



May 28<sup>th</sup>, 2024



### 01 Subject Lands

#### Three Separate Lots:

- 229 Anne Street
- 231Anne Street
- 214 & 216 Union Street North



# O2 Existing Policy and Proposed Zoning By-law Amendment

#### Official Plan Designation:

• Low / Medium Density Residential, Regeneration Area and Built-up Area

#### **Existing Zoning:**

• RM3 - Multiple Residential, s. 4.1.299

#### Proposed Zoning:

- RM4 Multiple Residential, s.4.1.475 to permit semi-detached dwellings on the subject lands
- The site- specific provision to the zoning is to permit a reduced lot frontage for each semi-detached dwelling unit (on individual lot) from 9 metres to 8.5 metres

## O3 Council Direction from Public Meeting

 Timeline of development applications — Provided in Appendix C of the staff report

Staff response to public concerns raised – Provided in Table under the Public

Input section of the staff report

### 04 Staff Recommendation

The proposed Zoning By-law Amendment will legalize the two existing semi-detached dwellings
on the subject lands and complete the proposed severance to create individual lots for the semidetached dwelling located at 214 and 216 Union Street North

 Planning staff recommend approval of the Zoning By-law Amendment application as it is consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law 150-85







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



