeting their housing targets.

On June 23, 2023 Madison Group submitted applications for a Draft Plan of Subdivision (30T-23103) and Zoning By-law Amendment (R12/23). The subject lands comprise a small portion of the overall Madison subdivision. The proposed Draft Plan of Subdivision will facilitate the development of a mixed-use community comprised of single detached dwellings, townhouse dwellings, two (2) medium density blocks, one (1) mixed-use block, a future elementary school and various open space and park blocks. It is anticipated that the proposed subdivision will be a catalytic development within the North Cambridge Secondary Plan Area and is projected to create approximately +/- 1203 residential units. We recognize the North Cambridge Secondary Plan (the “Secondary Plan”) is currently under review and is anticipated to be brought forward for final implementation before the end of 2023.

The purpose of the Temporary Use Zoning By-law application is to amend the City of Cambridge Zoning By-law 150-85, as amended, to permit the development of a Temporary Use Sales Office in the northwest quadrant of Middle Block Road and Fountain Street. As shown on the Site Plan drawing prepared in support of the application, the proposed structures on site will be temporary in nature, uninhabited, and will serve the function of being used to market, sell, or lease new dwelling units or non-residential units to the general public in respect to Madison’s development. The proposed temporary sales office development footprint is approximately 517 square metres (m²) in size and will be served by at-grade

parking. Site-specific provisions proposed are outlined within the Draft Zoning By-law submitted in conjunction with this application for staff's review and comment.

We note, Section 10.5 of the City of Cambridge Official Plan (the "COP"), enables the City in a Zoning By-law to, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law for a period not exceeding three years from the day of the passing of the by-law. Temporary Use By-law(s) are required to satisfy the following criteria (Section 10.5.2 of the COP):

10.5.2. In considering the enactment of a temporary use by-law, the City shall be satisfied that the following criteria are satisfied:

- a) the use is in general conformity with the intent and policies of this Plan;*
- b) the use is compatible with neighbouring land uses or alternative measures are taken to mitigate any adverse impacts;*
- c) the construction of a permanent building or structure is not required;*
- d) the use does not interfere with the development of adjacent areas that are developing in accordance with this Plan;*
- e) the use is temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires;*
- f) sufficient water, wastewater and roads are available;*
- g) adequate on-site parking and loading facilities can be provided; and*
- h) the use does not adversely impact transportation facilities.*

The criteria above are satisfied in the following manner:

- a) Waterloo Regional Council adopted Regional Official Plan Amendment 2 ("ROPA 2") to expand the Urban Area boundary to include the East Side Lands Stage 2 lands and initiate the development of a Secondary Plan in the City of Cambridge in June 2018. As a result, ROPA 2 added the North Cambridge Secondary Plan lands into the Urban Area and designated them "Urban Designated Greenfield Areas" on Map 3a – Urban Area in the Waterloo Regional Official Plan ("ROP"). Lands within the Urban Area are intended to accommodate the majority of the Region's growth.

Within the City of Cambridge Official Plan, a key objective (Section 2.2.d. & 2.5 COP) is to ensure new growth areas within the designated greenfield area are planned and development to be complete communities and assist the Region in achieving or exceeding density targets. As per 2.5.5 of the COP, Secondary Plans are to be prepared to for new residential and employment areas in the designated greenfield area to ensure that development occurs at the densities and form consistent with this Plan. Hence the creation of the North Cambridge Secondary Plan.

As alluded to above, the Madison Lands are within the North Cambridge Secondary Plan Area and have been designed and coordinated with the policies and land use schedules of the draft Secondary Plan.

The subject lands contain the following designations under the COP, however are subject to change as the Madison Lands are within the draft North Cambridge Secondary Plan area:

- 'Countryside (RMW)' and outside of the Urban Area on "Map 1A – Urban Structure";
- 'Prime Agricultural' on "Map 1B – Countryside"; and,
- 'Prime Agricultural' on "Map 2 – General Land Use Plan".

The use is in conformity with the City of Cambridge Official Plan.

- b) The Madison Lands are located on the northwest quadrant of Middle Block Road and Fountain Street. A mix of residential, agricultural, and commercial uses generally surround the subject lands. The site is zoned RR1 under the City of Cambridge Zoning By-law No. 150-85, as amended ("By-law 150-85"). The purpose the RR1 Zone is to accommodate rural non-farm related dwellings in rural areas outside of settlement areas.

The proposed temporary sales office development footprint is approximately 517 m² in size. The surrounding area is generally absent of existing structures except for an industrial use (i.e., M5 – transport uses) located directly north mainly utilized as an auto repair shop and outdoor storage. The auto repair shop is screened through a combination of vegetation and fencing. Additional vegetation is proposed within the Madison Lands adjacent to further enhance the existing screening.

The development footprint of the temporary sales office is situated within the RR1 zone and a site-specific by-law has been prepared in support of the application.

The proposed use is compatible with the neighbouring land uses.

- c) The proposed development is temporary in nature and does not require any permanent buildings or structures.
- d) The use does not interfere with the development of adjacent areas that are developing and are complimentary to the uses proposed within the North Cambridge Secondary Plan.
- e) As outlined above, the use is temporary in nature, is appropriate for a limited time span and can be terminated when the authorizing by-law expires.
- f) The proposed development has sufficient access to the existing road network and will have safe ingress/egress. Due to the temporary nature of the development, municipal servicing is not required to support the function of the sales office. The site will contain an on-site septic tank, with scheduled visits from a service truck to pump the tank, as required. Similarly, water will be brought on site, as needed.
- g) We understand the City is currently undergoing a comprehensive zoning by-law update to modernize its development standards to implement the policy directives of the City of Cambridge Official Plan. In keeping with the City's proposed comprehensive zoning by-law update, parking provisions a rate of 1/30 square metres has been applied (79. As per Table 5.9.1. – Non-Residential Parking Requirements). The proposed development complies with the proposed parking rate of 1 parking space per 30 m² of Net Floor Area, as total of 32 parking spaces are provided whereas 18

are required. Additionally, the development complies with the accessible parking space requirement (i.e., Table 5.12) as a total of 4 Type 'A' spaces are provided whereas the by-law requires 1 space. All parking spaces, aisles and driveways have been designed to comply with City standards.

h) The proposed use will not adversely impact transportation facilities.

In support of the application, the following materials are enclosed:

- Cover Letter, prepared by KLM Planning Partners Inc., dated July 13, 2023;
- Draft Zoning By-law, prepared by KLM Planning Partners Inc., dated July 13, 2023;
- Architectural Set (Cover Sheet/Site Plan/Exterior Elevations), prepared by dkstudio architects Inc., Revision No. 2 dated July 13, 2023.

We trust the information and supporting materials are satisfactory, if you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,
KLM Planning Partners Inc.



Aidan Pereira
Senior Planner

cc: Ryan Chin, Madison Group
Billy Tung, KLM Planning Partners Inc.