



City Owned Lands Council Workshop

July 4, 2024



City owned lands

How we got here

- August 2020 - report 20-197(CD) Alternative Housing Proposal for Churchill Park
 - Council directs staff to bring forward other options for City owned lands for affordable housing
- April 2021 - report 21-018(CD)
 - Short list of City owned lands are identified
 - Council directs staff to prepare “Public Consultation with guidelines” including potential renderings of development concepts for public consultation
- August 2023 – Submitted application to Housing Accelerator Fund (HAF)
- July 2024 – Council Workshop

City owned lands

Process

Council Workshop

- Present information to Council in a collaborative setting

Recommendation Report

- Present staff recommendation for which concepts on what properties, and seek public input for future redevelopment
- Present recommendation on governance options
 - Long term land lease, short term land lease, sell, rent

Recommendation Report

- Present staff report to Council summarizing this public feedback and initiate Official Plan and Zoning By-law Amendments based on the approved concepts

City owned lands

Process (Cont.)

Public Meeting(s)

- Public meetings on these proposed Official Plan and Zoning Bylaw amendments

Recommendation Report(s)

- Staff recommendations to Council with final Official Plan and Zoning By-law amendments. (opportunity for public delegations/input)

Council then to decide on how best to utilize these rezoned lands.

Development Concepts

- The following conceptual renderings have been prepared by our consultants for discussion
- Six properties were considered as the short list for these concepts
- Staff have recommendations for four of the six properties and have identified the constraints for the remaining two properties

01

10 Ethel Street

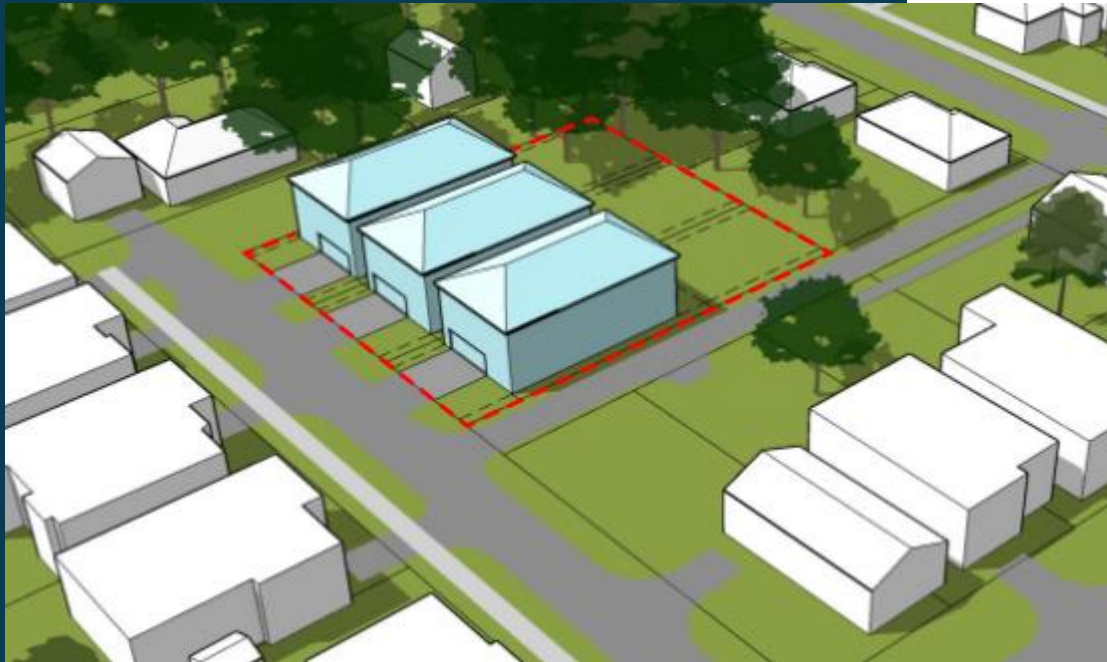
Area: 1,837 sq m (0.45 acres, 0.18 ha)
Zone: R4 (permits single detached houses)
Current Use: Vacant Lot



01

DEVELOPMENT CONCEPT - Low Density Single Detached

NO. OF UNITS	3 SINGLE DETACHED UNITS
BUILDING HEIGHT	2 STOREYS
GFA	1,326 m ² (14,271 ft ²)
AVERAGE UNIT SIZE	442 m ² (4,757 ft ²)
PARKING SPACES	12 (2 spaces within garage and 2 on driveway for each lot)
DENSITY	16.7 UNITS PER HECTARE



01

DEVELOPMENT CONCEPT - Low Density

NO. OF UNITS	7 TOWNHOUSE UNITS
BUILDING HEIGHT	3 STOREYS
GFA	1,948 m ² (20,976 ft ²)
AVERAGE UNIT SIZE	278 m ² (2,996 ft ²)
PARKING SPACES	7 (1 space per unit)
DENSITY	38 UNITS PER HECTARE



