Corporation of the City of Cambridge
Council Meeting - Statutory Public Meeting
Addendum

Date: Tuesday, December 13, 2022, 10:00 a.m. (Statutory Public Meeting), 5:30 p.m. (Closed Session), and 6:30 p.m. (Council Meeting)

Location: Council Chambers

To increase delegate accessibility, this meeting will be held as a hybrid meeting with both in-person and virtual attendance options. Register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form. Members of the public can choose to delegate in-person, virtually using Zoom, or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at Council may complete the Delegation Request Form no later than 12:00 p.m. on the day of the meeting for Council Meetings occurring at 6:30 p.m. and no later than 12:00 p.m. the day before the meeting for Council –Statutory Public Meetings occurring at 10:00 a.m.

All written delegation submissions will form part of the public record.

6. Delegations

*6.2 Shannon Lerner re: 22-099-CD Public Meeting Report – 325 Shantz Hill Road Affordable Housing, Habitat for Humanity


7. Presentations

*7.1 Jacqueline Hannemann, Senior Planner re: 22-099-CD Public Meeting Report – 325 Shantz Hill Road Affordable Housing, Habitat for Humanity
This Presentation will come forward to the Statutory Public Meeting at 10:00 a.m.

*7.2 Dan Currie, MHBC Planning re: 22-099-CD Public Meeting Report – 325 Shantz Hill Road Affordable Housing, Habitat for Humanity
This Presentation will come forward to the Statutory Public Meeting at 10:00 a.m.

*7.3 Rachel Greene, Senior Planner re: 22-116-CD 725-775 Main Street – Official Plan and Zoning By-law Amendment – 2687734 Ontario Inc.
11. Consideration of Reports

11.1 Corporate Services

11.1.1 22-074-CRS - Council Appointments to Advisory Committees

*11.1.1.1 Appendix A to Report 22-074-CRS - Council Appointments to Advisory Committees

13. Correspondence

*13.8 Larry and Shirley Olender re: 22-116-CD 725-775 Main Street – Official Plan and Zoning By-law Amendment – 2687734 Ontario Inc.

Purpose of the Public Meeting

• The applicant is proposing the redevelopment of the property with an affordable housing infill development of stacked townhouses.

• A Zoning By-law Amendment application has been submitted to facilitate the proposed development.

• This presentation and associated report has been prepared for the statutory public meeting required by the Planning Act to introduce the proposed amendments and overall site concept to Council and the public.
Application Process

Changes to the proposal may change between the public meeting and recommendation to Council.

Anyone interested in staying informed are required to request to be on the mailing list for this application.
Location and Land Use

• Located at 325 Shantz Hill Road.
• The property is currently vacant.
• Property is designated ‘Built-Up Area’ and ‘Low Medium Density Residential' in the City of Cambridge Official Plan. No changes are proposed to the land use designations.
• The property is currently zoned ‘R3’ single detached residential in the City’s Zoning By-law. The applicant is proposing to rezone the property to ‘RM3’ for multiple residential use.
Property Characteristics

- There is a large portion of the property that cannot be developed due to environmental characteristics.

- The rear of the property is regulated by the Grand River Conservation Authority (GRCA) because it contains wetlands, steep slope and a regulated watercourse.

- No development is permitted in the natural heritage feature and associated 15 metre buffer.

- This portion of the property cannot and will not be developed.
Proposed Development

The applicant is proposing:

• An affordable housing infill development of two blocks of stacked townhouses proposed to be 3.5 storeys in height.

• Each block proposes 12 units for a combined total of 24-units at a density of 32 units per hectare.

• The townhouses are proposed to be oriented side-by-side and face towards Shantz Hill Road.

• 30 surface parking spaces are proposed. 24 would be for exclusive resident use, 4 parking spaces would be dedicated for visitor parking and 2 spaces would be barrier free parking.

• Vehicular and pedestrian access would be provided from Shantz Hill Road via a driveway and sidewalk connection.
Conceptual Site Plan
Proposed Zoning By-law Amendment

The Zoning By-law Amendment is required to re-zone the subject property from Residential R2 zone to Multiple Residential RM3 Zone. The Zoning Bylaw Amendment is requesting the following Site-Specific exceptions:

- Minimum interior side yard setback of 2.2 metres whereas 7.5 metres is required;
- Minimum common amenity area of 167m² whereas 720m² is required;
- Minimum visitor parking of 0.2 spaces per unit (4 spaces) whereas 0.25 space per unit (6 spaces) is required.
Considerations

- Consistency with the policies of the Provincial Polity Statement (2020);
- Conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and the City of Cambridge Zoning Bylaw 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning requests;
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.
Recommendations

• THAT report 22-099-CD be received;

• AND THAT application R08/22 for 325 Shantz Hill Road be referred back to staff for a subsequent report and staff recommendation.
CONTACT INFORMATION

Name: Jacqueline Hannemann, MCIP, RPP
Title: Senior Planner – Development
Phone: (519) 623-1340 ext. 4739
Email: HannemannJ@cambridge.ca
Proposed Development

- Affordable housing for ownership
- 2 blocks of stacked townhouses
  - 24 units total
- 3.5 storeys in height
- 30 surface parking spaces
- Driveway connection via Shantz Hill Rd
- Private amenity areas (balconies)
- Landscaping
Proposed Development

• The 2 townhouse blocks will each have 12 units
• The blocks will be oriented to Shantz Hill Rd
• Parking will be in the front and side yard accessed via the driveway entrance/exit
• Sidewalks will be provided throughout the site and connect to the Shantz Hill Rd sidewalk
• Due to the slope of the site, there is a retaining wall that runs along the periphery of the developable area
Zoning Amendment

