



To: COUNCIL

Meeting Date: 5/28/2024

Subject: 24-077-CD Recommendation Report for Official Plan and Zoning By-law Amendments – 201 Water Street South and 66 Highman Avenue

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Report No.: 24-077-CD

File No.: OR08/23

Wards Affected: Ward 6

RECOMMENDATION(S):

THAT Report 24-077-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 201 Water Street South and 66 Highman Avenue be received;

AND THAT Council adopts proposed Official Plan Amendment No. 80 to redesignate the subject lands from Low / Medium Density Residential and Natural Open Space System to High Density Residential and Natural Open Space System with a Site Specific Policy 8.10.116 to permit an increased density with a maximum of 330 residential units and a maximum building height of up to 15 storeys, and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the subject lands from Open Space - OS1 and Low Density Residential - R4 to Multiple Residential - (H)RM3 s.4.1.447 and Open Space - OS1 to facilitate the development of two 15-storey towers containing 330 dwelling units;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(12) of the Planning Act have been met;

AND FURTHER THAT that the By-laws attached to Report 24-077-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development of a high-density residential development consisting of two 15-storey towers atop a shared podium containing 330 dwelling units.

Key Findings

- The proposed development represents an efficient use of the subject lands and would utilize existing municipal services.
- The recommended site-specific zoning by-law introduces new regulations to guide the design of tower and podium development.
- The proposed development is in a highly visible location and therefore will provide a high level of site design and quality building materials.
- The Applicant has committed a total of 20 residential units for affordable housing. The City and the Region support the provision of a full range of housing options, including affordable housing.
- The proposed development aligns with Provincial, Regional, and City development policies.

Financial Implications

- A planning application fee in the amount of \$40,598 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendments and includes a Heritage Impact Assessment fee.
- This application will be subject to a Bill 109 fee refund in the amount of \$8,400 under the Planning Act if a decision has not been made by Council within 120 days of deeming the application complete which is June 1, 2024.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Subject Property

The Subject Lands (the “Site”) are comprised of two abutting properties, municipally addressed as 201 Water Street South and 66 Highman Avenue. The Site is located on the east side of Water Street South and west side of Highman Avenue, between Myers Road and Ainslie Street South.

201 Water Street South is legally described as Part Subdivision Lot 2 Concession 10 Egr North Dumfries Part 1, 67R2799; T/W 1481114; S/T Right In 1481114; Cambridge; Subject to an Easement as in WR777964, City of Cambridge, Regional Municipality of Waterloo. 66 Highman Avenue is legally described as Lot 40 Plan 1059, Cambridge; S/T 210502, 219025; City of Cambridge, Regional Municipality of Waterloo.

The Site is irregular in shape and has an approximate area of 1.53 hectares (3.78 acres) and frontage of 169.36 metres (555.64 feet) along Water Street South and 14.8 metres (48.6 feet) along Highman Avenue. With a 222 square metre road widening to be conveyed along part of the Water Street South frontage to Waterloo Region, the site area will be reduced to 1.51 hectares (3.73 acres).

201 Water Street South contains vegetation and tree cover with a topography sloping downward 20.6 metres from east to west. It is currently occupied by two structures, including a 2-storey single detached dwelling (the “stone residence”) and an accessory building (the “outbuilding”). The stone residence is proposed to be retained, and outbuilding proposed to be demolished as a part of the development. 66 Highman Avenue contains an existing single detached dwelling which is proposed to be demolished to accommodate the development. The subject lands are identified on Figure 1 below.