01

DEVELOPMENT CONCEPT - Moderate Density

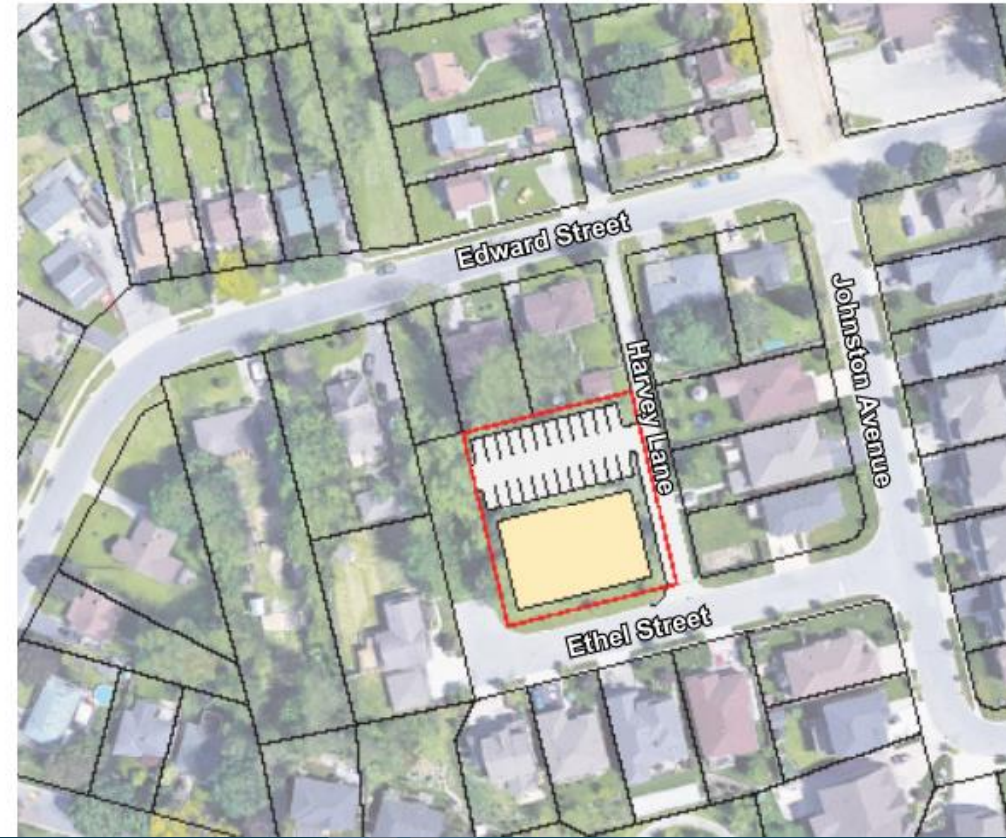
NO. OF UNITS	14 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	2,598 m ² (27,968 ft ²)
AVERAGE UNIT SIZE	185 m ² (1,998 ft ²)
PARKING SPACES	14 (1 space per unit)
DENSITY	76 UNITS PER HECTARE

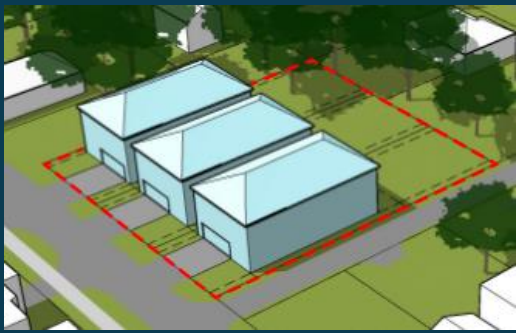


01

DEVELOPMENT CONCEPT - High Density

NO. OF UNITS	24 WALK-UP APARTMENT UNITS 8 UNITS PER FLOOR
BUILDING HEIGHT	3 STOREYS
GFA	1,968 m ² (21,183 ft ²)
AVERAGE UNIT SIZE	82 m ² (882 ft ²)
PARKING SPACES	24 (1 space per unit)
DENSITY	130 UNITS PER HECTARE