- Currently zoned R3, which does not permit stacked townhouses
- Proposed to be re-zoned RM3-XX with site specific provisions:
  1. interior side yard setback of 2.2 m, whereas the By-law requires a setback of 7.5 metres;
  2. A Common Amenity Area of 167m², whereas the By-law requires a common amenity area of 720m²; and
  3. A visitor parking rate of 0.2 spaces per unit (4), whereas the By-law requires a visitor parking rate of 0.25 spaces per unit (6)
Benefits of Proposal

- Increase affordable housing for Cambridge with 24 units for ownership;
- Result in the infill of underutilized and environmentally constrained lands;
- Help achieve the minimum intensification target for the built-up area (50% in the Growth Plan, and 45% in the Official Plan);
- Maintain compatibility with the surrounding neighbourhood;
- Support existing and planned transportation/infrastructure.
Purpose of Meeting

• Formally introduce proposed Planning Application to Council and the public.

• Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.

• Notice was provided in the Cambridge Times.

• Interested parties are encouraged to contact me for further information and future notification.
Changes to the proposal may occur between the public meeting and recommendation to Council.

Anyone interested in staying informed must request to be on the mailing list for this application.
Located south of Main Street and east of Franklin Boulevard

725 and 775 Main Street each contain a single detached dwelling. All existing structures are proposed to be demolished.

There is a locally significant wetland on the site.

Official Plan Designation: Low/Med Density Residential

Zoning: (H)R4 Residential with a holding provision

The subject lands are located within the draft Main Street and Dundas Secondary Plan Area.
Proposal

• The applicant is proposing a residential development with a total of 254 dwelling units consisting of the following:
  • A 12-storey apartment building with 206 units
  • Four 3-storey stacked townhouse blocks with 12 units each (48 units total)
  • A total of 276 parking spaces including 174 structured/underground spaces and 102 surface spaces
  • Primary access proposed from Ferncliffe Street with an emergency access on Main Street
  • A common outdoor amenity area is proposed in addition to private balconies/patios
  • The existing wetland is proposed to be retained and enhanced
• Tenure and provision of affordable housing has not yet been determined
Conceptual Site Plan

Trail connection proposed to be conveyed to City

Road termination proposed to be conveyed to City
Proposed Official Plan Amendment:

Existing Land Use Designation(s): Built-up Area and Low/Medium Density Residential

Proposed Land Use Designation(s): High Density Residential with a Site-Specific Policy

Proposed Site-Specific Policies:

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density</td>
<td>Floor Space index (FSI) of 2.0</td>
<td>75 units per hectare</td>
<td>FSI 1.80 155 units per hectare</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>N/A</td>
<td>4 storeys</td>
<td>12 storeys</td>
</tr>
</tbody>
</table>

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Proposed Zoning By-law Amendment:

Existing Zoning: (H)R4 Residential with a Holding provision

Proposed Zoning: RM3 Multiple Residential Zoning with a Site-Specific provision

Proposed Site-Specific provisions:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Zoning By-law 150-85 (RM3)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density</td>
<td>75 units per hectare (Apartment) 40 units per hectare (Stacked Townhouse)</td>
<td>155 units per hectare</td>
</tr>
<tr>
<td>Interior Side Yard Setback</td>
<td>12 m (Apartment) 6 m (Stacked Townhouse)</td>
<td>5.1 m to western property line 5.5 m to eastern property line</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>6 m (Apartment and Stacked Townhouse)</td>
<td>4.8 m to Main Street 5.5 m to Ferncliffe Street</td>
</tr>
<tr>
<td>Parking (includes visitor parking)</td>
<td>1.25 spaces per unit (Apartment) 258 spaces 1.5 spaces per unit (Stacked Townhouse) 72 spaces</td>
<td>1.09 spaces per unit 276 spaces – deficient 54 spaces</td>
</tr>
</tbody>
</table>
Conceptual Rendering
Considerations:

- Consistency with the policies of the Provincial Policy statement (2020)
- Conformity with the Growth Plan; Region of Waterloo Official Plan; and City of Cambridge Official Plan
- General conformity with the Draft Main and Dundas Secondary Plan
- Land use compatibility with surrounding existing development
- Appropriateness of the proposed increased residential density and building height
- Access and parking
- Environmental Impacts on locally significant wetland
- Servicing and Stormwater management
- Provision of affordable housing
- Comments received from members of Council, public, City staff and agency circulation
Recommendation:

THAT Report 22-116-CD 725-775 Main Street – Official Plan and Zoning By-law Amendment – 2687734 Ontario Inc. be received;

AND THAT application OR06/22 for 725-775 Main Street be referred back to staff for a subsequent report and staff recommendation.
CONTACT INFORMATION

Name: Rachel Greene
Title: Senior Planner
Phone: 519-623-1340 ext. 4612
Email: greener@cambridge.ca
725-775 Main Street East
Official Plan Amendment and Zoning By-law Amendment (OR08/22)
December 13th, 2022 – Public Meeting
Site Location/Features

- Lands are predominantly vacant, with the exception of two single detached dwellings (one on each property) and detached garages/structures.
- Surrounding area/neighbourhood characterized as an area in transition
- Surrounding uses include: low density residential, medium density residential, open space/forested area, general industrial uses, and commercial uses.
- There are approved and active development applications for various properties with close proximity to the subject lands.
Development on Surrounding Lands

- **840 and 940 Main Street (OR12/21)**
  - Residential subdivision with high density (apartment) and medium density (townhouse) residential uses.

