Corporation of the City of Cambridge
Planning - Statutory Public Meeting Committee
Agenda

Date: Tuesday, April 2, 2024, 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.

Members of the public wishing to speak at the Planning – Statutory Public Meeting Committee may
complete an online Delegation Request Form no later than 12:00 p.m. on the day of the Statutory
Public Meeting. Alternatively, members of the public wishing to speak to a Public Meeting item who
do not register will be given the opportunity to speak.

If you wish to delegate virtually please email clerks@cambridge.ca or text 226-218-1734 and a
member of the Clerks' team will facilitate your request. Please note this number is only monitored
during Statutory Public Meetings and not regular Council Meetings.

Closed Session will occur at 5 p.m.

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

1. Meeting Called to Order
2. Disclosures of Pecuniary Interest
3. Closed Session
4. Rise from Closed Session
5. Public Meeting Notice
6. Presentations
   6.1 NPG Planning Solutions re: Public Meeting – Proposed Official Plan
   Amendment and Zoning By-law Amendment – 201 Water Street South
   and 66 Highman Avenue
   6.2 Sancy Sebastian, Planner re: Public Meeting - City initiated Zoning By-
law Amendment – 214 and 216 Union Street, and 229 and 231 Anne Street

7. **Public Meetings**

7.1 Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue

7.2 Public Meeting - City initiated Zoning By-law Amendment – 214 and 216 Union Street, and 229 and 231 Anne Street

8. **Delegations**

8.1 Marjorie Siertsema re: Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue

8.2 Gary Kirkham re: Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue

9. **Correspondence**

10. **Motion to Receive Correspondence and Presentations**

11. **Adjournment**
201 Water St. South &
66 Highman Ave

City of Cambridge

April 2, 2024

Application for Official Plan Amendment and Zoning By-law Amendment - OR08/23

For SG Real Estate Developments LP II

Prepared by:

NPG Planning Solutions

City Planner: Jacqueline Hannemann email: HannemannJ@cambridge.ca
Description of Subject Lands

Two Separate Parcels:

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>BUILDINGS &amp; STRUCTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 Water Street South</td>
<td>2-storey stone residence – heritage building; Existing</td>
</tr>
<tr>
<td></td>
<td>agricultural building</td>
</tr>
<tr>
<td>66 Highman Avenue</td>
<td>Single family dwelling</td>
</tr>
</tbody>
</table>

- Irregularly shaped parcel
- **66 Highman Avenue** to act as an emergency access only to/from the Proposed Development in the event of a flood event affecting the main vehicle accesses on Water Street South.
- **Frontage:** 169.36 metres (Water Street South) ; 14.8 metres (Highman Avenue)
- **Area:** 1.54 hectares
Heritage Building On-Site

- Located at the 201 Water Street South property
- The stone residence is listed on the City of Cambridge Heritage Properties Register. The outbuilding does not have any heritage value
- Meets only one of Ontario’s criteria in for determining cultural value/interest pertaining to design/physical value (2 required)
- Will be retained as part of the development
**Regional Official Plan Designation:**
Delineated Built-Up Area; Urban Area

**City Official Plan Designation:**
Natural Open Space & Low/Medium Density Residential (201 Water Street South); Low/Medium Density Residential (66 Highman Avenue)

**City Zoning By-law:**
Open Space OS1 (201 Water Street South); Residential R4 (66 Highman Avenue)
Neighbourhood Context

• Water Street South is a Regional Road, Highman Avenue is a Local Road

• In proximity to the Downtown Galt Urban Growth Centre, various commercial areas, and schools/parks

• 1.3km from the Ainslie Street Bus Terminal as well as the proposed ION LRT terminal

• Various active transportation options available, including a paved bike lane on Water Street and the Cambridge to Paris Rail Trail
Proposed Development

- Three (3) residential towers atop of a unified 3 storey podium for a total of 330 units at a density of 219 units per hectare.
  - 2 towers at 13 storeys
  - 1 tower at 9 storeys
- Two (2) direct vehicular accesses located on Water Street South, with an emergency access to be provided via 66 Highman Avenue.
- 416 vehicle parking spaces provided for residents and visitors, plus 117 bicycle spaces.
Proposed Official Plan Amendment

Official Plan Amendment:

• To redesignate the Subject Lands from “Low/Medium Density Residential” and “Natural Open Space System” to “High Density Residential”.