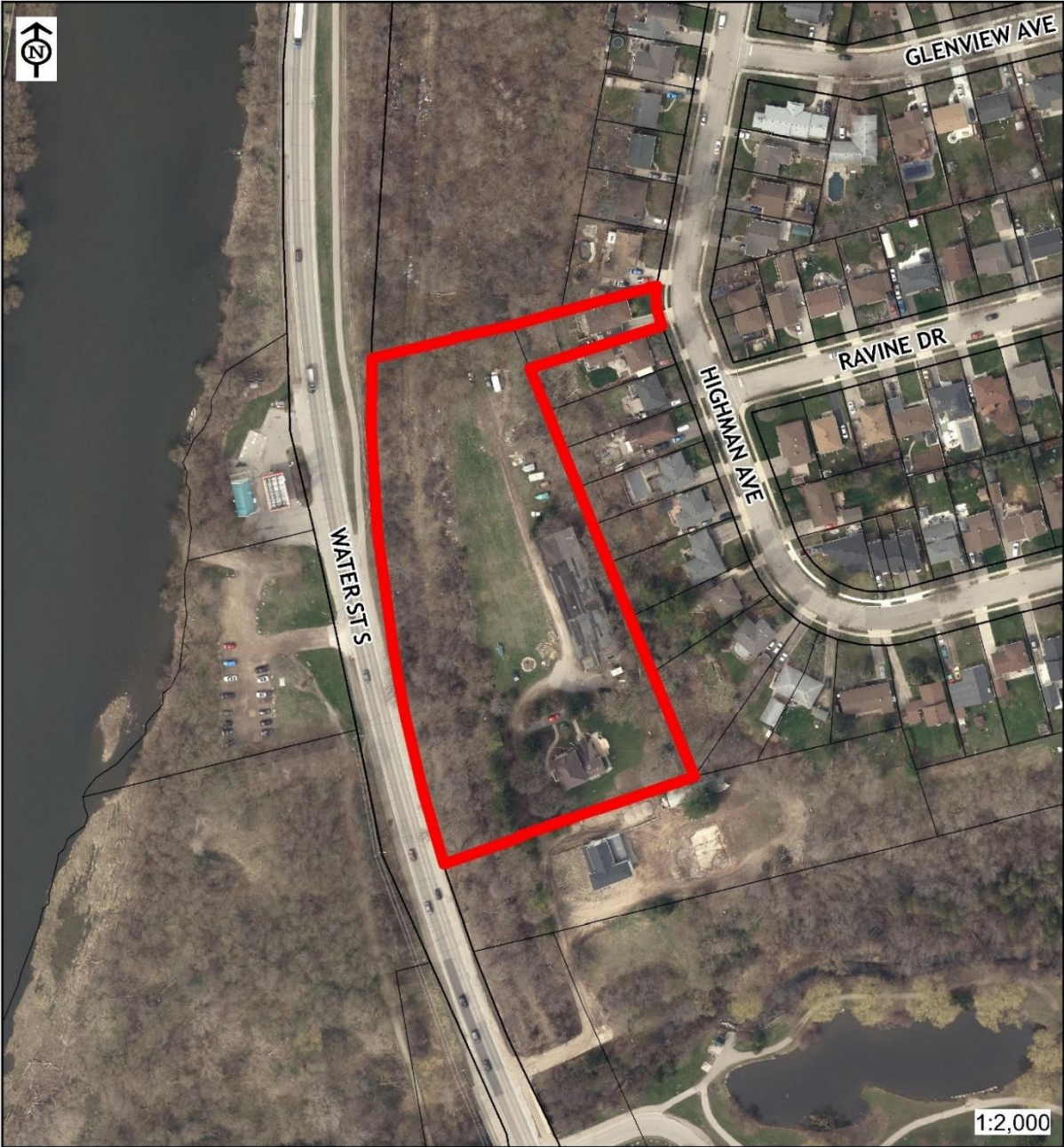


Figure 1 – Aerial Map of the Subject Lands

Surrounding Lands

Water Street South is a Regional Road which becomes Provincial Highway 24 connecting Cambridge with Brantford. Beyond Water Street South, the Grand River is located west of the Site with industrial and residential land uses located beyond that.

Immediately north of the Site at 193 Water Street South and 62 Highman Avenue, a proposed high density residential development comprised of 990 units within five, 15

storey apartment buildings have been approved (via Official Plan Amendment No. 54 and Zoning By-law Amendment No. 22-063). The Site is located approximately 550 m south of the southern boundary of the Galt Core Area. The Galt Core Area has a mix of uses including residential uses of various heights and densities, low-density commercial/office buildings, institutional uses, parks and trails and a historic central portion of downtown.

Low-density residential development consisting of single and semi-detached dwellings are located immediately to the east of the Site, with Glenview Park Secondary School and Stewart Avenue Public School located slightly further.

Abutting the Site to the south is 205 Water Street South comprised of one single detached dwelling, followed by Churchill Park which is a 27-hectare park with open landscaped spaces, sports grounds including soccer fields and baseball diamonds, playgrounds, splashpad and walking paths.

The Ainslie Street Bus Terminal is located 1.3 km from the Site, and planned future Light Rail Transit (LRT), with a stop located in proximity to the bus terminal, will connect the Galt Core Area to Kitchener and Waterloo. In addition, existing transit routes are within walking distance through Highman Avenue.

ANALYSIS:

Original Development Proposal

The Applicant's original proposal was to redevelop the Site with a high-density residential apartment complex consisting of two 13-storey towers and one 9-storey tower atop a 6-storey shared podium containing a total of 330 dwellings units. The proposed development would have a maximum density of 219 units per net residential hectare and a maximum Floor Space Index (FSI) of 3.0 for the Site.

The proposed development included approximately 152 one-bedroom units, 71 one-bedroom plus den units, and 107 two-bedroom units. The Applicant has confirmed that the proposed tenure of the building will be condominium.

Amenity space for the development is proposed through the provision of common and private terraces, the adaptive reuse of the stone residence with a courtyard, and lounge spaces.

Revised Development Proposal

In response to comments from Council and local residents, and following discussions with City staff, the Applicant has revised the proposal as follows:

- The middle 9-storey tower has been removed, leaving the 6 storey podium between the towers;
- The other two towers have increased from 13 to 15 storeys each; and,
- The gap between the remaining two 15 storey towers will be reduced by approximately 13 metres (from around 60 to 47 metres) for urban design purposes.