- **825-875 Main Street and 0 Sparrow Street (OR01/17) – Approved**
  - 101 townhouse units on a private road.

- **0 Main Street (OR04/20)**
  - 10 and 12 storey apartment buildings with commercial retail at grade.

- **1005, 1045, 1085 and part of 955 Main Street (OR06/20 and 30T-20104)**
  - Proposed development consisting of low density (single detached), medium density (cluster and street townhouse) and high density (14 storey apartment) residential uses.
Proposed Concept Plan

- Lot area of approximately 1.70 hectares in size
- Approx. 80 metres of frontage on Main Street East and 18 metres of frontage on Ferncliffe Street
- Proposed to be developed with a total of 254 dwelling units;
  - 1 apartment building, with a total of 206 apartment dwelling units;
  - 4 stacked townhome buildings, with a total of 48 dwelling units;
Proposed Concept Plan

- Total of 276 parking spaces are proposed;
  - 174 structured and underground parking spaces; and,
  - 102 surface parking spaces;
- Amenity space is proposed as:
  - 477.8 m² of outdoor amenity space, as well as a large central wetland to be retained and enhanced;
  - Additional private amenity space in the form of balconies and interior to apartment building;
  - Approximately 249.5 m² to contribute to a walking trail corridor to potentially connect to the existing City trail systems in the future;
- To be accessed by private road, with two vehicular access points:
  - Main access to be provided via Ferncliffe Street;
  - Emergency access to be provided via Main Street East.
Land Use
City of Cambridge Official Plan

1. Community Care Areas
Galvin City Centre, Preston Towne Centre, Hospital Village

2. Residential Designations
Low/Medium Density Residential
High Density Residential
Urban Core Area
Rural Residential

3. Rural Designations
Rural

4. Commercial Designations
Neighbourhood Commercial
Neighbourhood Commercial

5. Employment Designations
Business Industrial
Prime Industrial Strategic Reserve (Off-grid)
Employment Corridor
Industrial
Prestige Industrial

6. Open Space Designations
Recreation, Cemetery and Open Space
Natural Open Space System

Subject Lands

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Land Use
DRAFT Main Street and Dundas Street Area Secondary Plan

Subject Lands

Secondary Plan Area Limits
- Mixed Use Medium Density
- Mixed Use High Density
- Medium Density Residential
- Low Density Residential
- Neighbourhood Commercial
- Commercial / Industrial
- Natural Open Space
- SSP-1 Site Specific Policy Area
Official Plan Amendment

- Subject lands are currently designated **Low/Medium Density Residential**
- Permits a maximum density of 40 residential units per hectare (maximum of 68.4 residential units based on lot size)

- Official Plan Amendment is proposed to redesignate the subject lands to **High Density Residential**
- Additional site specific policy proposed to permit a maximum density of 155 units per hectare (uph)
Zoning By-law Amendment

- Zoning By-law Amendment proposes to rezone the lands from Residential 4 – Holding ‘(H)R4’ to Multiple Residential 3 ‘RM3’ with site specific provisions

  - **Apartment**
    - Interior side yard setback – 5.1 metres
    - Rear yard setback - 4.8 metres (Main Street)

  - **Townhouse**
    - Front yard setback – 5.5 metres (Ferncliffe Street)
    - Interior side yard setback – 5.5 metres

  - **Entire Site**
    - Density – up to 155 units per hectare (uph)
    - Parking regulations – 1.1 spaces per dwelling unit
Completed Studies

- Planning Justification Report;
- Urban Design Brief;
- Notice of Source Protection Plan;
- Environmental Impact Study;
- Preliminary Building Elevation Drawings;
- Preliminary Grading and Servicing Plans;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Investigation Report;
- Geotechnical Investigation Report;
- Noise Feasibility Study;
Agenda

Study Objective
Existing Parking Operations Assessment
Projected Parking Operations Assessment
Public Parking Accessibility Assessment
Public Consultation Survey Results
Parking Demand Management Recommendations
Comprehensive evaluation of parking needs and infrastructure serving the Hespeler Village Downtown Core Area

<table>
<thead>
<tr>
<th>Public Consultation</th>
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<tbody>
<tr>
<td>Physical Parking Supply Assessment</td>
</tr>
<tr>
<td>Existing Parking Supply Assessment</td>
</tr>
<tr>
<td>Project Parking Operations</td>
</tr>
<tr>
<td>Off-Street Parking Lots Accessibility Assessment</td>
</tr>
<tr>
<td>Recommendations for Better Access and Parking Demand Management</td>
</tr>
</tbody>
</table>

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Existing Parking Supply & Demand

- **294** total parking spaces available
- **96** off-street parking spaces available
- **197** on-street parking spaces available
  - **69** parking spaces are unmarked

Current parking demand determined in accordance with ITE Parking Generation Manual is 224, based on the land-use of the study area.

Effective Parking Supply is 85% of the total parking supply: 250 parking spaces.

