



To: COUNCIL

Meeting Date: 9/3/2024

Subject: Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 1045 and 1085 Main Street

Submitted By: Lesley Head, Director of Recreation and Culture and Sylvia Rafalski-Misch, MCIP, RPP, Manager of Development Planning

Prepared By: Jacqueline Hannemann, MCIP, RPP – Senior Planner

Report No.: 24-094-CD

File No.: OR05/24

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 24-094-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 1045 and 1085 Main Street be received;

AND THAT Council adopts Official Plan Amendment No. 85 to amend Site Specific Policy 8.10.99 to permit a 16 storey apartment building with a maximum Floor Space Index of 2.7, 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 amend Site Specific zoning S.4.1.441(5) to permit a maximum building height of 16 storeys and a maximum density of 220 units per hectare;

AND THAT Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends approval of the proposed modification to the draft approved Plan of Subdivision 30T-20104;

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

AND FURTHER THAT the By-laws attached to report 24-094-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Official Plan Amendment and Zoning By-law Amendment applications including the proposed

modification to the Draft Approved Plan of Subdivision to facilitate an increase in height from 14 storeys to 16 storeys for the apartment building proposed on the subject property.

Key Findings

The proposed applications will contribute to the creation of a complete community south of Main Street known as “Greengate Village”.

The proposed planning approvals would permit an additional 59 residential units to a previous approval on a site where municipal services are available, and where increased density is encouraged and anticipated.

Financial Implications

Planning application fees in the amount of \$28,000 have been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendments.

City and Regional Development Charge fees will be collected prior to building permit issuance.

Any further costs associated with the development of the site are to be borne by the applicant.

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 municipally addressed as part of 1045, and 1085 Main Street consist of Block 8 in recently draft approved Plan of Subdivision 30T-20104 (Upper Greengate), in the southeastern area of the City of Cambridge. The main arterial road in this area is Main Street to the north, which intersects with Dundas Street and Franklin Boulevard to the southwest of the subject lands.

The subject lands are located along Main Street in the City of Cambridge, east of Franklin Boulevard and east of the current built terminus of Sparrow Avenue and Green Gate Boulevard. The subject lands are approximately 0.88 hectares in area and are currently vacant. An aerial image of the subject lands is provided below on Figure 1.



Figure 1: Aerial Map of the Subject Lands

Surrounding Lands

Vacant land exists to the north of the subject lands, on the opposite side of Main Street. Single detached dwellings are located on large privately serviced lots directly adjacent

to the subject lands to the east. Vacant lands exist to the south. Single detached and semi-detached homes which are part of Greengate subdivision are located further to the southwest of the subject property.

ANALYSIS:

Proposal

An Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Upper Greengate Subdivision was approved by Council on July 18, 2023. Block 8 was approved for a 132-unit apartment building, 14 storeys in height, with a density of 150 units per net residential hectare and a Floor Space Ratio of 2.2.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment to increase the previously approved height and density for the subject lands (apartment Block 8) from 14 to 16 storeys and increase the number of units from 132 to 191.

The applicant has also submitted a minor modification to the draft approved Plan of Subdivision to the Region of Waterloo to reflect the proposed increase in units on Block 8 as proposed by the Official Plan and Zoning by-law Amendments. The City's conditions of draft approval were endorsed by Council on July 18, 2023 and will continue to apply to the proposed modified draft plan of subdivision. City staff has updated condition No. 1 to reference the updated draft plan of subdivision. The full set of City's condition is included in Appendix D of this report.

The apartment building is proposed to be rental and will not contain affordable units; however, the applicant has committed to providing a contribution to the Affordable Housing Contribution Fund in the amount of \$500 per unit as a condition of draft plan of the subdivision.

Policy Overview

Block 8 is designated High Density Residential with a site-specific policy 8.10.99 which permits a Floor Space Index (FSI) of up to 2.2 and a maximum height of 14 storeys for the apartment building. The applicant is proposing to amend site-specific policy 8.10.99 to permit an FSI of 2.7 and a maximum height of 16 storeys, resulting in a total of 191 residential units.

Block 8 is currently zoned RM3 S.4.1.441(5) which permits a maximum density of 150 dwelling units per net residential hectare and maximum height of 14 storeys. The applicant is proposing to revise the site-specific provision to permit a maximum density of 220 units per net residential hectare and a maximum of 16 storeys for a total of 191 residential units.

Recommendation

Staff gave consideration to Provincial, Regional and City policies, 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.