There is no change to the number and types of units, maximum density or maximum FSI for the Site. A copy of the revised concept site plan is provided in Appendix 1 of this report, and a coloured version of the concept site plan and plan views are provided below in Figures 2, 3 and 4.



Figure 2 – Revised Concept Site Plan (Coloured Version)



Figure 3 – Revised Design – View from Water Street South



Figure 4 – Revised Design – View from 66 Highman Avenue

Parking, Bicycle Parking and Transportation

The development proposes a total of 416 parking spaces, comprised of 330 parking spaces for residents, and 86 parking spaces for visitors. Parking is provided at the surface, and within three parking garage levels. 117 bicycle parking spaces are also proposed, comprised of 100 long-term bicycle parking spaces located indoors, and 17 short-term bicycle parking spaces located outdoors.

Two accesses from Water Street South are proposed as the primary access points for the development. A separate emergency only access is proposed (using the property known as 66 Highman Avenue) to satisfy requirements of the Grand River Conservation Authority for the provision of safe access. This access point will be utilized by emergency vehicles and residents in the event of flooding on Water Street South, as Water Street South is located within the floodplain of the Grand River.

A road widening along Water Street South is required to be dedicated to the Region of Waterloo. A Transportation Impact Study (TIS) was submitted with the proposed applications. The Region has no objection to the approval of the proposed Official Plan and Zoning By-law Amendments and will require the submission of an updated TIS as part of the future Site Plan application, which will confirm the number and location of accesses to Water Street (Regional Road) and any required road improvements as a result of the proposed development.

Urban Design

The development is oriented to face the Grand River and Water Street South and has been designed to provide a transition from the approved high density residential development immediately to the north at 193 Water Street South, while incorporating building setbacks that are aligned with the development for a consistent streetscape. The Applicant has indicated that the design of the development considered the existing topography of the site and based on angular plane tests completed, the proposed development will not overwhelm the active amenity and enjoyment areas for the neighbouring properties to the east.

The original development design proposed two 13-storey towers and one 9-storey tower atop a 6-storey shared podium, with 18.55 metres of spacing between each of the towers. The design has been revised to remove the centre tower and while this has also resulted in an increase in the height of both of the remaining two towers from 13 to 15 storeys, the spacing between towers has increased from 18.55 to 47 metres.

Environmental Impact

The Site is partially located within the One-Zone Floodplain and Significant Valleys of the Grand River. No portion of the development is located within the One-Zone Floodplain area.

An Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. and submitted in support of the development. The EIS identifies a cultural woodland and cultural thicket community on the Site but does not identify Core Environmental Features or Environmentally Sensitive Valley Features on the Site.

The EIS concludes that the development will not negatively impact Core Environmental Features located in proximity to the Site and provides recommendations and mitigation measures to limit impacts to wildlife, and significant vegetation on Site.

The cultural woodland and cultural thicket community are required to be removed to facilitate the development, and City policy requires that the compensation be provided for tree removal as discussed later in this report. The EIS recommends that significant vegetation species located on Site including Big Bluestem, Yellow Indiangrass, and Common Hackberry that are proposed to be removed, be relocated to suitable alternate habitat locations and re-establishment monitored.

The EIS concludes that wildlife will be displaced by the development due to grading and vegetation removal, however these species are common and well-adapted to living in urban landscapes and are anticipated to return post-development. The Bat Monitoring Survey concluded that roosting habitats for bats, including species at risk bats, are not anticipated to be impacted by the removal of existing structures on Site, or proposed tree removals. The EIS recommends that tree removal occur outside the bird nesting season from April 1 to August 31, and to avoid impacts to bats occur outside the period of May 1 to September 30.

Existing Vegetation

To facilitate the development, 172 trees will need to be removed. Tree removal is concentrated along the Water Street South frontage, and generally in the location of surface parking and the internal drive aisle providing access to the building and parking garages. Many trees along the eastern Site limits closest to Highman Avenue are maintained in the development.

The City requires that trees proposed for removal be replaced on the site. A total of 208 trees are required in compensation for the development which may be provided through plantings on the site or through cash-in-lieu payment in amount of \$525 per tree.

Affordable Housing

The Applicant is proposing to commit 20 residential units in the development to affordable housing. In consultation with the Region of Waterloo, the units are proposed to be sold at a maximum purchase price of \$418,000 per unit. In order for affordable housing to fulfill its purpose of being affordable to those who require rents or purchase prices lower than the regular market provides, an agreement is to be entered into with conditions establishing the income levels of the people who can rent or own the homes, as well as conditions on how long those units need to remain affordable. The Region has indicated that it will work with the Applicant to establish these conditions and the agreement through the Site Plan Approval stage.

Policy Overview

The Site is located within the “Built-Up Area” identified in the Provincial Growth Plan, the Regional Official Plan (ROP) and City Official Plan (City OP). The ROP requires a minimum of 65% of new residential development occurring annually within the region as a whole to be constructed within the Built-Up Area.