Current supply of parking is deemed sufficient for the existing demand.
Existing Parking Utilization Summary

Off-Street Parking Lots Utilization

<table>
<thead>
<tr>
<th>Location</th>
<th>Utilization (%)</th>
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<tbody>
<tr>
<td>Queen Street W</td>
<td>40%</td>
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<tr>
<td>Hespeler Library</td>
<td>80%</td>
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<tr>
<td>St James Church Lot</td>
<td>60%</td>
</tr>
</tbody>
</table>

On-Street Parking Utilization

<table>
<thead>
<tr>
<th>Location</th>
<th>Average Weekday Accumulation</th>
<th>Average Weekend Accumulation</th>
<th>Maximum Weekday Accumulation</th>
<th>Maximum Weekend Accumulation</th>
<th>High-Utilization Threshold</th>
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<tbody>
<tr>
<td>Spring St S Side</td>
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<tr>
<td>Queen St N Side Cooper to Tannery</td>
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<tr>
<td>Queen St S Side Harvey to Guelph</td>
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<tr>
<td>Queen St S Side Guelph to Tannery</td>
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</table>
Projected Parking - Developments
Projected Parking – Demand

Parking Demand Forecast

- 0.3% Growth Rate Scenario
- 0.6% Growth Rate Scenario
- 0.9% Growth Rate Scenario
- 1.2% Growth Rate Scenario
- Effective Existing Parking Supply
- Total Existing Parking Supply
25 Queen St E is a municipally owned property, which was evaluated to determine the feasibility of converting into a formal municipal parking lot.

Property dimensions do not meet City Design Standards for an accessible municipal parking lot:

- Narrow access
- Unpaved
- Entrance obstructed by gazebo
- Insufficient space for parking manoeuvrability

It is **not recommended** that the City convert this property into a formal parking lot.
### Accessibility Assessment - Off-Street Parking Lots

<table>
<thead>
<tr>
<th>Off-Street Parking Lot Location</th>
<th>Accessibility Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hespeler Library Parking Lot</strong></td>
<td>• Type B accessible parking stall be installed with a compliant access aisle</td>
</tr>
<tr>
<td></td>
<td>• An adjacent access aisle should be installed for the existing Type A parking stall</td>
</tr>
<tr>
<td><strong>Queen Street Parking Lot</strong></td>
<td>• An access aisle be provided adjacent to the existing accessible parking stall</td>
</tr>
<tr>
<td></td>
<td>• A sufficient clearance of 2m provided between the accessible parking stall</td>
</tr>
<tr>
<td><strong>St. James Church Parking Lot</strong></td>
<td>• Type A accessible parking stall should be installed with a compliant access aisle</td>
</tr>
<tr>
<td></td>
<td>• An adjacent access aisle should be installed for the existing Type B parking stall</td>
</tr>
<tr>
<td></td>
<td>• Parking lot should be re-graded to reduce the slopes, especially near the accessible parking stall(s)</td>
</tr>
</tbody>
</table>
Summary of Public Consultation Survey

11-question parking study survey conducted in June-July 2022, which elicited 211 responses. The key findings from responses were:

- Two major factors in selecting a parking spot for visitors were parking availability and proximity to the destination.
- >90% of the visitors would prefer a parking spot within 5 minutes of their destination.
- >75% of the visitors are not willing to pay a nominal fee to park closer to their destination.
- 60% of the visitors selected dissatisfied or very dissatisfied with the parking availability within the study area.
Recommendations for Better Access and Parking Demand Management

Engage communities in travel behaviour changes through community-based marketing

Provide usable travel information such as real-time parking availability signs and mobile apps with real-time parking information available

Incentivize the use of alternative modes instead of automobiles in the study area

Review parking enforcement strategies to ensure that the parked vehicles do not exceed the maximum allowable parking time

Cost-benefit analysis to determine the feasibility of introducing paid-parking in the high-utilization areas
Thank You!
Questions?
201-217 Hespeler Road
OR01/22
December 13, 2022 Special Council Meeting
Applications

• The applicant has submitted applications for an Official Plan Amendment and a Zoning By-law Amendment.

• The Official Plan provides a framework to direct and manage growth within the City and each property has a land use designation.

• The Zoning By-law puts each property into a zoning category which describes permitted uses and development standards.

• The applicant is seeking site specific amendments to the existing Official Plan designation and zoning to permit the redevelopment of 201 and 217 Hespeler Road for a mixed-use development.

• The purpose of the meeting is to provide an overview of the review of the application and provide a recommendation to Council for their consideration prior to making a decision today.
201-217 Hespeler Road (OR01/22)
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca

Please note: Anyone interested in receiving the Notice of Adoption and Notice of Passing of the By-laws must request to be on the mailing list for this application.
- Located on the east side of Hespeler Road, south of Can-Amera Parkway
- Previously used as a car dealership and parking lot
- Located in a Community Node, Regeneration Area, and Major Transit Station Area (MTSA)
- Within the draft Hespeler Road Secondary Plan area
- Official Plan Designation: Hespeler Road Mixed use Corridor
- Zoning: C4 Commercial
Proposal

- A mixed-use development consisting of two (2) towers with a shared podium
  - Maximum heights of 13 and 17 storeys
  - Total of 321 rental units
  - Approximately 600 sq.m of commercial floor space at grade
  - 407 spaces within the parking structure, 20 outdoor spaces at grade
  - 100 indoor bicycle stalls, 23 outdoor stalls
  - Common amenity area atop the podium in addition to private balconies
- An affordable housing application has been received through the Community Improvement Plan (CIP) program. The application is under review and a future report will be brought forward to Council for their consideration.
Conceptual Site Plan

Front yard setback 4.5 m

Tower A
17 storeys

Tower B
13 storeys
Proposed Official Plan Amendment:

Existing Land Use Designation(s): Built-up Area and Hespeler Road Mixed Use Corridor

Proposed Land Use Designation(s): Hespeler Road Mixed Use Corridor with a Site-Specific Policy

Proposed Site-Specific Policies:

<table>
<thead>
<tr>
<th></th>
<th>Official Plan, 2012 (Hespeler Road Mixed Use Corridor)</th>
<th>Draft Hespeler Road Corridor Secondary Plan (Mixed-Use High Density)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td>Floor Space index (FSI) 2.0</td>
<td>300 units per hectare</td>
<td>FSI 3.69</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>12 Storeys</td>
<td>20 Storeys</td>
<td>17 storeys</td>
</tr>
</tbody>
</table>