2 storeys – 16.7 units/
hectare



3 storeys – 38 units/
hectare



4 storeys – 76 units/
hectare



3 storeys – 130 units/
hectare

City of Cambridge

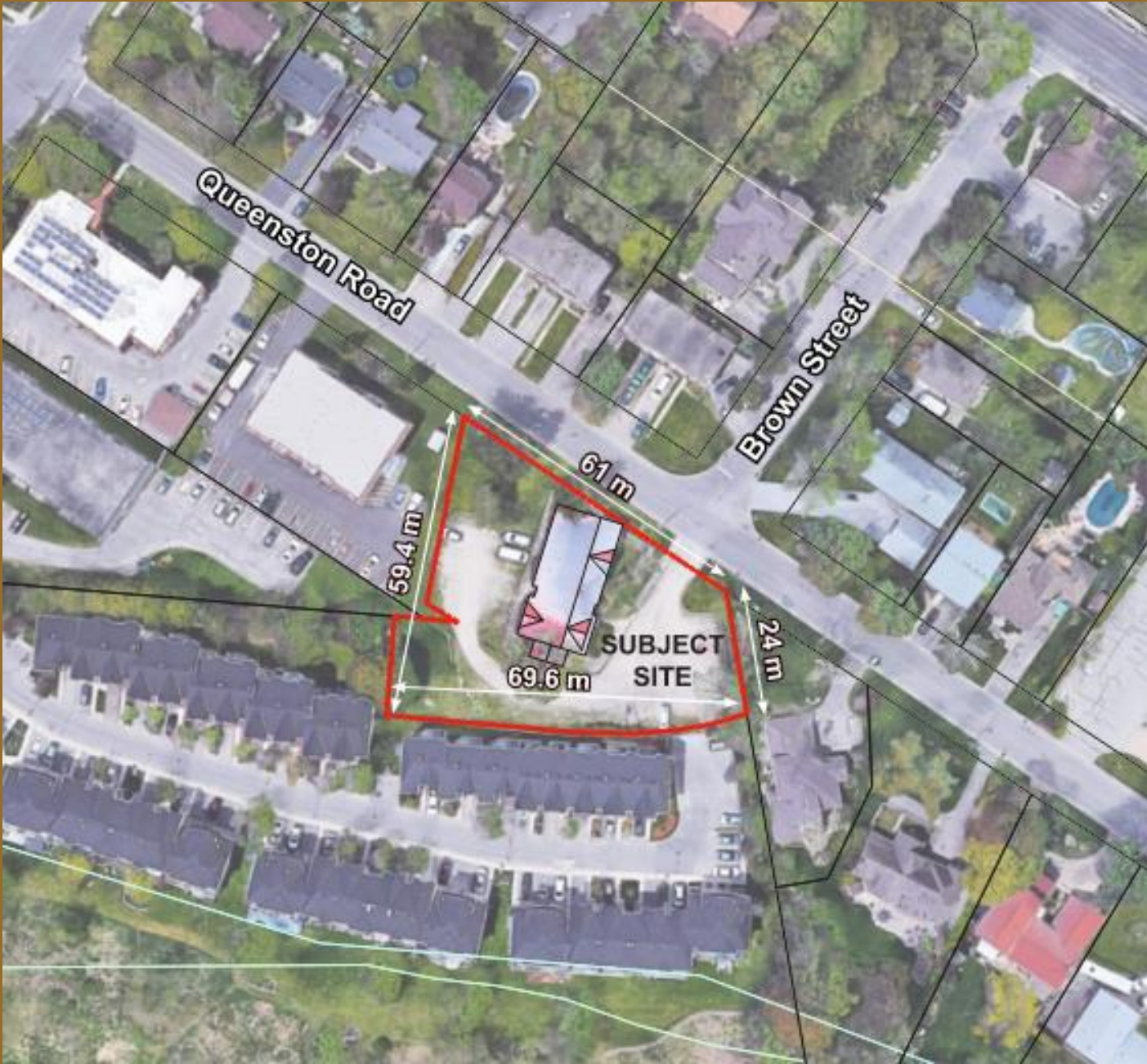
Justification

- A higher density is proposed in order to produce affordable housing faster.
- The character of the neighborhood is maintained by proposing stacked town houses.
- The proposed development can be up to 4 storeys tall which gently intensifies the neighborhood without hampering the low density – low rise character of the surrounding houses.
- The proposed development of town houses will have comparatively smaller unit sizes offering the missing middle houses for affordable rates and shrinking or aging family sizes.
- Franklin Boulevard is part of the future Regional transit network expansion and initiating gentle densification of this area will help to optimize transit usage in the future.

02

1580 Queenston Road

Area:	2,687 sq m	(0.66 acres, 0.27 ha)
Zone:	N1 (Institutional)	
Current Use:	Former Preston Scout House Designated Heritage Property	



02

DEVELOPMENT CONCEPT - Stacked Town Houses (Op-1)

NO. OF UNITS	16 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	1,824 m ² (19,626 ft ²)
AVERAGE UNIT SIZE	114 m ² (1,226 ft ²)
PARKING SPACES	16 (1 space per unit)
DENSITY	59 UNITS PER HECTARE



02

DEVELOPMENT CONCEPT - Stacked Town Houses (Op-2)

NO. OF UNITS	16 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	2,368 m ² (25,480 ft ²)
AVERAGE UNIT SIZE	148 m ² (1,592 ft ²)
PARKING SPACES	16 (1 space per unit)
DENSITY	59 UNITS PER HECTARE



02

DEVELOPMENT CONCEPT - Walk-up Apartments

NO. OF UNITS	24 APARTMENT UNITS
BUILDING HEIGHT	3 STOREYS
GFA	2,208 m ² (23,758 ft ²)
AVERAGE UNIT SIZE	92 m ² (990 ft ²)
PARKING SPACES	24 (1 space per unit)
DENSITY	89 UNITS PER HECTARE





4 storeys – 59 units/
hectare



4 storeys – 59 units/
hectare



3 storeys – 89 units/
hectare

Justification

- The subject lands are surrounded by stacked town houses and multi-unit buildings.
- A three storey structure blends well with the surrounding characteristics of the neighborhood while gently intensifying the area.
- The site is located closer to the Regional transit route, proposing affordable housing will optimize the Region's resources, while offering affordable and connected housing.

03

0 Grand Ridge Drive

Official Plan: Low / Medium Density Residential
Zoning By-Law: R5 & remnant OS1 (permits single detached)
Area: 4,329 sq m (1.07 acres / 0.43 ha)
Current Use: Vacant Lot