The Site is currently designated Low/Medium Density Residential and Natural Open Space System in the City OP which does not permit the proposed development. The Applicant is requesting an Official Plan Amendment to redesignate the Site to High Density Residential and to increase the maximum permitted density on the Site from 2.0 FSI to 3.0 FSI. To appropriately reflect how massing and density is controlled on this Site, staff recommend implementing a density based on a maximum number of units for the Site rather than applying FSI. The maximum density requirement in the Zoning By-law for the RM3 zone is based on units per hectare and not FSI, therefore, staff recommend including a maximum unit cap in both the site specific Official Plan and Zoning by-law amendments.

Section 5.4 of the City OP provides policies with the goal to achieve a high standard of urban design. The Applicant submitted a Planning Justification Report and Urban Design Brief (UDB) to, in part, address these policies.

The policies of the City OP state that prominent sites with high visibility are required to meet a higher standard of architectural quality and urban design (5.4.2). In the UDB, the Applicant recognizes that this site is a highly visible location and the “Conceptual Elevation Drawings of the proposed development incorporate a high-quality architectural design through façade variation, terrace design, setbacks, pedestrian connections and establishes a strong visual identity along the streetscape. The detailed design of the building and the site will be finalized through the subsequent Site Plan control process to ensure their high standard of architectural design and urban design”.

Section 5.4.4 of the City OP states, in part, that views to natural or cultural heritage elements within the vicinity of the Grand River will be protected from negative impacts. The UDB notes that the “first four storeys of the proposed development are setback a minimum distance of 5.5 metres from the stone residence” and “beyond the fourth storey, this setback is increased to 16.35 metres... to ensure the stone residence stands out and away from the proposed development”. As noted earlier in this report, the Applicant has agreed to increase the minimum setbacks noted above by approximately 6.5 metres providing for enhanced visibility and prominence of the stone residence.

Section 5.7, Site Development and Buildings, speaks to development that is compatible in terms of massing and scale with the existing and planned streetscape, and provides appropriate transitions in height to adjacent buildings. The design includes a 13.8 metre setback between the low-density residential lots to the east of the subject lands and the proposed towers, providing an appropriate height transition.

Section 5.7 also states that buildings should generally be situated at or near the street edge to frame the street and will have compatible front yard setbacks with adjacent buildings. The proposed development faces and frames Water Street South and will have front yard building setbacks that are in keeping with the variety of building setbacks on lots in the area.

Lastly, Section 5.7 states that blank building walls along street frontages are discouraged. The Applicant has indicated, in the UDB, that the design of the building along Water Street South will have “ample transparent windows and vertical panels of various colours with minimal blank walls” and the “ground floor incorporates an active use, i.e. residential lobbies to animate the development’s street-facing elevation”.

Sections 8.4.2 and 8.4.3 of the Official Plan provide policy direction with respect to compatible development and massing of new buildings in the residential designations.

The Applicant has provided comprehensive responses to the policies in Sections 8.4.2 and 8.4.3, including:

- The proposed High Density Residential designation is consistent with the recently approved designation on the property to the north (193 Water Street South), and the proposed development is at a lower density and can provide a transition in density toward the open space to the south and the lower density residential neighbourhood to the south/southwest.
- The scale of the proposed podium/tower design is consistent with the adjoining property to the north. The scale of the development is mitigated by a change in elevation, with the Site being at a lower elevation than the adjoining low density residential neighbourhood to the east.

- Variations in height within the proposed development will provide visual interest from the street.
- The proposed development is appropriately oriented to face the Grand River, as well as Water Street South and the park/trail system that parallel the Grand River
- There is consistency in setback and architectural design approach with the approved development at 193 Water Street South. Both developments will present a similar modern design aesthetically and incorporate the podium/tower approach in terms of massing.
- There will be no impact on the viability of the residential neighbourhood to east as the land uses are separated physically, which is enhanced by a grade change – the subject lands are a lower elevation.
- Three separate studies were completed to assess noise, air quality, and proximity to major facilities (Canadian General Tower and the Galt WWTP). Noise attenuation will be achieved through the installation of windows with greater noise attenuating capabilities, a Noise Warning Clause, and central air conditioning at occupancy. Air quality impacts arise from Water Street South and will be mitigated through air filtration at the air intakes and central air conditioning at occupancy. The two major facilities in the vicinity of the subject lands achieve the distance separation in the D Series Guidelines for Ontario and are not anticipated to have adverse impacts on the subject lands and the proposed development.
- There is a transition in density from the north to the subject lands but the proposed development represents intensification along this section of Water Street South. The location is appropriate for the proposed development given Water Street South is a major arterial road that provides access to the Downtown Galt Urban Growth Centre, the southern limits of which are located approximately 550 metres to the north of the subject lands. The transition to the east is managed through a significant elevation change, with the subject lands being lower in elevation, and the vegetation present (and to be retained in part) at the eastern property line. Transition to the south is achieved through setbacks and retention of the stone residence.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designations: Built-Up Area and Low / Medium Density Residential and Natural Open Space System on Maps 1A and 2 of the City's Official Plan.