It is the opinion of staff that the increase in height and density on Block 8 is minor and will result in an additional 59 residential units with minimal impact to the planned subdivision and adjacent properties. The proposed applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

The subject lands provide an opportunity for additional residential units on a block in a draft approved subdivision where infrastructure and amenities are planned to service the subdivision.

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 September 12, 2024.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): High Density Residential with Site Specific Policy 8.10.99 permitting a maximum height of 14 storeys and maximum Floor Space Index of 2.2.

Proposed Site-Specific Official Plan Designation: High Density Residential with revised Site Specific Policy 8.10.99 to permit 16 storeys and a maximum Floor Space Index of 2.7.

Proposed Site-Specific Official Plan Policies:

Development Standard	Existing Official Plan Site Specific Policy 8.10.99 Requirement	Proposed revision to OPA 64, Site Specific Policy 8.10.99
Maximum Height	14 Storeys	16 Storeys
Maximum Density	2.2 FSI	2.7 FSI

Table 1 – Existing and Proposed Site-Specific Official Plan Policies

The existing land use designation in the City of Cambridge Official Plan are shown on Figure 2.

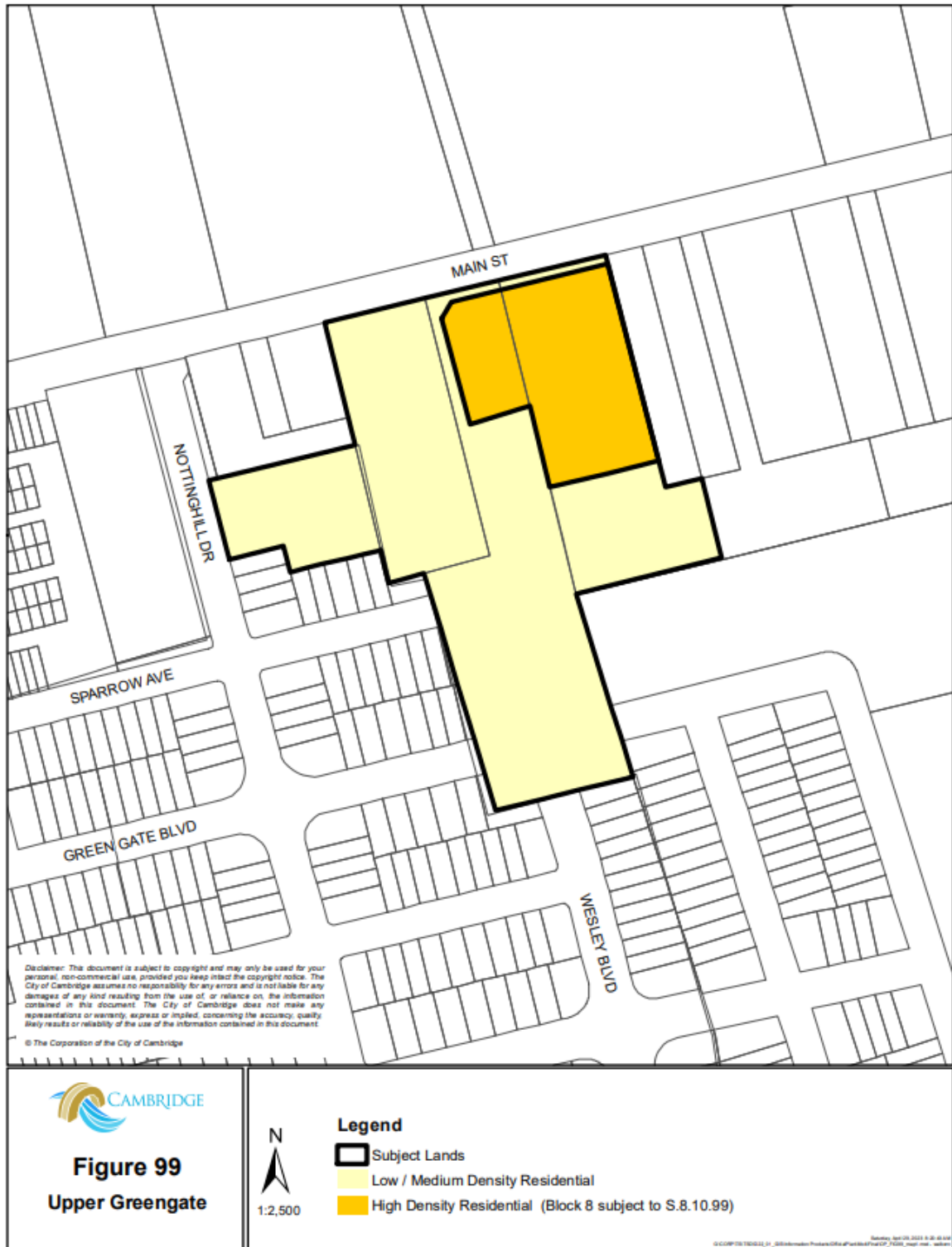


Figure 2 – Existing Official Plan Designation on Figure 99

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

Existing Zoning: Multiple Residential RM3 S.4.1.441(5) permitting a maximum height of 14 storeys and a maximum density of 150 units per net residential hectare.