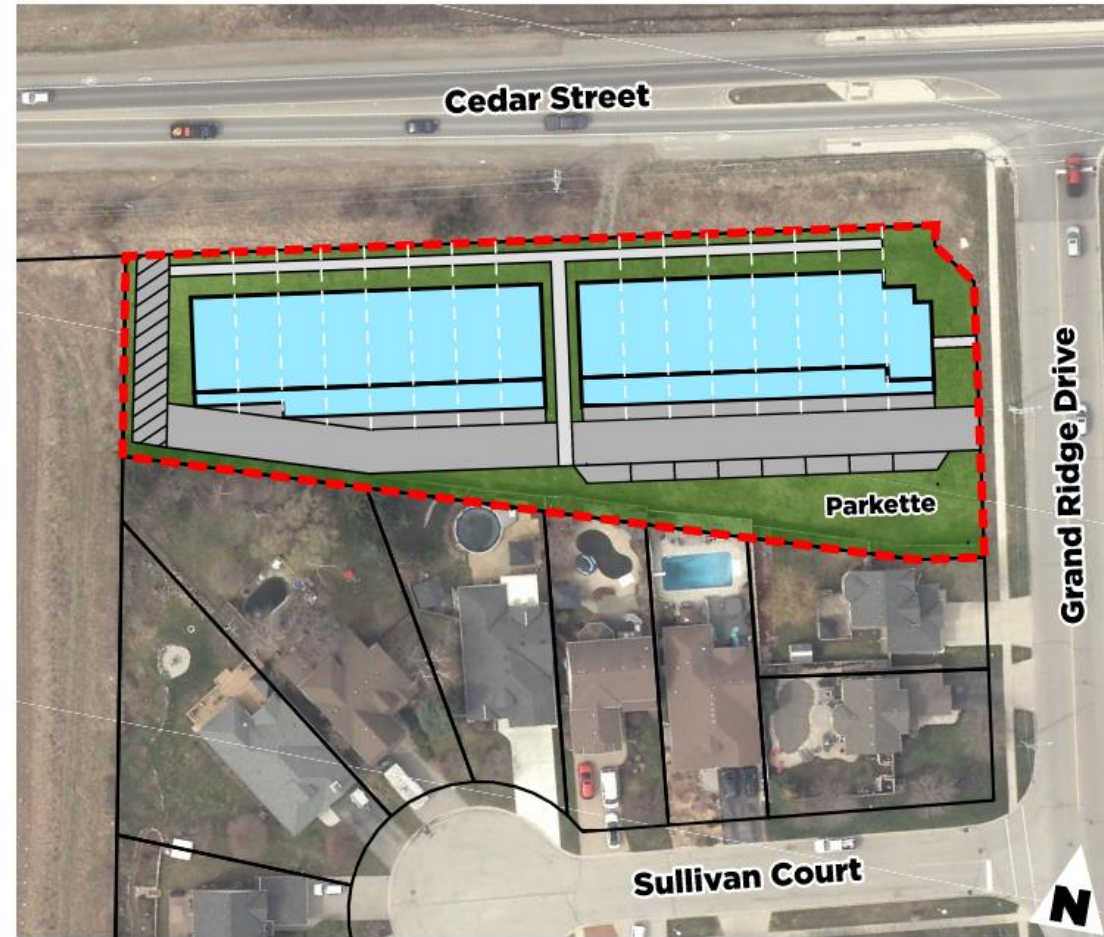


DEVELOPMENT CONCEPT - Low Density

The Low Density concept is based on providing the number of units permitted by the Official Plan. It envisions two 8-Unit townhouse blocks with 6.0m wide 3-storey units, and integral rear garages accessed from the driveway / lane. The proposed concept fronts onto Cedar Street and flanks Grand Ridge Drive. It includes setbacks to allow for a shared 1.5m walkway in between the blocks and a 1.5m planted buffer and privacy fence along the south and western edges. The 6.0m setbacks to the streets are in compliance with the ZBL requirements except at the corner. This concept also provides for 8 visitor parking spaces and includes a parkette at the southeast corner.

SUMMARY STATISTICS

NO. OF UNITS	16 TOWNHOUSES
BUILDING HEIGHT	3 STOREYS
AREA COVERAGE	37% (~1600 m ²)
AVERAGE UNIT SIZE	210-240m ² (~2,300 - 2,580 ft ²)
PARKING SPACES	32 (2 spaces per unit) + 8 Visitor
DENSITY	37.2 UNITS / HECTARE

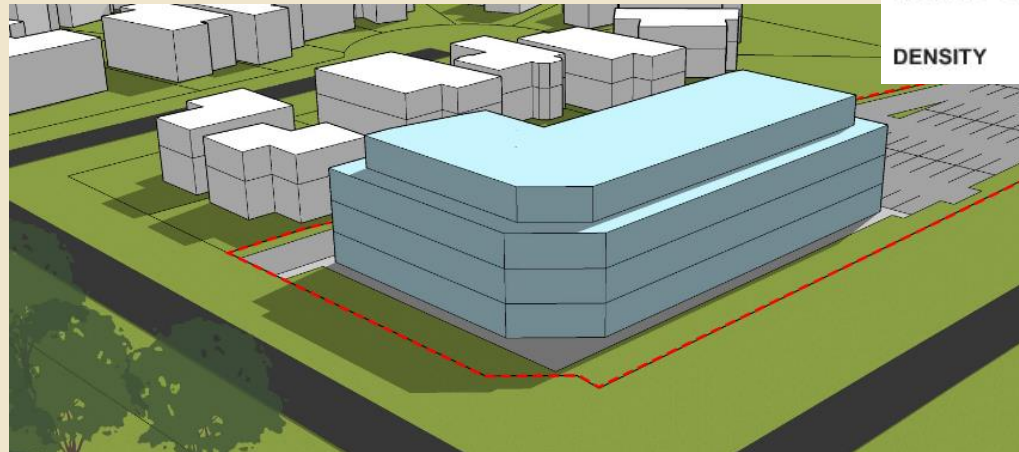
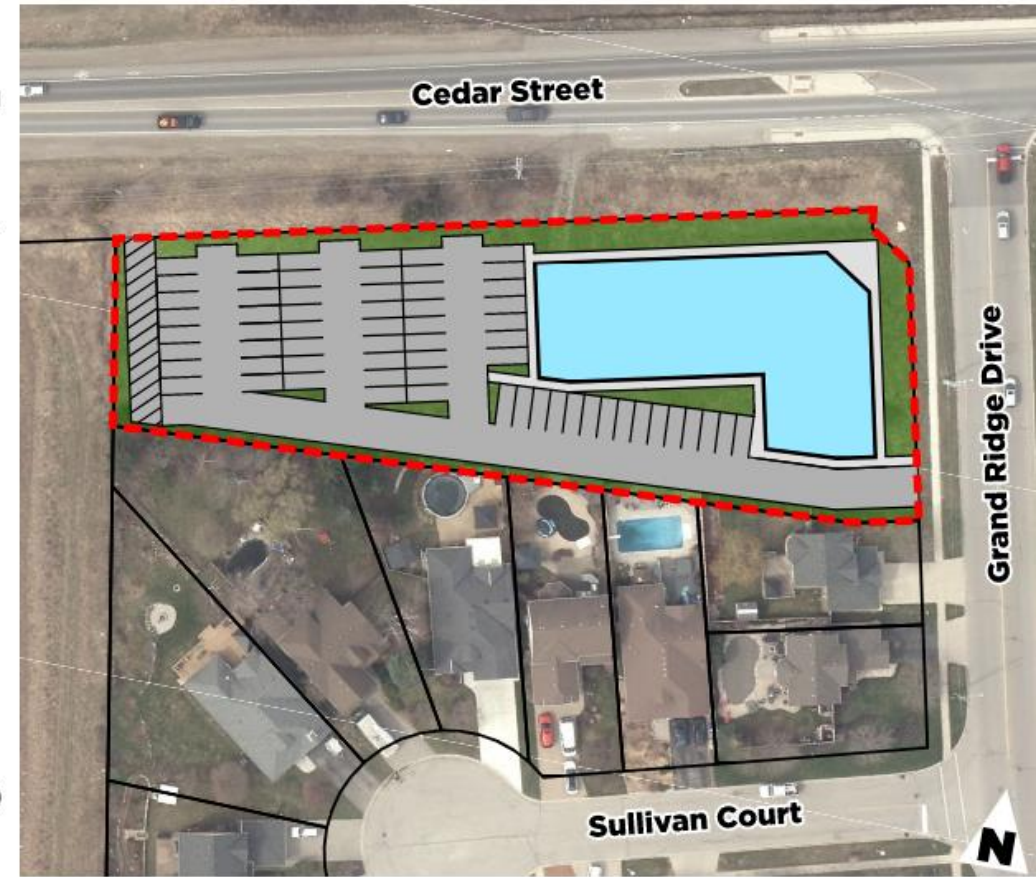