Proposed Official Plan Amendment and Site-Specific Policy 8.10.116:

- Redesignate the vast majority of the Site to the High Density Residential land use designation. The Natural Open Space System designation will be maintained for the thin sliver of floodplain/hazard lands along the Water Street South frontage.
- Remove the minimum and maximum Floor Space Index (FSI) requirement and permit a maximum of 330 residential units.
- Set maximum building heights to two 15 storey towers, including a 6 storey podium.
- Prohibit any buildings on the proposed emergency access lands (66 Highman Avenue).
- Require building design that is sympathetic to heritage building on the subject lands.
- Require enhanced landscaping and/or fencing on the abutting properties along Highman Avenue.
- Require that the implementing zoning by-law contain a holding provision limiting development and site alteration until certain requirements are satisfied.

Figure 5 below shows the existing Land Use Designation on Map 2 of the City’s Official Plan, and Figure 6 shows the proposed land use designations.

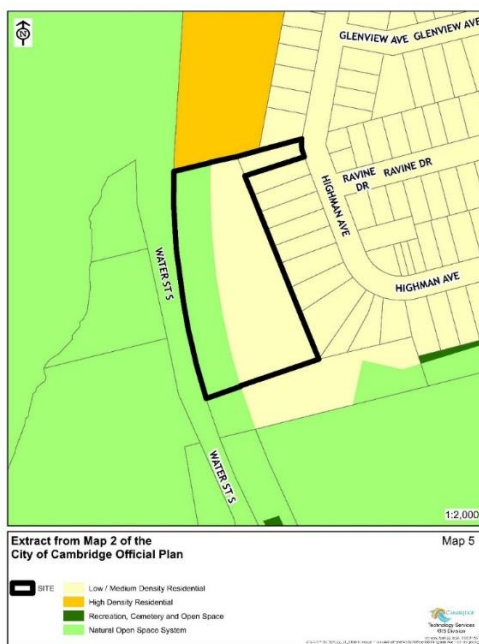


Figure 5 – Existing Map of Official Plan

Figure 6 – Proposed Land Use Designations

City of Cambridge Zoning By-law 150-85, as amended

Existing Zoning: OS1 Open Space Zone and R4 Residential Zone

Proposed Zoning: RM3 Multiple Residential Zone and OS1 Open Space Zone

Figure 7 below shows the existing zoning, and Figure 8 shows the proposed zoning.

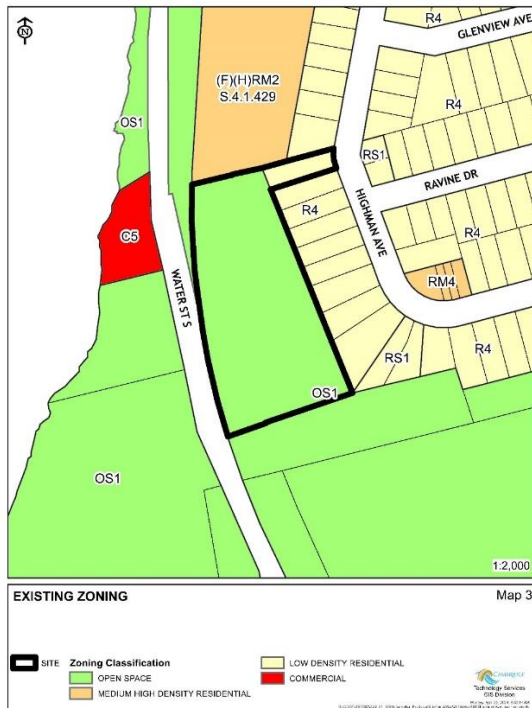


Figure 7 – Existing Zoning

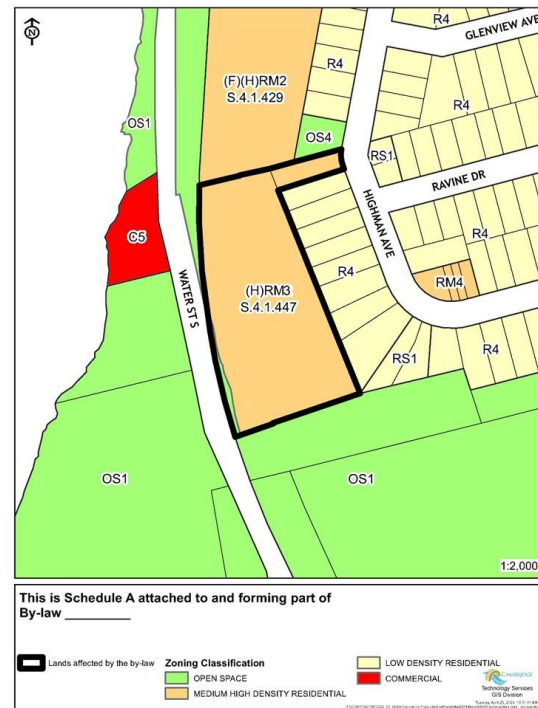


Figure 8 – Proposed Zoning

Proposed Site-specific Zoning Provisions:

Both City Policy staff and the Region of Waterloo have recommended that the existing OS1 Zone be retained for the thin sliver of floodplain/hazard lands along the Water Street South frontage.

