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.
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.
10 Ethel Street

Area: 1,837 sq m (0.45 acres, 0.18 ha)
Zone: R4 (permits single detached houses)
Current Use: Vacant Lot
### DEVELOPMENT CONCEPT - Low Density Single Detached

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO. OF UNITS</td>
<td>3 SINGLE DETACHED UNITS</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>2 STOREYS</td>
</tr>
<tr>
<td>GFA</td>
<td>1,326 m² (14,271 ft²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>442 m² (4,757 ft²)</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>12 (2 spaces within garage and 2 on driveway for each lot)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>16.7 UNITS PER HECTARE</td>
</tr>
<tr>
<td>NO. OF UNITS</td>
<td>7 TOWNHOUSE UNITS</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>3 STOREYS</td>
</tr>
<tr>
<td>GFA</td>
<td>1,948 m² (20,976 ft²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>278 m² (2,996 ft²)</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>7 (1 space per unit)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>38 UNITS PER HECTARE</td>
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### DEVELOPMENT CONCEPT - Moderate Density

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units</td>
<td>14 stacked townhouse units</td>
</tr>
<tr>
<td>Building Height</td>
<td>4 storeys</td>
</tr>
<tr>
<td>Gross Floor Area (GFA)</td>
<td>2,598 m² (27,968 ft²)</td>
</tr>
<tr>
<td>Average Unit Size</td>
<td>185 m² (1,968 ft²)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>14 (1 space per unit)</td>
</tr>
<tr>
<td>Density</td>
<td>76 units per hectare</td>
</tr>
</tbody>
</table>

City of Cambridge
## DEVELOPMENT CONCEPT - High Density

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO. OF UNITS</td>
<td>24 WALK-UP APARTMENT UNITS</td>
</tr>
<tr>
<td></td>
<td>8 UNITS PER FLOOR</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>3 STOREYS</td>
</tr>
<tr>
<td>GFA</td>
<td>1,968 m² (21,183 ft²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>82 m² (882 ft²)</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>24 (1 space per unit)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>130 UNITS PER HECTARE</td>
</tr>
</tbody>
</table>

City of Cambridge
<table>
<thead>
<tr>
<th>Storeys</th>
<th>Units/hec</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>16.7</td>
<td>A higher density is proposed in order to produce affordable housing faster.</td>
</tr>
<tr>
<td>3</td>
<td>38</td>
<td>The character of the neighborhood is maintained by proposing stacked town houses.</td>
</tr>
<tr>
<td>4</td>
<td>76</td>
<td>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.</td>
</tr>
<tr>
<td>3</td>
<td>130</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.
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
## DEVELOPMENT CONCEPT - Stacked Town Houses (Op-1)

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NO. OF UNITS</strong></td>
<td>16 STACKED TOWNHOUSE UNITS</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>4 STOREYS</td>
</tr>
<tr>
<td><strong>GFA</strong></td>
<td>1,824 m² (19,626 ft²)</td>
</tr>
<tr>
<td><strong>AVERAGE UNIT SIZE</strong></td>
<td>114 m² (1,226 ft²)</td>
</tr>
<tr>
<td><strong>PARKING SPACES</strong></td>
<td>16 (1 space per unit)</td>
</tr>
<tr>
<td><strong>DENSITY</strong></td>
<td>59 UNITS PER HECTARE</td>
</tr>
</tbody>
</table>

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City of Cambridge
# DEVELOPMENT CONCEPT - Stacked Town Houses (Op-2)

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO. OF UNITS</td>
<td>16 STACKED TOWNHOUSE UNITS</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>4 STOREYS</td>
</tr>
<tr>
<td>GFA</td>
<td>2,368 m² (25,480 ft²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>148 m² (1,592 ft²)</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>16 (1 space per unit)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>50 UNITS PER HECTARE</td>
</tr>
</tbody>
</table>

City of Cambridge
DEVELOPMENT CONCEPT - Walk-up Apartments

NO. OF UNITS  24 APARTMENT UNITS
BUILDING HEIGHT  3 STOREYS
GFA  2,208 m² (23,758 ft²)
AVERAGE UNIT SIZE  92 m² (990 ft²)
PARKING SPACES  24 (1 space per unit)
DENSITY  89 UNITS PER 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.
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

City of Cambridge
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

<table>
<thead>
<tr>
<th>NO. OF UNITS</th>
<th>16 TOWNHOUSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING HEIGHT</td>
<td>3 STOREYS</td>
</tr>
<tr>
<td>AREA COVERAGE</td>
<td>37% (~1600 m²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>210-240 m² (~2,300 - 2,580 ft²)</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>32 (2 spaces per unit) + 8 Visitor</td>
</tr>
<tr>
<td>DENSITY</td>
<td>37.2 UNITS / HECTARE</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>NO. OF UNITS</th>
<th>48 to 50</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING HEIGHT</td>
<td>4 STOREYS</td>
</tr>
<tr>
<td>AREA COVERAGE</td>
<td>24% (≈1,050 m²)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>~3,940 m² (~42,400 ft²)</td>
</tr>
<tr>
<td>AVERAGE UNIT SIZE</td>
<td>~ 80 m² (~260 ft²) + indoor amenity</td>
</tr>
<tr>
<td>PARKING SPACES</td>
<td>64 (1 per unit + 14-16 visitor spaces)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>112 - 116 UNITS PER HECTARE</td>
</tr>
</tbody>
</table>
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.
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**: 18,390 m² (176,422 ft²)
- **AVERAGE UNIT SIZE**: 85.94 m² (925 ft²)
- **PARKING SPACES**: 192 (1.01 space per unit)
  - One level underground
- **DENSITY**: 196 UNITS PER HECTARE
DEVELOPMENT CONCEPT - Moderate Density Apartments (FUTURE PHASE)

NO. OF UNITS: 263 UNITS
BUILDING HEIGHT: 5 STOREYS
GFA: 21,780 m² (234,437 ft²)
AVERAGE UNIT SIZE: 85.04 m² (912 ft²)
PARKING SPACES: 253 (1 space per unit)  
One level underground
DENSITY: 220 UNITS PER HECTARE
DEVELOPMENT CONCEPT - High Density Apartments

NO. OF UNITS: 276 UNITS
BUILDING HEIGHT: 9 STOREYS & 7 STOREYS
GFA: 23,760 m² (256,760 ft²)
AVERAGE UNIT SIZE: 85.94 m² (925 ft²)
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.
DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)

NO. OF UNITS 360 UNITS
BUILDING HEIGHT 9 STOREYS & 7 STOREYS
GFA 30,870 m² (332,282 ft²)
AVERAGE UNIT SIZE 85.94 m² (925 ft²)
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.
5 storeys – 166 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.
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.
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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