DEVELOPMENT CONCEPT - High Density

The High Density concept is based on a low-rise apartment building typology. The proposed massing addresses the corner, the two flanking streets, as well as the Southwood Pond natural heritage feature. The total number of units and height is based on what can fit on the site comfortably while still providing 1 parking space per unit at-grade plus 1 visitor space for every 4 units. Given the parking constraints, approximately 48 to 50 units can be accommodated in a 4-storey walk-up configuration. This concept relies on internal amenity space(s) in addition to the 48 to 50 residential units. The number of units proposed would require further amendment to the maximum density permitted and require an OPA to permit this higher density use. The front, rear, and side yard setbacks are all in compliance with the ZBL.

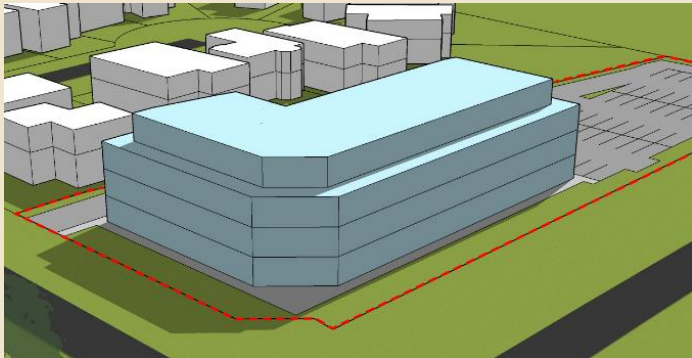
SUMMARY STATISTICS

NO. OF UNITS	48 to 50
BUILDING HEIGHT	4 STOREYS
AREA COVERAGE	24% (~1,050 m ²)
TOTAL	~3,940 m ² (~42,400 ft ²)
AVERAGE UNIT SIZE	~ 80 m ² (~860 ft ²) + indoor amenity
PARKING SPACES	64 (1 per unit + 14-16 visitor spaces)
DENSITY	112 - 116 UNITS PER HECTARE





3 storeys – 37.2 units/
hectare



4 storeys – 114 units/
hectare

Justification

- The subject lands surrounded by mostly one to two storey single detached units.
- The proposed low rise apartment building will offer a mix of unit sizes for different families and their changing requirements over time.
- The proposed structure will act as a buffer from the adjacent regional road.

04

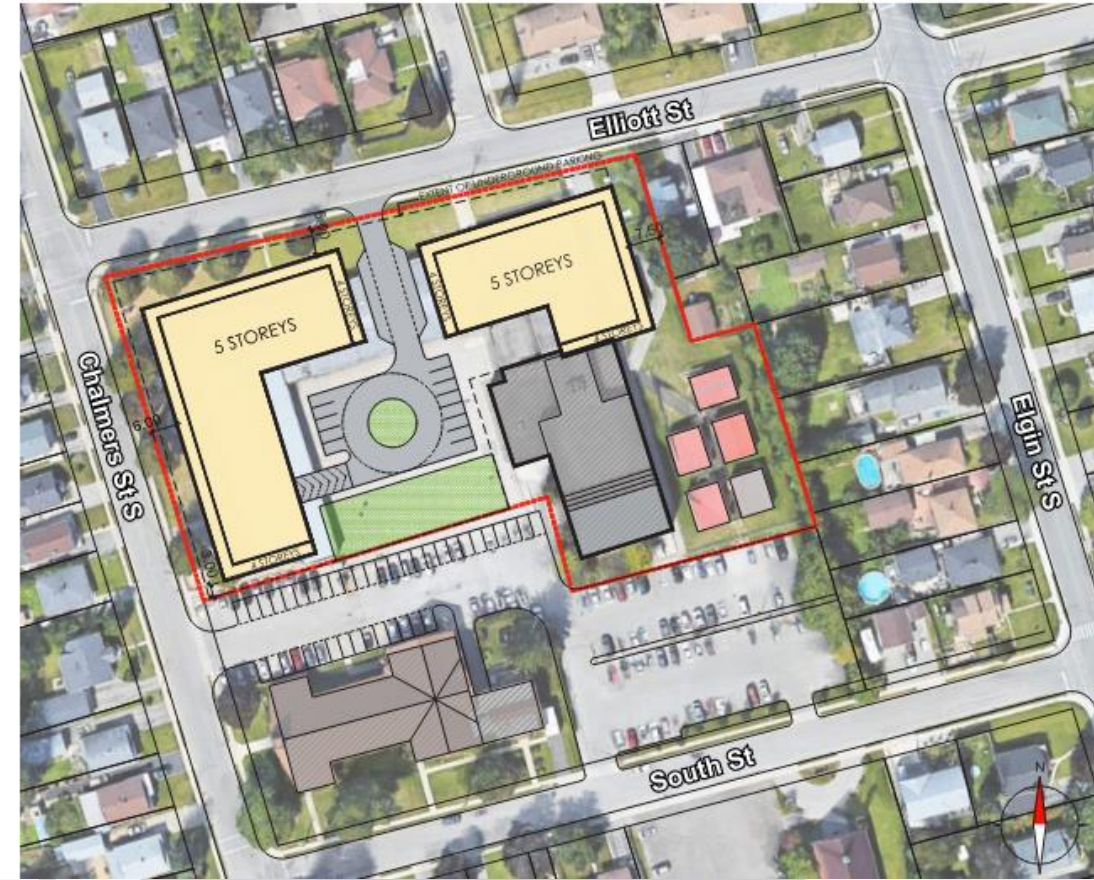
25 Chalmers Street

Area: 11,402 sq m (2.81 acres, 1.14 ha)
Zone: N1R4
Current Use: Former St. Ambrose Catholic School