Given the irregular shape and two road frontages, the proposed by-law specifically designates or defines certain lot lines to allow for easier implementation of regulations for this site. While not included in the proposed by-law, Figure 9 below summarizes the lot lines for the purposes of implementing the zoning regulations that will apply to this site.

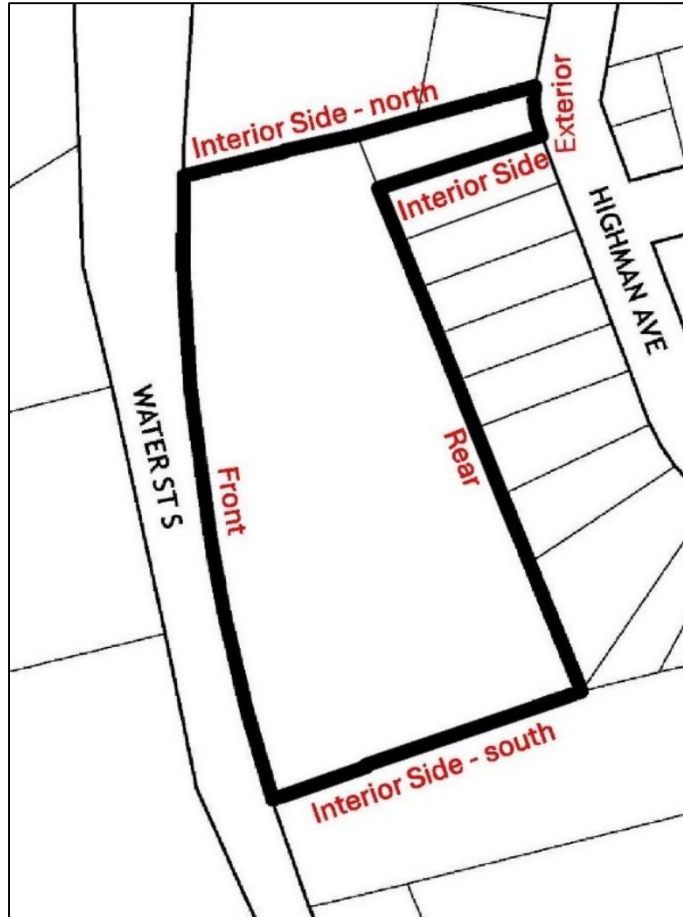


Figure 9 – Zoning – Lot Lines

Proposed Site-Specific Zoning Regulations

Development Standard	Proposed Site Specific RM3
Front Lot Line	Water Street South
Exterior Lot Line	Highman Avenue
Interior Side Lot Line	Interior side lot line (north side) shall be the north lot line. Interior side lot line (south side) shall be the south lot line.
Minimum Interior Side Yard (north side)	6 metres
Minimum Interior Side Yard (south side)	30 metres and 12.7 metres to existing heritage building
Minimum Exterior Side Yard	57 metres
Minimum Rear Yard	12.0 metres

Development Standard	Proposed Site Specific RM3
Maximum Density	219 units per net residential hectare (330 residential units maximum)
Definition – First Storey	The storey at the lowest elevation shall be deemed the first storey
Maximum Building Height (excluding mechanical penthouses)	15 storeys at a maximum elevation of 311 metres above sea level, including a 6 storey podium at a maximum elevation of 281 metres above sea level and the maximum height of the existing heritage building shall be as exists
Minimum Tower Separation from Exterior Building Face (excluding balconies)	45 metres from tower on same lot To Interior side lot line (north side) 30 metres (south side) 47 metres
Maximum Tower Footprint	1,000 m ²
Location of Parking Facilities, including access	Permitted between the regulatory building line and street line no closer than 0.3 m to the street line, and may be partially located in the Open Space zone on the same lot
Planting Strips and Fencing	(a) a sodded or planting strip not less than 3 metres in width throughout along the lot line; or (b) a sodded or planting strip not less than 1.5 metres in width throughout with a 1.5 metre high fence along the lot line, save and except for within 3 metres of a street line where a 0.9 metre high fence is required.
Accessory Structure Minimum Setbacks	The minimum distance between an accessory structure (retaining wall) and front lot line or interior side lot line (south side) shall be 0 metres
Geothermal Well	Prohibit geothermal wells

Technical studies were prepared in support of the Applications, however at the time this report was prepared, a few studies were still under review by some agencies. For most studies, staff and review agencies had issued comments identifying certain outstanding information, technical oversights, or other concerns that were requested to be addressed in a formal resubmission.

