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

Date: Tuesday, May 7, 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. Public Meeting Notice
4. Closed Session
   That in accordance with section 239 (2) (e) and (f) of the Municipal Act, 2001,
   Council to convene in Closed Session to consider the following subject matters:

   (e) litigation or potential litigation, including matters before administrative
       tribunals, affecting the municipality or local board (Confidential Legal Opinion);

   (f) advice that is subject to solicitor-client privilege, including communications
necessary for that purpose (Confidential Legal Opinion)

5. **Presentations**
   5.1 Sancy Sebastian, Planner re: Public Meeting - City initiated Zoning By-law Amendment – 214 and 216 Union Street, and 229 and 231 Anne Street

6. **Public Meetings**
   6.1 Public Meeting - City initiated Zoning By-law Amendment – 214 and 216 Union Street, and 229 and 231 Anne Street

7. **Delegations**

8. **Correspondence**

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

10. **Adjournment**
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
**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
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 – May 28, 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.