DEVELOPMENT CONCEPT - Moderate Density Apartments

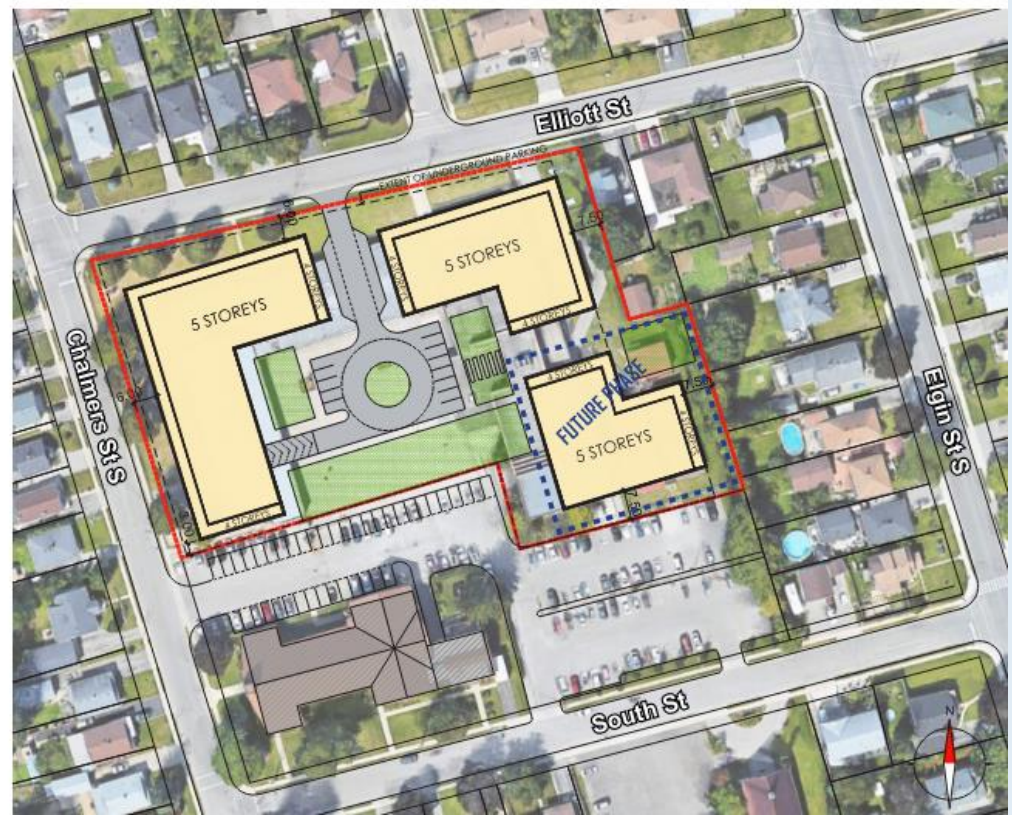
NO. OF UNITS	190 UNITS
BUILDING HEIGHT	5 STOREYS
GFA	16,390 m ² (176,422 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	192 (1.01 space per unit) One level underground
DENSITY	166 UNITS PER HECTARE



04

DEVELOPMENT CONCEPT - Moderate Density Apartments (FUTURE PHASE)

NO. OF UNITS	253 UNITS
BUILDING HEIGHT	5 STOREYS
GFA	21,780 m ² (234,437 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	253 (1 space per unit) One level underground
DENSITY	220 UNITS PER HECTARE