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Proposed Zoning By-law Amendment:

**Existing Zoning:** C4 and C4 Commercial s.4.1.37

**Proposed Zoning:** (H)C4RM1 s.4.1.432 Commercial and Multiple Residential with a Holding Provision

Proposed Site-Specific provisions:

<table>
<thead>
<tr>
<th></th>
<th>Zoning By-law 150-85 (C4RM1)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td>250 units per hectare</td>
<td>270 units per hectare</td>
</tr>
<tr>
<td><strong>Minimum Parking (Commercial)</strong></td>
<td>2.5 spaces/100 sq.m of GFA (15 spaces)</td>
<td>0.78 spaces/100 sq.m of GFS (5 spaces)</td>
</tr>
<tr>
<td><strong>Minimum Front Yard Setback</strong></td>
<td>4.5 m (RM1) 15 m (C4)</td>
<td>4.5 m</td>
</tr>
<tr>
<td><strong>Landscaped Open Space</strong></td>
<td>30%</td>
<td>25%</td>
</tr>
</tbody>
</table>
Conceptual Rendering
Conceptual Rendering
Considerations:

- Consistency with the policies of the Provincial Policy statement (2020)
- Conformity with the Growth Plan; Region of Waterloo Official Plan; and City of Cambridge Official Plan
- General alignment with the draft Hespeler Road Corridor Secondary Plans
- General alignment with draft Major Transit Station Area policies
- Land use compatibility with surrounding existing development
- Appropriateness of the proposed increased residential density and building height
- Record of Site Condition
- Comments received from members of Council, public, City staff and agency circulation
Policy Review

• Aligns with Provincial, Regional and City goals and objectives with respect to intensification.

• Locates High Density Residential within a Community Node, Regeneration Area, and Secondary Plan Area.

• Contributes to the City’s objective of providing for a range and mix of housing options and directing 45 percent of new development to the Built-up Area.

• Supports the existing and planned public transit network and is located within the proposed Major Transit Station Area (MTSA) which has been endorsed by Regional Council.

• Provides an opportunity to revitalize an underutilized brownfield site.

• Promotes the supply of additional rental stock to meet the varying needs of residents.

• The proposal represents good planning that contributes to the creation of complete communities with a desirable compact build form that will incorporate a high standard of design.
Recommendation:

THAT Report 22-136-CD 201 & 217 Hespeler Road – Official Plan and Zoning By-law Amendment – Jangilks Inc. be received;

AND THAT Cambridge Council adopts Official Plan Amendment No. 57 with site specific policy 8.10.92 to increase the maximum density to 270 units per hectare/3.69 Floor Space Index and establish a maximum height of 17 storeys in height, and that the adopted Official Plan Amendment be submitted to the Region of Waterloo for Approval.

AND THAT Cambridge Council approves the Zoning By-law Amendment to amend the zoning from C4 and C4 s.4.1.37 Commercial to (H)C4RM1 s.4.1.432 Mixed-Use Commercial and Multiple Residential with a Holding and site-specific provisions;

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

AND FURTHER THAT the By-laws, included as Appendix A and Appendix B to Report 22-136-CD, be passed.
CONTACT INFORMATION

Name: Rachel Greene
Title: Senior Planner
Phone: 519-623-1340 ext. 4612
Email: greener@cambridge.ca
What applications have been applied for?

Zoning By-law Amendment (ZBA):
- The City’s Zoning By-law applies a zone category to each parcel of land in the City and provides details on what uses can or cannot be accommodated on a site. Additionally, minimum development standards are associated to each zone that are required to be met when proposing a new development or altering an existing development.
- The applicant has submitted a ZBA application to request changes to the minimum development standards for their site to facilitate the proposed development.
- A property owner can submit a ZBA request at any time.

The proposed development conforms to the City’s Official Plan and does not require an amendment.

A future Site Plan Application will be required for the site. The purpose of a Site Plan application is to review the site design and technical aspects of items such as building design, site layout, access, site engineering, and landscaping, among other matters.
Application was received on December 14, 2021.

A Public Meeting was held on March 22, 2022.

Application was circulated to departments/agencies for review. Comments were addressed by the applicant.

Today – Final Recommendation report is being presented to Council for a final decision.
The subject lands are located approximately 300 metres northeast of the Preston Core Area.

The site is bounded by Lawrence Street to the north and Mildred Street to the east.

The site has a total area of 0.147 hectares and is currently developed with an existing office building.

The property is designated “Low/Medium Density Residential” and within a Regeneration Area.

Site is zoned C2(O).
Proposal

• To redevelop the site with one block of 6 street-fronting townhouse dwelling units
• Each unit will provide:
  • 130 square metres of gross floor area or 1,399 square feet. The two end units are 70 square feet larger;
  • Individual driveways that range from 6.9 metres to 9.1 metres in length;
  • Individual rear yards for each unit ranging between 10.7 metres and 13.4 metres in length;
  • Landscaping features along the Mildred street frontage and along the front patios.
Conceptual Elevations

BLOCK FRONT ELEVATION
Proposed Zoning By-law Amendment:

Existing Zoning: C2(O) (Commercial)

Proposed Zoning: RM4 (Residential) with S.4.1.433

Proposed Site-Specific provisions:

<table>
<thead>
<tr>
<th></th>
<th>Zoning By-law 150-85 (RM4)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side Yard Setback</td>
<td>3 metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>Exterior Side Yard Setback</td>
<td>6 metres</td>
<td>4 metres</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40 percent</td>
<td>45 percent</td>
</tr>
<tr>
<td>Minimum Distance of an Access Driveway to the intersection of any two street lines</td>
<td>7.5 metres</td>
<td>7.3 metres</td>
</tr>
</tbody>
</table>
Considerations:

- Consistency with the policies of the Provincial Policy Statement (2020);

- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;

- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;

- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,

- Comments received from members of Council, public, City staff and agency circulation.
Policy Review

• Aligns with Provincial, Regional and City goals and objectives with respect to intensification.