For these reasons, Staff recommend the use of a holding in the site specific Zoning By-law to ensure that prior to allowing any development of the Lands to proceed, the following must be completed:

- Record of Site Condition and Ministry Acknowledgement Letter.
- Roadway Traffic Noise Feasibility Assessment.

- Stationary Noise Assessment.
- Monitoring Plan (related to re-establishment of Regionally significant species).
- Information pamphlet related to Environmental Impact Study.
- Updated Shadow Study.
- Preparation of a pre- and post-construction inspection plan (to identify any impacts on existing nearby residential lots as a result of the development of the site).
- Consolidation of the two properties into one property.

Staff Recommendation

Staff gave consideration to Provincial, Regional and City policy, agency comments, compatibility with the surrounding neighbourhood with respect to height and density and the appropriateness of the site-specific provisions that were requested by the Applicant.

The Applicant has worked with and responded to comments, concerns, and suggestions. The change to the design that increases the spacing between towers from approximately 18.55 to 47 metres will provide a more open 'feel' to the proposed development and will also still allow for a high level of urban design when viewed from Water Street. In addition, the shifting of the south tower northward will provide for enhanced visibility and prominence of the stone residence.

It is the opinion of Planning staff that the proposed applications are consistent with the Provincial Policy Statement and conform with the policies of the Provincial Growth Plan 2020, the ROP, the City OP, subject to the requested amendments, and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the applications are refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act, which for this application is June 1, 2024.

FINANCIAL IMPACT:

- A planning application fee in the amount of \$40,598 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendments and includes a Heritage Impact Assessment fee.
- Future planning application fees will be required as part of the submission of a complete Site Plan application as well as a Plan of Condominium Application.

- City and Regional Development Charge fees will be collected prior to building permit issuance. Development Charges collected for the proposed development will be used for the construction of new infrastructure required to support growth of the city.
- Any further costs associated with the development of the site are to be borne by the Applicant.

PUBLIC VALUE:

A statutory public meeting required under the Planning Act was held on March 5, 2024. This meeting was deferred as insufficient information and plans related to views from Highman Avenue were not provided with the Applicant's presentation.

A second public meeting under the Planning Act was held on April 2, 2024.

An informal neighbourhood meeting was also held on April 11, 2024, at City Hall, between 7:00 pm – 9:00 pm. The Applicant and their consulting team hosted the meeting, and City Development Planning Staff were in attendance to answer questions. Some members of Council, and members of the public were also in attendance to ask questions and provide comment on the proposed development.

Following the Public Meetings, any person that provided their contact information on the sign-in registry at either of the meetings or requested through other means to be kept informed about the application were notified through mailed correspondence of the Council Meeting and provided with access to this Recommendation Report.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted

201 Water Street South is listed on the Heritage Properties Register as a property of interest, therefore a Heritage Impact Assessment was required to accompany the development applications.

The Heritage Impact Assessment (HIA) submitted by the Applicant concluded that the stone residence only meets one of nine criteria under O. Reg 9/05 (as amended by O. Reg 569/22); however, Staff completed a separate analysis and determined the stone residence contains sufficient cultural heritage value to warrant designation under Part IV of the Ontario Heritage Act.

The proposed Official Plan Amendment includes a policy stating that the building design shall be architecturally sympathetic to the Part IV designated building on the south portion of 201 Water Street South and the Applicant has agreed to shift the

south tower slightly northward to create additional spacing between the new building construction and the heritage building.

Staff's recommendation to designate the stone residence was heard at the March 21, 2024 Municipal Advisory Committee (MHAC). The recommendation to designate and HIA were received by MHAC, and MHAC recommended to Council that the Clerk be authorized to publish a Notice of Intention to Designate the stone residence, in its entirety. On April 30, 2024, Council received and approved the recommendation of the MHAC.

PUBLIC INPUT:

Members of the public spoke at a public meeting and/or the non-statutory neighbourhood meeting and/or provided written submissions regarding the proposed development. The general themes of the comments are summarized below, followed by staff responses to each:

- Concerns with the building height, and privacy and shadowing impacts.
 - The scale of the development is mitigated by the substantial differences in elevation from west to east, tower separations, proposed landscaping and buffering, and high-quality architectural design.
 - A shadow study was submitted in support of the Applications with a particular focus on potential impacts on the existing residential neighbourhood to the east. The study examined shadow impacts in March, June, September and December at different times of the day between 10 am to 6 pm. The study showed that shadowing from the proposed development would result in shadowing on Water Street South throughout the year. The study also concluded that some parts of the existing residential neighbourhood to the east would experience shadowing towards the end of the day in March, September and December. Notwithstanding these findings, staff is recommending a holding provision in the Zoning By-law Amendment that can only be lifted when certain requirements are met, including submission of an updated shadow study to the satisfaction of the City.
 - With respect to privacy, concern was expressed regarding people on balconies or terraces looking into backyards of existing residences, and there were questions regarding the necessity of providing balconies for residences, specifically facing Highman Avenue. Balconies are provided in the development as outdoor amenity space for residents, and the location of balconies facing Highman Avenue allows for greater sun exposure. However, it is anticipated that these concerns can be addressed, in part, through the

combination of minimum building setbacks and additional buffering to be provided in the interface between the development and existing residences.