City of Cambridge

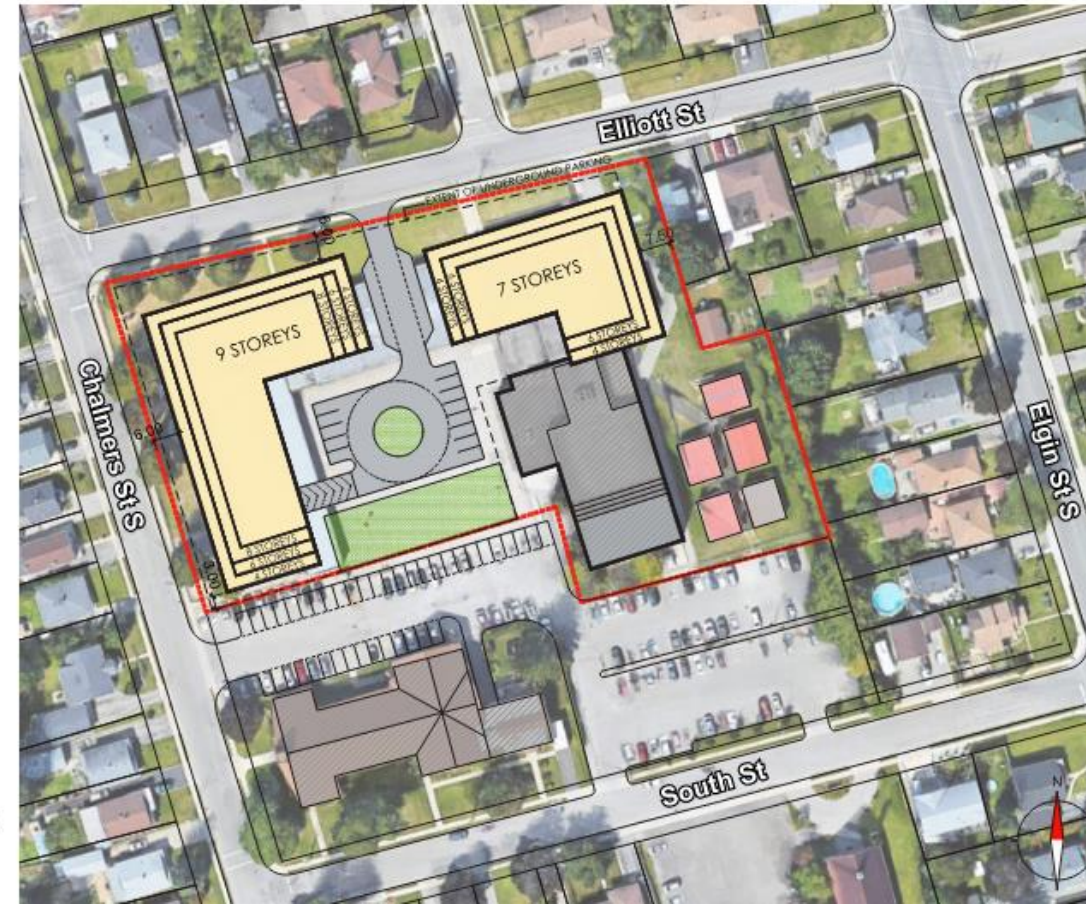


DEVELOPMENT CONCEPT - High Density Apartments

NO. OF UNITS	276 UNITS
BUILDING HEIGHT	9 STOREYS & 7 STOREYS
GFA	23,760 m ² (255,750 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	320 (1.16 space per unit) Two levels underground
DENSITY	242 UNITS PER HECTARE

Note:

- The proposed building adjacent to residences to the east will have a stepped form for a better visual transition.



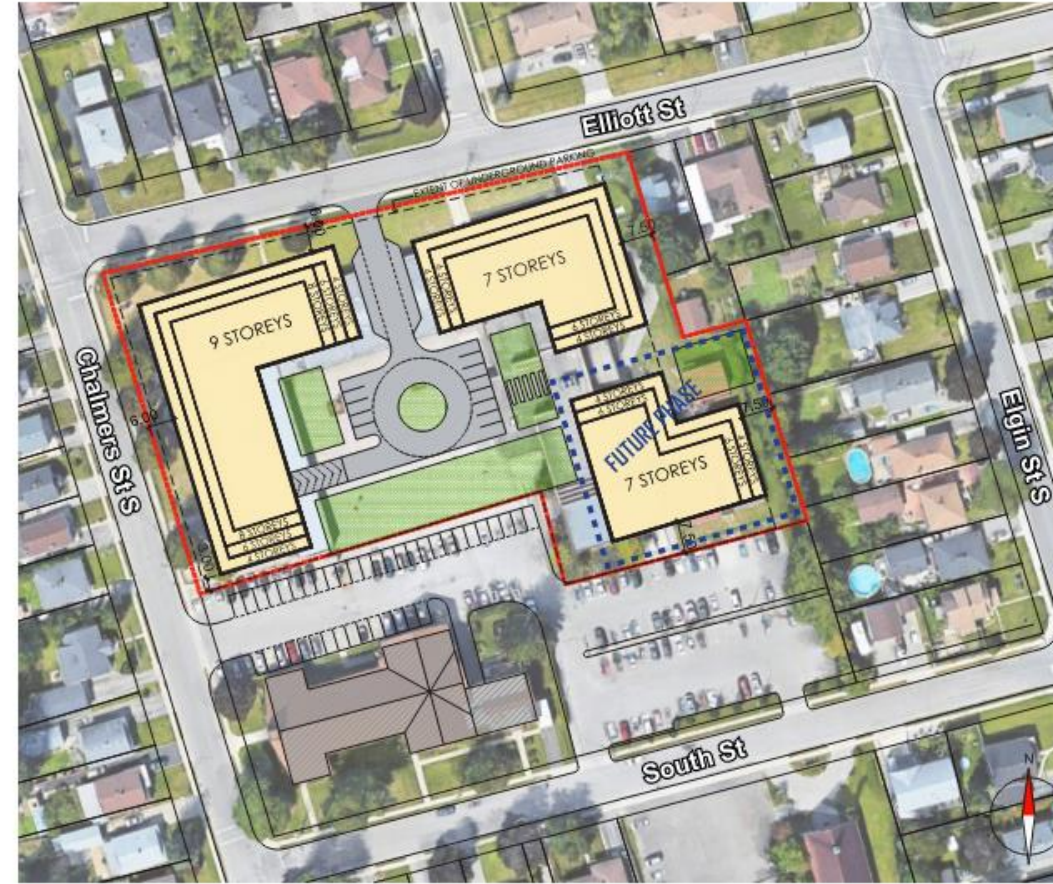
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04

DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)

NO. OF UNITS	360 UNITS
BUILDING HEIGHT	9 STOREYS & 7 STOREYS
GFA	30,870 m ² (332,282 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	410 (1.14 space per unit) Two levels underground
DENSITY	315 UNITS PER HECTARE



Note:

- The proposed buildings adjacent to residences to the east will have a stepped form for a better visual transition.



City of Cambridge





5 storeys – 166 units/
hectare



5 storeys – 220 units/
hectare



9 storeys – 242 units/
hectare



9 and 7 storeys – 315
units/ hectare

Justification

- This is the largest lot size in the considered municipal lands and has the highest potential to generate affordable housing.
- The existing community services and facilities make this site desirable for development of affordable housing units.
- A high-density development will be supported by the existing infrastructure and community facilities and in return support the sustenance of these facilities.
- Adjacent plots are zoned for moderate density developments (RM3 and RM4), which will act as transitioning structures for the high density proposed development here.

