Corporation of the City of Cambridge
Council Meeting
Addendum

Date: Tuesday, October 24, 2023, 6:30 p.m.
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 or by telephone. Alternative formats and communication supports are available upon request.

Closed Session will occur at 5:00 p.m.

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.

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

4. Presentations
   *4.2 Michael Campos, Senior Planner re: 23-300-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 30 Lauris Avenue
   *4.3 Matthew Blevins, Senior Planner Reurbanization re: 23-261-CD – Recommendation Report – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan
   *4.4 Robert Allen, MJMA Architects re: 23-305-CD Recreation Complex & Idea Exchange – Schematic Design Approval
   *4.5 Oscar Ribeiro, Manager of Cemetery Operations re: 23-024-IFS Blair Cemetery Transfer

5. Delegations and Consideration of Related Reports
   *5.1 Jim McLeod Motion re: Support for Bill 21, Fixing Long-Term Care Amendment Act

6. Closed Session
   That in accordance with section 239 (2) (c), (i), and (k) of the Municipal Act,
2001, Council to convene in Closed Session to consider the following subject matters:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board (Confidential verbal update regarding property negotiation);

(i) a trade secret or scientific, technical, commercial, financial, or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Confidential Update related to potential donors of City Property)

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Confidential update regarding potential sponsorship activities).

9. Consideration of Reports

9.3 Community Development

9.3.4 23-261-CD – Recommendation Report – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan

*9.3.4.1 Figure Two Image for report 23-261-CD

Please Note: Figure Two in Report 23-261-CD was unable to be properly published due to a technical error. The Figure is now attached here.
Property Information

- Located within the Alison Neighbourhood.
- Lot Area: 0.93 hectares (portion to be redeveloped)
- Frontage: 77.59 metres onto Lauris Avenue and 3.898 metres onto Elgin Street North
- The property is part of a former school site that has been vacant since the school was demolished in 2008/2009.
- The site is primarily used as a recreational area for students at St. Anne’s Catholic Elementary School and as an open space.
Proposed Development

- Property is Regionally owned. Planning Applications have been advanced to establish a zoning and policy framework for the lands to permit a future RFP process.
- One 4 storey apartment building and one 3 storey apartment building, containing up to a total of 104 residential dwelling units.
- Planned to accommodate market and affordable housing units, with at least 30 percent being no greater than 80 percent of median market for a period of at least 40 years.
- Excess land fronting onto Lauris Avenue and Elgin Street North have been conditionally approved for severance to establish single-detached residential lots and a conceptual walkway.
Concept Plans

Proposed Massing
Concept Plans

Proposed Elevations

City of Cambridge
**Existing Designation:** Low/Medium Density Residential

- Currently permits a maximum allowable density of 40 units per hectare
- Includes permissions for a range of low/medium density residential built-forms, including walk-up apartments.

**Proposed Amendment:**

- OPA will request a site-specific policy be established to permit a maximum allowable density of 112 units per hectare on the lands.

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Existing Official Plan Requirement for Low/Medium Density Residential</th>
<th>Proposed Site-Specific Policy 8.10.106</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density (Units per Hectare)</td>
<td>40 units per hectare</td>
<td>112 units per hectare</td>
</tr>
</tbody>
</table>
### Existing Zoning: N1R4

### Proposed Zoning: N1RM3 with site-specific provisions

#### Site Specific Provisions:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Existing RM3 Zoning</th>
<th>Proposed N1RM3 Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td>75 units/hectare</td>
<td>112 units/hectare</td>
</tr>
<tr>
<td><strong>Minimum Gross Floor Area</strong></td>
<td>50 square metres (one bedroom)</td>
<td>48.7 square metres (one bedroom)</td>
</tr>
<tr>
<td><strong>Minimum Off-Street Parking for an Apartment House</strong></td>
<td>1 space per dwelling unit plus 1 space for each 4 dwelling units for visitors only (104 parking spaces for residents plus 26 spaces for visitors, which equates to 130 total spaces)</td>
<td>0.81 spaces per dwelling unit including visitor parking (85 total spaces)</td>
</tr>
<tr>
<td><strong>Minimum distance between an access driveway, aisle, parking stall, or parking lot from 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 metres above the finished wall.</strong></td>
<td>6 metres</td>
<td>4.20 metres (driveway to north façade of 3-storey building) 3.88 metres (parking space to south façade of 4-storey building)</td>
</tr>
</tbody>
</table>
Recommendation:

It is the opinion of Planning Staff that the proposed Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan, the Regional Official Plan and the City of Cambridge Official Plan, and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

The proposal represents good planning and contributes to the creation of market rate and affordable housing options that will remain affordable for the long-term future of the development.

The proposal is a desirable built-form that complements the area and respects the existing built-form of the community. As such, Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendment.
Main Street and Dundas Street South Secondary Plan
Recommendation
October 24, 2023
Proposal

Official Plan Amendment to establish the Main Street and Dundas Street South Secondary Plan
## Official Plan Amendment

### Proposed Official Plan Designations:

<table>
<thead>
<tr>
<th>Existing Designations</th>
<th>Proposed Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low/Medium Density Residential</td>
<td>Mixed Use Mid-Rise High Density</td>
</tr>
<tr>
<td>Community Commercial</td>
<td>Mixed Use Medium Density</td>
</tr>
<tr>
<td>Industrial</td>
<td>Mixed Use Main Street</td>
</tr>
<tr>
<td>Natural Open Space System</td>
<td>High Density Residential</td>
</tr>
<tr>
<td></td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td></td>
<td>Low Density Residential</td>
</tr>
<tr>
<td></td>
<td>Prestige Industrial</td>
</tr>
<tr>
<td></td>
<td>Natural Open Space System</td>
</tr>
</tbody>
</table>
Proposed Land Use Designations
Recommended Height and Density

Proposed heights and Densities:

- The secondary plan proposes minimum density targets rather than density caps.
A Public Information Center (PIC) and Statutory Public Meeting were held December 12, 2022 and May 16, 2023.