- Concerns with the impact of the proposed development on the natural environment, including previous tree removals and the proposed tree removals, loss of habitat and the location of the Site with respect to the floodplain of Grand River.
 - The Environmental Impact Study (EIS) submitted in support of the Applications has a number of recommendations that will be implemented at the Site Plan Approval stage including pre-, during and post-construction monitoring by an environmental inspector, Certified Arborist or qualified biologist to ensure the proper installation of sediment and erosion control measures, and tree protection measures.
 - It was concluded in the EIS that no portion of the Regional Core Environmental Features would be directly impacted by the proposed development. Mitigation through the relocation of three regionally significant vegetation species will be required, and any vegetation removal is recommended to occur outside of the breeding and nesting season for migratory birds.
 - For the 208 compensation trees to be removed, it is recommended that suitable regionally native species be selected.
 - City Environmental Planning will require the preparation and submission of a Monitoring Plan to monitor the re-establishment of Regionally significant species, and this will be required as a condition of lifting the Holding symbol in the proposed zoning.
- Concerns with the traffic impacts of the development and that the parking requirement is too low and will result in people parking on Highman Avenue.
 - The Transportation Impact Study (TIS) concludes that all movements at the studied intersections are expected to operate at acceptable levels of service. While the Region of Waterloo, the road authority for Water Street, has no objection to the proposed Amendments, the Region will require an updated TIS as part of the future Site Plan application to confirm the proposed accesses to this site and any other required road improvements.
 - The Development provides the required resident and visitor parking spaces in accordance with the City's Zoning By-law.

- Concerns with the affordable housing component being limited to one-bedroom units only.
 - As discussed in this report, further discussions are required between the City, Region, and Applicant to secure the 20 residential units to be sold at affordable levels. At that time, there will be additional discussions about possible options for a more diversified, affordable unit mix.
- The provision of an adequate buffer between the development and existing residences.
 - A policy has been included in the proposed Official Plan Amendment requiring that additional landscaping and/or fencing is to be provided by the developer on existing residential lots located along the west side of Highman Avenue and abutting the east property line of the subject lands, to provide additional buffering to the satisfaction of the City.
 - A Landscape Plan will be required to be submitted and reviewed in support of a future Site Plan application.
- Concerns with the proposed emergency access, its use by other vehicles and pedestrians, and use during construction. Questions were posed about consolidating the access with the proposed development at 193 Water Street South and 62 Highman Avenue.
 - The Applicant confirmed it will only be used for construction purposes to demolish the existing residence, and to construct the emergency access as proposed. The Conservation Authority requires that there be separate emergency accesses for each property.
- Concerns with dust, noise, and mud on roads as a result of construction. Also concerns with noise from rooftop and mechanical equipment.
 - A Stationary Noise Assessment was submitted in support of the Applications. Further a Holding provision will require an updated detailed Stationary Noise Study to review potential impacts of noise (e.g. HVAC systems) on surrounding residential uses.
 - A Construction Management Plan will be required to be submitted and reviewed in support of a future Site Plan application.
 - Prior to any development taking place, the owner will be required to enter into a site plan agreement that contains requirements with respect to the control and elimination of dust, mud, and debris.

- Concerns with the impacts on existing homes and properties fronting Highman Avenue, including foundations, accessory buildings, grading, erosion, loss of views and impacts on property values.
 - While loss of property value is not a land use planning consideration, the applicant has agreed to prepare a pre- and post-construction inspection plan, to identify any impacts on existing nearby residential lots as a result of the development of the site, to the satisfaction of the City of Cambridge.
 - The City has engineering standards that are implemented through the development and plans review process and during construction and matters such as grading and erosion are reviewed. The owner/developer will be required to enter into agreement(s) with the City (e.g. site plan agreement) and provide financial securities and insurance to ensure compliance with all requirements.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix E.

Staff has received comments from applicable City departments and outside agencies in regard to the proposed Official Plan and Zoning By-law Amendments. Staff and agency comments have been acknowledged and/or addressed by the Applicant and will be implemented through the future Site Plan application.

CONCLUSION:

The City of Cambridge is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. 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. There is also a demand for more attainable housing options than traditional single detached homes.

The proposed development represents an efficient use of existing municipal water and sanitary sewer services, and roads, and provides more housing options, including some affordable housing units.

It is the opinion of Planning staff that the proposed applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City OP, subject to the requested amendments, meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85, and represent good planning.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 24-077-CD Appendix A – Concept Site Plan
2. 24-077-CD Appendix B – Written Public Submissions (Redacted)
4. 24-077-CD Appendix C – Proposed By-law for Official Plan Amendment
5. 24-077-CD Appendix D – Proposed By-law for Zoning By-law Amendment
6. 24-077-CD Appendix E – Internal/External Consultation and List of Supporting Studies