05

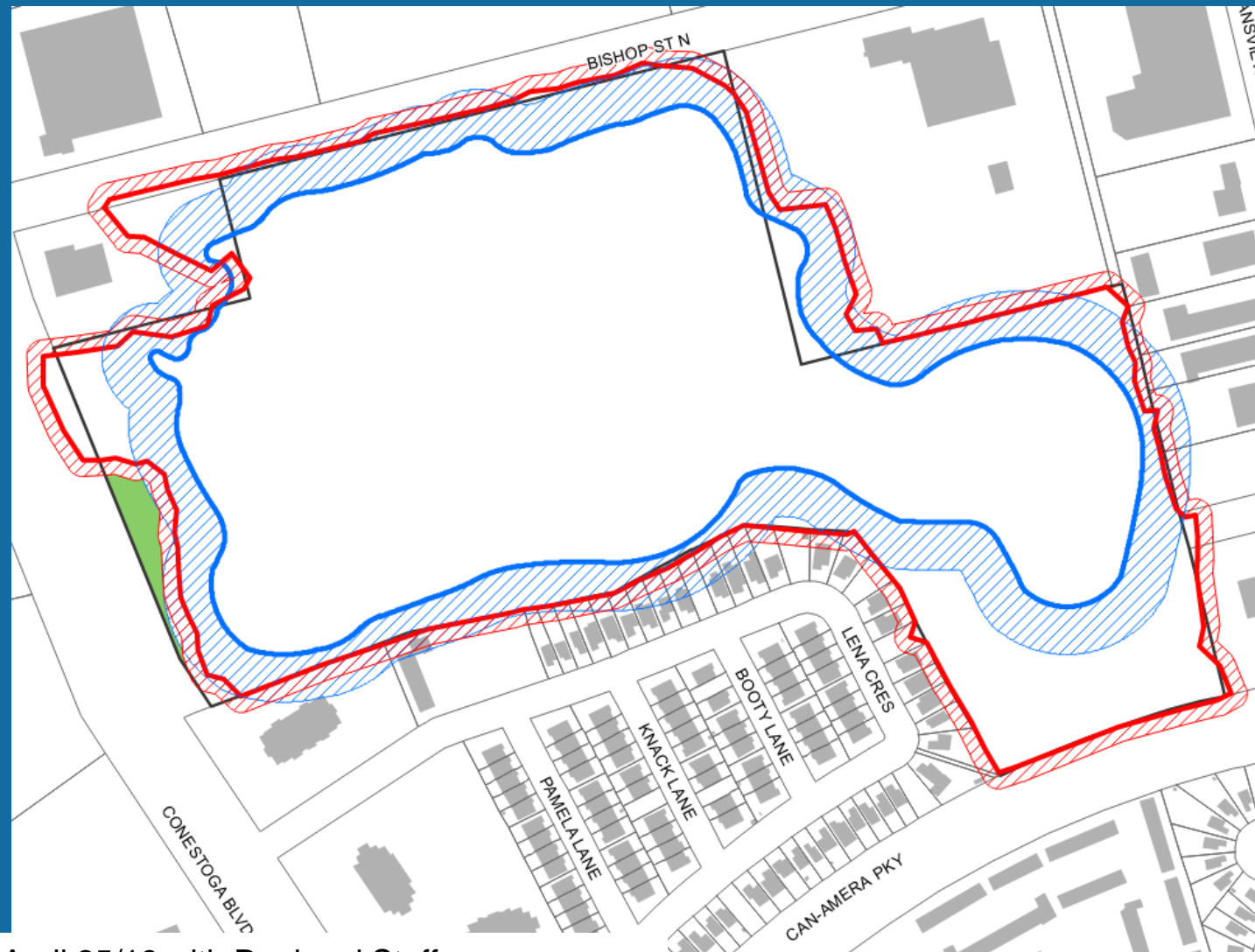
0 Dando Avenue






Area: 3,562 sq m (0.66 acres, 0.27 ha)
Zone: R4 (permits single detached houses)
Current Use: Vacant lot with trees, a nature trail passes through the site.



06

0 Bishop Street North



-  Regional Core Environmental Feature Woodlot – staked April 25/19 with Regional Staff
-  Approximate wetland limit based on presence/absence site walk with GRCA on May 6/19
-  10 metre buffer on Regional Core Environmental Feature Woodlot (Official Plan Policy)
-  30 metre buffer on approximate wetland limit (if determined to be a Provincially Significant Wetland)
-  Portion of the site outside of the Core Environmental Feature and associated buffers (0.15 ha)

Other Initiatives

Future Cambridge Policy Initiatives

- Staff will be exploring a sustainable process for land acquisition through the upcoming housing strategy and will present those options to Council along with the proposed strategy

Initiatives from the Region of Waterloo

- The Region of Waterloo undertook a similar initiative in the City of Cambridge where a Region owned property (30 Lauris Avenue), was developed to create affordable housing in the city.
- OPA and ZBA applications were submitted to the City and were followed by public consultation for final decision.

Other Initiatives

Initiatives from the City of Waterloo

- Similarly, the City of Waterloo are converting 10 hectares of city owned land at 2025 University Avenue into affordable housing under the Housing Accelerator Fund initiatives.
- The council has agreed to the land use changes; however, the final application of the OPA and ZBA through the Ministerial Zoning Order (MZO) will be submitted to the Province after public consultation.
 - The public consultation is mainly to answer questions from the public regarding the MZO process and use not the ultimate design of the site and buildings
- An application for MZO will expediate the process by replacing 3 applications (Regional OPA, City OPA, City ZBA) with one MZO application.

Next Steps

Recommendation Report

- Recommendation for which concepts on what properties
- Present recommendation on governance options

Recommendation Report

- Summarize public feedback and initiate OPAs ZBAs

Public meetings on proposed Official Plan and Zoning Bylaw amendments

Recommendation Report(s)

- Recommendations with final Official Plan and Zoning By-law amendments.

Council Decision.



Thank you

Questions?

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