



214 & 216 Union Street North and
229 & 231 Anne Street
R17/23 – Council Meeting

May 28th, 2024



01

Subject Lands

Three Separate Lots :

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



02

Existing Policy and Proposed Zoning By-law Amendment

Official Plan Designation :

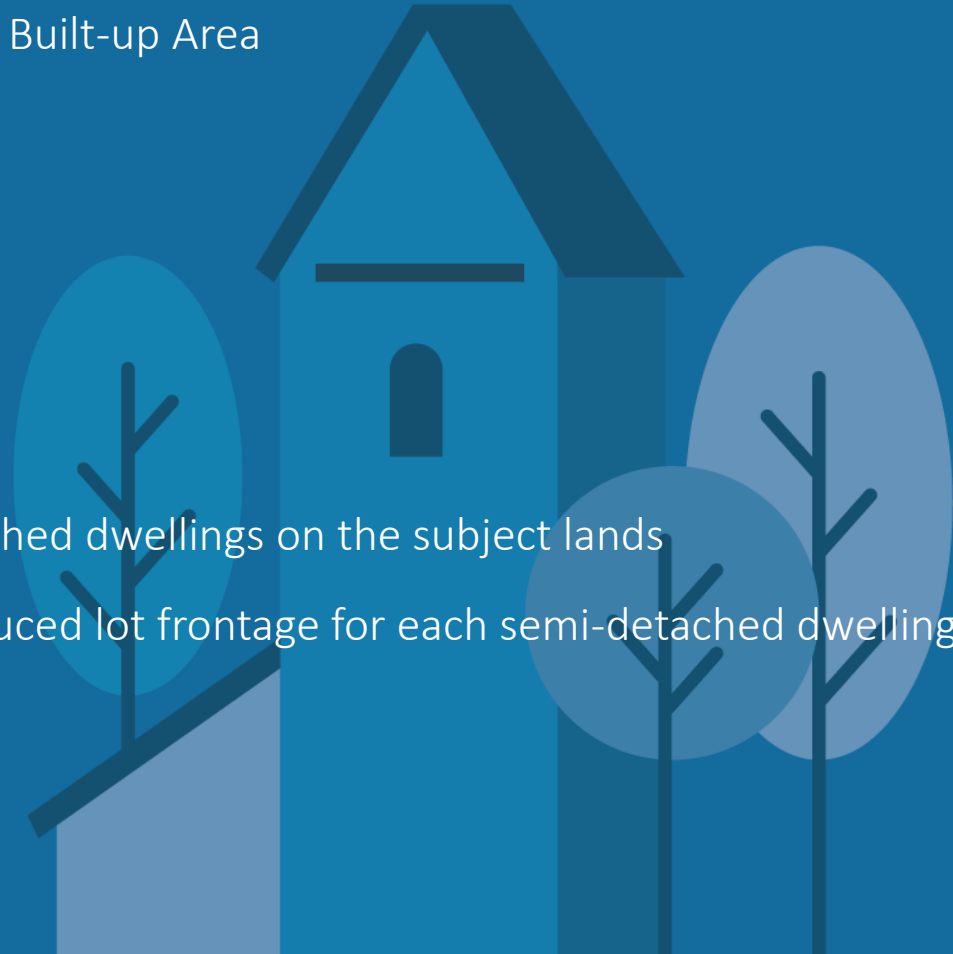
- Low / Medium Density Residential, Regeneration Area and Built-up Area

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



03

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 semi-detached 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

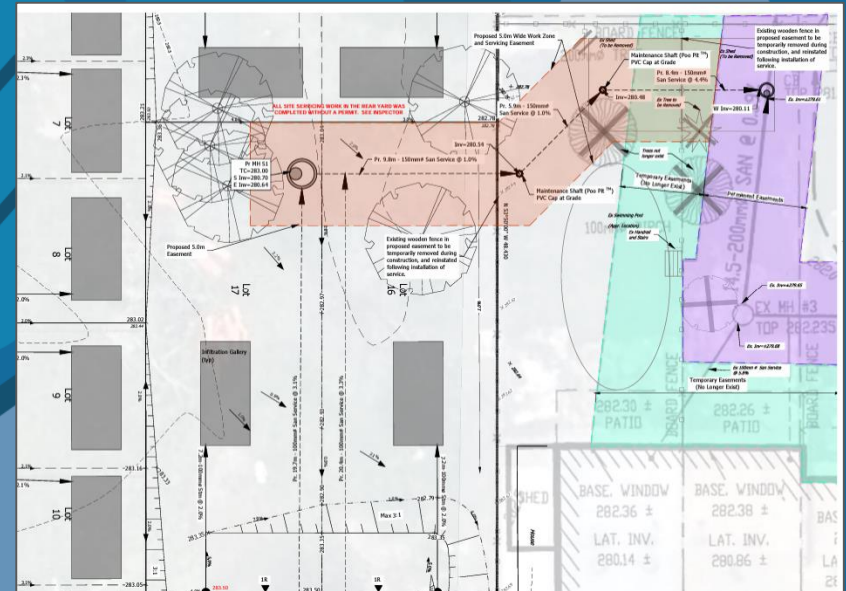
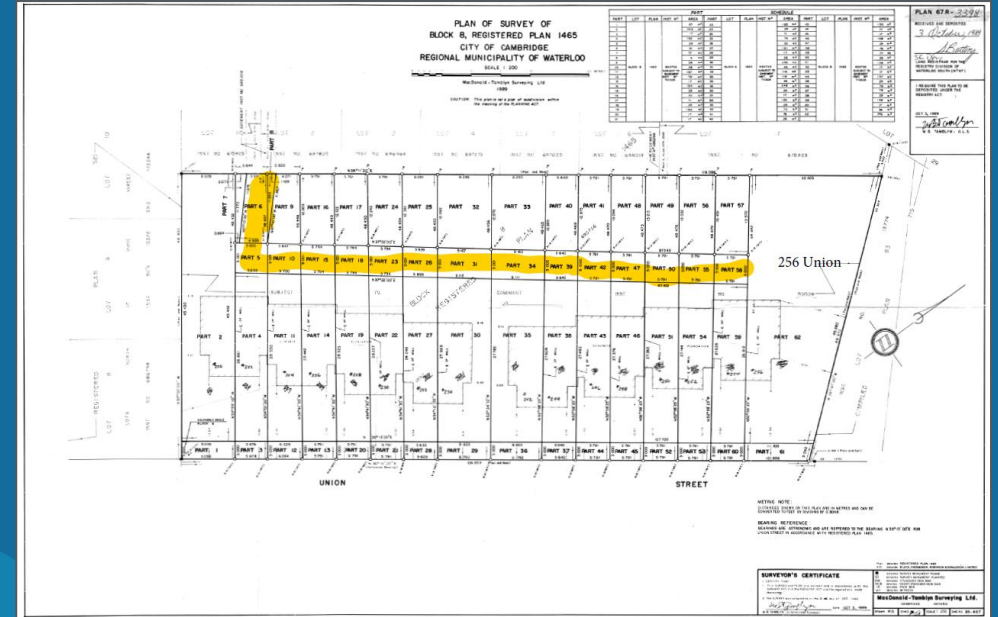


Questions/ Comments



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



Sanitary Connection