• Locates residential intensification within a Regeneration Area of the City, which is intended to accommodate higher forms of density;

• Contributes to the City’s objective of providing for a range and mix of housing options and directing 45 percent of new development to the Built-up Area.

• Supports the existing and planned public transit network and is well-connected to Preston Core Area;

• The proposal represents good planning that contributes to the creation of attainable housing and provides a desirable built form that complements the existing character of the neighbourhood.
Recommendation:

**THAT** Report 22-139-CD Recommendation Report – 359 Lawrence Street – Zoning By-law Amendment – Lowland Lawrence Street Holdings Ltd. (c/o Evan Wittman – GSP Group Inc.) be received;

**AND THAT** Cambridge Council approves the proposed Zoning By-law Amendment to rezone the subject lands from “Commercial - C2(O)” to the “Residential – RM4 (S.4.1.433) to facilitate the development of six street-fronting townhouse units;

**AND THAT** Cambridge Council is satisfied that the requirement for a public meeting in accordance with subsection 34(17) of the Planning Act has been satisfied;

**AND FURTHER THAT** the by-law attached to this report be passed
CONTACT INFORMATION

Name: Michael Campos
Title: Planner
Phone: 519-623-1340 ext. 4264
Email: camposm@cambridge.ca
359 Lawrence Street Rezoning
Process to Date

• December 14, 2021: ZBA application submitted.

• Application included:
  • Planning Justification Report
  • Noise and Vibration Study
  • Servicing Brief
  • Record of Site Condition
  • Concept Plan
Process to Date

• March 22, 2022: Statutory Public Meeting

• City staff provided an overview of the proposal and Zoning By-law Amendment. Applicant discussed alignment with Provincial, Regional, and Local planning policy direction, and suitability of the proposal for the site.

• No members of the public made a delegation or submitted comments.
The Subject Site
The Proposed Plan
The Proposed Plan

- The Proposed Plan introduces 6 townhouse dwellings to the Site, replacing the existing building. The development will be freehold in structure.
Development Approval

• The Proposed Plan is consistent and in conformity to the Provincial Policy Statement, Growth Plan, and Regional Official Plan.

• The Proposed Plan conforms to the City of Cambridge Official Plan.

• The Proposed zone change and development of the Site for residential use are appropriate.

• Applicant is supportive of staff’s recommendation for approval.
Conclusion

Thank you for your time, I’d be happy to answer any questions.
What applications have been applied for?

**Official Plan Amendment (OPA):**
- An OPA application is applied for when a change is needed to the City’s Official Plan to facilitate a proposed development on a specific site.
- A property owner can submit a request to amend the Official Plan at any time.
- Amendments to the Official Plan are generally submitted by property owners who wish to change the types of uses permitted on their lands or to permit higher forms of density.
- Amendments can also be initiated by the City when a need to replace/revise policies and mapping is necessary.

**Zoning By-law Amendment (ZBA):**
- The City’s Zoning By-law applies a zone category to each parcel of land in the City and provides details on what uses can or cannot be accommodated on a site. Additionally, minimum development standards are associated to each zone that are required to be met when proposing a new development or altering an existing development.
- The applicant has submitted a ZBA application to request changes to the minimum development standards for their site to facilitate the proposed development.
- A property owner can submit a ZBA request at any time.

A Site Plan Application has recently been submitted as well for the lands and is being processed by City Planning Staff. The purpose of a Site Plan application is to review the site design and technical aspects of items such as building design, site layout, access, site engineering, and landscaping, among other matters.
Application was received on December 22, 2021.

A Public Meeting was held on March 22, 2022.

Application was circulated to departments/agencies for review. Comments were addressed by the applicant.

Today – Final Recommendation report is being presented to Council for a final decision.
The subject lands are located approximately 500 metres south east of the Preston Core Area.

The site is bounded by Duke Street and Bishop Street North.

The site has a total area of 0.2824 hectares and is currently vacant.

The property is designated “Low/Medium Density Residential” and within a Regeneration Area.

Site is zoned CS5 (S.4.1.100).
Proposal

- A residential stacked townhouse development with frontage off Duke Street and Bishop Street North and in proximity to the Preston Core Area
  - Maximum height of 3.5 storeys;
  - Total of 28 residential units;
  - 33 total parking spaces (5 being for visitors); and,
  - A planned outdoor amenity space
Conceptual Elevations
Proposed Official Plan Amendment:

Existing Land Use Designation(s): Built-up Area - Map 1A; Low/Medium Density Residential – Map 2; and Regeneration Area – Map 6

Proposed Land Use Designation(s): Low/Medium Density Residential with a Special Policy Area for increased density.