• To permit a Floor Space Index of 3.0
Zoning By-law Amendment:

- Site Specific RM2 Zone
  - Permit an increase in maximum density from 150 uph to 219 uph
- Variances Requested:
  - Parking facilities shall be permitted between the regulatory building line and street line no closer than 0.3 metres to the street line
  - Minimum Interior Side Yard: 6 metres
  - Geothermal wells shall be prohibited on site (requested by Waterloo Region)
  - Minimum distance between the required accessory structure (retaining wall near driveway) and front lot line to be 0 metres
  - Planting strip/fencing shall consist of one of the following:
    - Sodded planting strip no less than 3m
    - Sodded planting strip not less than 1.5m with a 1.5m high fence along the lot line
Proposed Zoning By-law Amendment

- Technical Variances:
  - The Front Lot Line to be the western property line of 201 Water Street S
  - Eastern most property line to act as exterior lot line
  - Other property lines shall act as interior lot lines
  - Storey at the lowest elevation shall be deemed the first storey
Supporting Studies

Architectural Studies:
- Shadow Study
- Wind Study
- Landscape Plan

Environmental Studies:
- Environmental Impact Study
- Environmental Impact Study Tree Management
- Environmental Impact Assessments (Phase 1 & 2)

Servicing Studies:
- Stormwater
- Traffic/Parking
- Municipal Servicing
Supporting Studies

Site Studies:

- Hydrogeology
- Cultural Heritage Impact
- Land Use Compatibility
- Air Quality
- Risk Management Plan – Clean Water Act
- Source Water Protection Contamination Study

** All available on City Website
Aerial Imagery - Spring & Winter

Aerial Imagery obtained from Region of Waterloo GIS

Aerial Imagery obtained from GRCA GIS
✓ Provides new housing in proximity to existing and planned transit and active transportation options making it suitable for development.

✓ Provides an increased range of housing choices.

✓ Achieves high quality urban design and implements the urban design policies of the City of Cambridge.

✓ Retains the stone residence which has been identified on the City of Cambridge’s Heritage Properties Register.

✓ Addresses all technical requirements of the City, Region and agencies.

✓ Makes efficient use of existing services and infrastructure.
Mary Lou Tanner, RPP, FCIP – President

Email: mtanner@npgsolutions.ca
214 & 216 Union Street North and 229 & 231 Anne Street
R17/23 – Public Meeting
April 2, 2024
Property Information

Three Separate Lots:
- 229 Anne Street
- 231 Anne Street
- 214 & 216 Union Street North

Official Plan Designation:
- Built-up Area
- Regeneration Area
- Low / Medium Density Residential

Existing Zoning:
- Multiple Residential – RM3
Application & Background

**Purpose of Application**: To rezone the lands to permit semi-detached dwellings with site specific provision to reduce lot frontage from 9m to 8.5m

**Previous Approvals:**

- **2014** – Rezoned a broader parcel which included the subject lands from R4 to RM3 to allow a 32-unit apartment building.
- **2017** – Application to sever the broader parcel into 17 separate lots approved.
- **2019** – Creation of the two Anne Street Lots finalized.
Previous Approvals Continued:

- **May 2019** – Site Plan approved for 13 townhomes fronting Duke St and one semi-detached dwelling fronting Anne St. (Union St property not included)
Previous Approvals Continued:

- **2020** – Permit issued to Construct a Semi-Detached Dwelling at 229-231 Anne Street
- **2020** – Consent application to sever 214 & 216 Union Street approved and lapsed
- **2023** – Permit issued to Construct a Semi-Detached Dwelling at 214 – 216 Union St N
- **2023** – Consent application to sever 214- 216 Union St N approved with a condition to rezone the subject lands to permit semi-detached dwellings
04 Next Steps

Prepare Recommendation Report and Amending Bylaw

- Rezone to RM4 (which permits semi-detached dwellings) with site specific provision for reduced frontage

Council Meeting for Decision – April 23, 2024
Questions/ Comments
Sanitary Easement

- 1989 - The owners of 220-254 Union Street entered into mutual private easements for a sanitary service through the backyards of the properties (see yellow highlight top image).

- 1994 - The easement was transferred to the City, along with ownership of the sanitary service.

- 2022 - The sanitary easement was extended through lots 222, 220, 216 and 214 Union Street (see red highlight bottom image).

- 2023 – 214 and 216 Union Street connected Sanitary Service.