Comments from those meetings included:

• Retention/provision of commercial uses
• Provision of and access to park lands
• Accessible design standards
• Maximum height for low density residential
• Mix of two and three bedroom units
• The City of Cambridge is expecting to accommodate significant population growth.

• With limited vacant residential land available within the City and an increase in housing costs, there is a growing need and demand for more dense housing options that can accommodate more people in smaller spaces.

• The proposed Secondary Plan facilitates as of rite mixed use development and works towards the creation of a 15-minute neighbourhood

• The Secondary Plan also sets minimum density targets to accommodate growth and support the housing pledge.
THAT Report 23-261-CD – Recommendation Report – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan be received;

AND THAT Council adopts Official Plan Amendment No. 65 to establish the Main Street and Dundas Street South Secondary Plan, and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Council is satisfied that a subsequent public meeting in accordance with subsection 17(15) of the Planning Act is not required;

AND FURTHER THAT the attached By-law is passed.
Thank you!

Questions?

J. Matthew Blevins, MCIP, RPP
Senior Planner – Reurbanization
CONCESSION PRECEDENTS
PRECEDENT: MILTON SHERWOOD

TOTAL GFA: 65 SM (700 SF)
RECOMMENDED CONCESSION LOCATION
RECOMMENDED CONCESSION LOCATION

- Multi-Purpose Gymnasium
- Atrium
- AQUATIC HALL
- IDEA EXCHANGE

Control Point
PROPOSED CONCESSION LAYOUT
1. MULTIPURPOSE ROOM: 230 SM (2475 SF)
2. CONCESSION: 70 SM (750 SF)
TOTAL GFA ADD: 75 SM (805 SF)
PERSPECTIVE: VIEW OF CONCESSION FROM LOBBY
PERSPECTIVE: VIEW OF CONCESSION FROM EXTERIOR COURTYARD
CONCESSION SUMMARY

MP: 230 SM (2475 SF)  
CONCESSION: 70 SM (750 SF)  
TOTAL GFA ADD: 75 SM (805 SF)  
ADDED COST: $684,000
THANK YOU!
City of Cambridge Cemeteries

Active Cemeteries (new lot sales):
- Mountview Cemetery
- New Hope Cemetery
- St. Mary’s Cemetery
- Parklawn Cemetery

Inactive Cemeteries:
- Freeport Cemetery
- Zion Cemetery
- Preston Cemetery
- St. Andrew’s Park
Non-Municipal Cemeteries

City Provides Interment Services For:

- Trinity Anglican Cemetery
- St. Clement’s Catholic Cemetery
- Wanner Mennonite Cemetery
- Hagey Cemetery
- Blair Cemetery

Independently Operated:

- St. Patrick’s Cemetery
  - R.C.E.C of the Diocese of Hamilton
- St. Thomas Memorial Garden (inactive)
  - St. Thomas the Apostle Anglican Church
Funeral, Burial, Cremation Services Act 2002
Pursuant to subsection 101.1 (1) and (4) of the *FBCSA*, a cemetery may be transferred or declared abandoned to the municipality if the owner of the cemetery,

- Cannot be found
- Is unable to maintain it, or
- Is not a licensed operator and there is no licensed operator for the cemetery.

When an application is made to declare a cemetery abandoned, the local municipality within whose geographic boundaries the land of the cemetery is located or the Crown, if there is no such local municipality, shall be responsible for the maintenance of the cemetery until the application is disposed of.
Previous Transfers

The City of Cambridge has undergone this process 2 times:

• Zion Cemetery transferred to the City in 2013
  CSD – CSD 13-21 Transfer of Ownership Zion Cemetery

• St. Mary’s Catholic Cemetery transferred to the City in 1995
  Transferred from the R.C.E.C of the Dioceses of Hamilton
Future Transfers

The Cemeteries most likely to transfer to the City are the Cemeteries that the City is already extending interment services for:

• Hagey Cemetery
• Wanner Mennonite Cemetery
• St. Clement’s Cemetery
• Trinity Anglican Cemetery
March 10, 1804

- The first recorded burial in the Blair Cemetery, 8-year old John Bricker.
- This is known to be one of the first recorded burials in the Waterloo Region.

[Image of a plaque in memory of John Bricker]
June 28, 1989

• The Trustees of Blair Cemetery were appointed by the inhabitants of the Village of Blair
  – Angus McNally, Manufacturer
  – John N. Sipes, Farmer
  – Allan Bowman, Excise Officer
For the last 60 years Betty Chislette and her mother Evelyn Sage were the Trustees of the Blair Cemetery.

In April 2023, Harry Chislette contacted the City of Cambridge to transfer the cemetery.
CONTACT INFORMATION

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Title: Manager of Cemetery Operations
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Email: ribeiroo@cambridge.ca