Proposed Site-Specific Policies:

<table>
<thead>
<tr>
<th></th>
<th>City of Cambridge Official Plan</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density</td>
<td>75 units per hectare</td>
<td>105 units per hectare</td>
</tr>
</tbody>
</table>
Proposed Zoning By-law Amendment:

Existing Zoning: CS5 (Commercial) with s.4.1.100

Proposed Zoning: (H)RM2 (Residential) with S.4.1.434

Proposed Site-Specific provisions:

<table>
<thead>
<tr>
<th>Proposed Site-Specific provisions</th>
<th>Zoning By-law 150-85 (RM2)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side Yard Setback</td>
<td>5.5 metres</td>
<td>3 metres</td>
</tr>
<tr>
<td>Minimum Amenity Area</td>
<td>30 square metres per unit</td>
<td>8.2 square metres per unit</td>
</tr>
<tr>
<td>Minimum Visitor Parking</td>
<td>0.25 spaces per unit</td>
<td>0.15 spaces per unit</td>
</tr>
<tr>
<td>Maximum Projection of Steps into a required Yard</td>
<td>0.5 metres into all yards</td>
<td>4.5 metres into the exterior side yard</td>
</tr>
</tbody>
</table>
Considerations:

- Consistency with the policies of the Provincial Policy Statement (2020);

- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and the City of Cambridge Zoning By-law No. 150-85;

- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;

- Appropriateness of the proposed site-specific zoning request associated with the proposed development;

- Source Water Protection; and,

- Comments received from members of Council, public, City staff and agency circulation.
Policy Review

• Aligns with Provincial, Regional and City goals and objectives with respect to intensification.

• Locates residential intensification within a Regeneration Area of the City, which is intended to accommodate higher forms of density;

• Contributes to the City’s objective of providing for a range and mix of housing options and directing 45 percent of new development to the Built-up Area.

• Supports the existing and planned public transit network and is well-connected to Preston Core Area;

• Provides an opportunity to develop a long-standing vacant property in a prime location that supports walkability.

• The proposal represents good planning that contributes to the creation of attainable housing and provides a desirable built form that complements the existing character of the neighbourhood.
Recommendation:


AND THAT Cambridge Council adopts the proposed Official Plan Amendment to permit a maximum allowable density of 105 units per hectare within the “Low/Medium Density Residential” designation applied to the subject lands through Site-Specific Policy Number 58, and that the adopted Official Plan Amendment be submitted to the Region of Waterloo for approval;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to rezone the subject lands from “Commercial – CS5 S.4.1.100” to the “Multiple-Residential – (H)RM2” zone with site specific provision S.4.1.434 to permit a reduced interior side yard setback, common amenity area, visitor parking rate, and an increased maximum projection of a staircase into a required yard, as well as a holding provision.

AND THAT Cambridge Council is satisfied that the requirements for a public meeting in accordance with subsection 34(17) of the Planning Act have been satisfied;

AND FURTHER THAT the by-laws attached to this report be passed
CONTACT INFORMATION

Name: Michael Campos
Title: Planner
Phone: 519-623-1340 ext. 4264
Email: camposm@cambridge.ca
50th Graphic Revisions

Version 1

Version 2
Fashion History Museum
Parks & Trails
Shops & Restaurants
Riverside Park
Fire Hall Museum & Education Centre
Farmer’s Market
Central Presbyterian Church
Main Street Bridge
Sheave Tower
A · Facebook Banner & Post

B · Social Media Templates
Oktoberfest 50th Special

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Cambridge Farmers’ Market

Join us at the market for the fresh local food, homemade crafts, and other unique items!

CelebrateCambridge50.ca

CelebrateCambridge50.ca

A · Banner Template Examples
Appendix D – Deferred from November 29, 2022 to December 13, 2022

Council Representation – Committees, Boards and Groups

Citizen Advisory Committees

<table>
<thead>
<tr>
<th>Committee Name</th>
<th>Mandate of Committee</th>
<th>Proposed Council Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Advisory Committee</td>
<td>The mandate of the CAAC shall be to advise and assist the City in promoting and facilitating a barrier-free Cambridge for citizens of all abilities (universal accessibility), including persons with disabilities. This aim shall be achieved through the review of municipal policies, programs and services and the identification, removal and prevention of barriers faced by persons with disabilities.</td>
<td>Councillor Reid</td>
</tr>
<tr>
<td>Archives Working Group</td>
<td>To promote the collection, restoration, preservation and exhibition of documents, pictures and manuscripts of significance to the historical development of the City of Cambridge and its predecessor municipalities and the accessibility of those records, under suitable conditions, to the general public.</td>
<td>Councillor Reid</td>
</tr>
<tr>
<td>Committee</td>
<td>Description</td>
<td>Councillor</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Arthur White Sports Bursary Fund Committee</td>
<td>The Arthur White Sports Bursary Fund Committee provides financial assistance to: Athletes who are residents of the City of Cambridge or registered members of a relevant athletic group in the city and are deserving of financial assistance Any team or athletic group representing the City at the provincial, national or international level of competition and who is deserving of financial assistance</td>
<td>Earnshaw</td>
</tr>
<tr>
<td>Arts and Culture Advisory Committee</td>
<td>The City of Cambridge recognizes the growing importance of the need for the continued development of artistic and other cultural opportunities in the City in relation to and in support of the quality of the life of City residents, and the reinforcement of the City’s own cultural identity</td>
<td>Cooper</td>
</tr>
<tr>
<td>Farmers Market Committee</td>
<td>The mandate of the CFMAC is to advise City Council on strategies and policies to sustain the vitality of the CFM and McIntyre Place and to promote discussion and coordination of</td>
<td>Earnshaw</td>
</tr>
<tr>
<td>Committee</td>
<td>Description</td>
<td>Chair(s)</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Cultural Awards Committee</td>
<td>The City of Cambridge recognizes the growing importance of the need for the continued development of artistic and other cultural opportunities in the City in relation to and in support of the quality of the life of City residents, and the reinforcement of the City’s own cultural identity.</td>
<td>Councillor Hamilton</td>
</tr>
</tbody>
</table>
| Economic Development Advisory Committee | The Economic Development Advisory Committee (EDAC) advises Council on economic development strategies and policies. The Committee also offers a forum for discussion and coordination of economic development initiatives and programs with other community groups and agencies | Councillor Roberts  
Councillor Kimpson         |
<p>| Environmental Advisory Committee | The CEAC believes that the natural environment is not only important for its own uniqueness or sensitivity, but it also performs vital functions which directly affect human health and the well-being of society. It also recognizes that the natural environment is not static, but changes over time through succession and in response to external forces such as climate change. This is a recognition not only of the importance of the work of the Committee but also the limitations on its ability to change some things beyond its influence. | Councillor Cooper     |</p>
<table>
<thead>
<tr>
<th>Committee Name</th>
<th>Description</th>
<th>Councillor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Heritage Advisory Committee (MHAC)</td>
<td>The Municipal Heritage Advisory Committee (MHAC) advises and assists Council on matters related to the Ontario Heritage Act (Part 4 and 5). The MHAC also assists Council with the implementation of policies and programs related to the Built Heritage Resources, such as the City of Cambridge's Official Plan.</td>
<td>Councillor Kimpson</td>
</tr>
<tr>
<td>Cycling &amp; Trails Advisory Committee</td>
<td>The mandate of the CCTAC shall be to advise Cambridge City Council on policy, planning, development and implementation of public trails and related off-road and on-road cycling and active transportation facilities as outlined in The City of Cambridge Trails Master Plan of June 2010, and The City of Cambridge Cycling Master Plan, March 2020 with a prime objective of implementing the recommendations in these plans. The committee’s purview includes existing and proposed neighbourhood and community trails, riverbank trails and on-road linkages.</td>
<td>Councillor Earnshaw</td>
</tr>
<tr>
<td>Youth Advisory Committee</td>
<td>The mission of the Youth Action Committee of Cambridge (YACC) is to represent, engage and connect youth of the City of Cambridge and to bring forth recommendations to staff and City Council pertaining to the enhancement of youth lives in Cambridge.</td>
<td>Councillor Hamilton</td>
</tr>
</tbody>
</table>
Local Boards

<table>
<thead>
<tr>
<th>Board Name</th>
<th>Proposed Council Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Business Improvement Area</td>
<td>Councillor Earnshaw</td>
</tr>
<tr>
<td>Hespeler Business Improvement Area</td>
<td>Councillor Devine</td>
</tr>
<tr>
<td>Preston Business Improvement Area</td>
<td>Councillor Kimpson</td>
</tr>
<tr>
<td>Library Board</td>
<td>Councillor Reid</td>
</tr>
</tbody>
</table>

Groups

<table>
<thead>
<tr>
<th>Group</th>
<th>Mandate</th>
<th>Proposed Council Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants Review Committee</td>
<td>The Grants Review Committee reviews all applications from community non-profit organizations for municipal financial assistance. The Committee also recommends levels of funding, based on their assessment process, to General Committee of Council.</td>
<td>Councillor Devine and Councillor Ermeta</td>
</tr>
<tr>
<td>Celebration of Women</td>
<td>N/A</td>
<td>Councillor Reid</td>
</tr>
<tr>
<td>Art Connect</td>
<td>N/A</td>
<td>Councillor Reid</td>
</tr>
</tbody>
</table>

Outside Groups
<table>
<thead>
<tr>
<th>Name</th>
<th>Council Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Bridge Energy</td>
<td>Mayor Liggett</td>
</tr>
<tr>
<td>Grand River Conservation Authority</td>
<td>Councillor Devine</td>
</tr>
</tbody>
</table>

**Council / Standing Committee**

<table>
<thead>
<tr>
<th>Council / Standing Committee</th>
<th>Chair / Vice Chair</th>
</tr>
</thead>
</table>
| Budget & Audit Committee     | Councillor Ermeta (Chair)  
                                      Councillor Roberts (Vice Chair) |
| Planning Committee – Statutory Meetings | Councillor Ermeta (Chair)  
                                      Councillor Kimpson (Vice Chair) |
| Council - Workshops          | Mayor Liggett       |
| Council                       | Mayor Ligget        |
From: Larry and Shirley Olender

My wife and I are against making our area a high density area. The reason we moved to this area is the shopping across Franklin Blvd is close to our house. We are just turning 80-years-old and I don't know how long I will be to able to drive. Trying to cross Franklin Blvd at the Traffic Circle is a nightmare and people are driving too fast. The noise from heavy Trucks using engine brakes to slow down, Cars and motorbikes with modified mufflers racing out of the Traffic Circle and back firing make our windows shake. We cannot enjoy a quiet evening in our backyard in the warm weather.

Larry and Shirley Olender
Hi my name is Daniel Braga proud owner of a unit on [redacted]. Cell [redacted]

And now a much concern resident ,After receiving a noticed ,That the city is about to allow to change my quiet in virement residential home, to a high Intensity area .I moved here to this lovely unit of mine 18 months .And now thinking that I might have to move again from a High intensity are .I moved to this place to grow older on a slower paste area one story condo. And now only to think that the city would allow building a 12-story apartment building next to a 1 story condo. That would be depriving my privacy especially from my back yard .

The traffic would become ridicules ,and I'm not sure the water table would be big enough to accommodate all those 254 plus families along with my privacy being gone .Please tell me that this is not happening

I sure would love to have a moment to express my concern.

So Please lets talk about this on Tuesday Dec 13 2022

Thanks

Daniel Braga