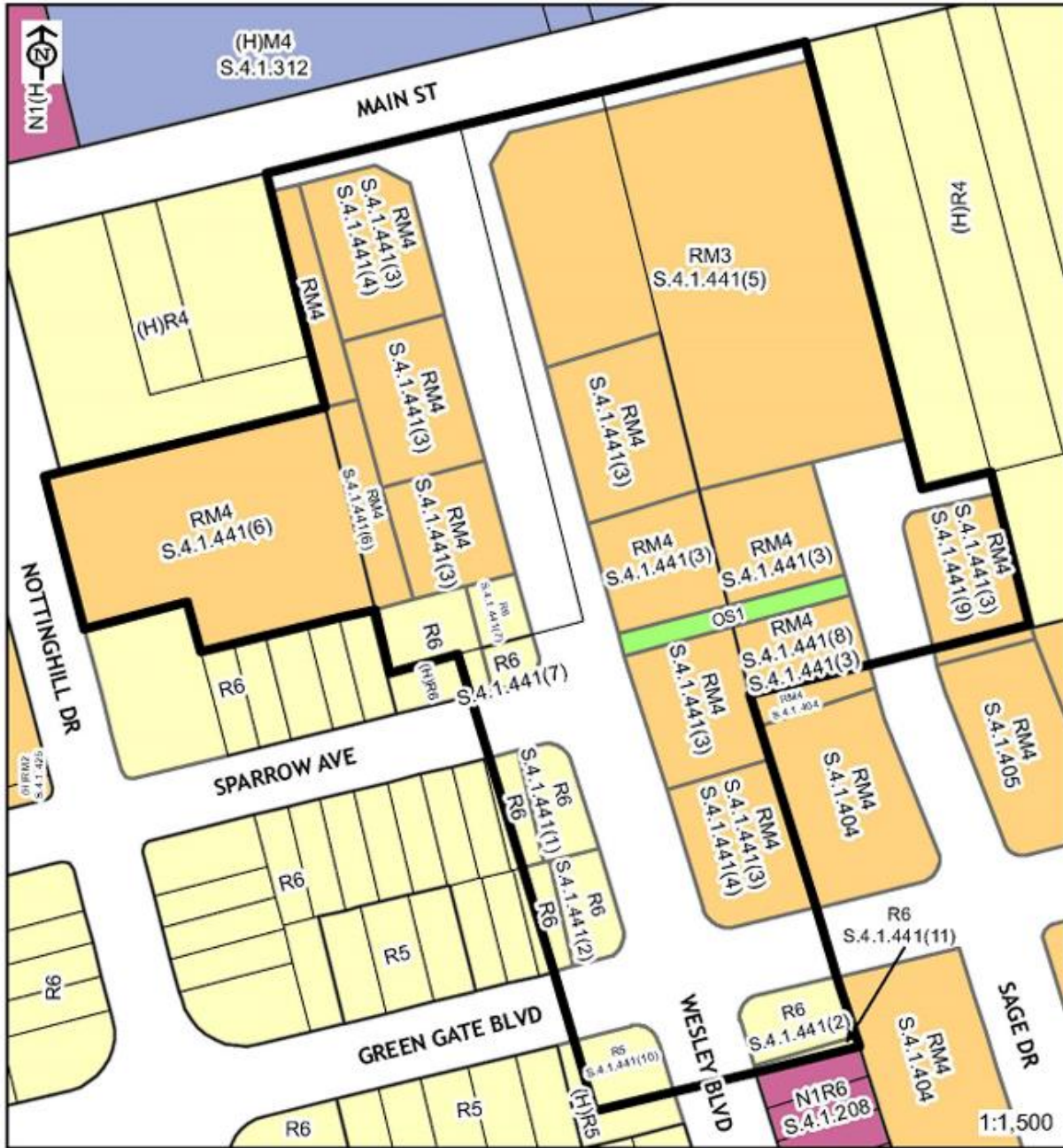
Proposed Zoning: Multiple Residential RM3 S.4.1.441(5) revised site-specific provision to permit a maximum height of 16 storeys and a maximum density of 220 units per net residential hectare.

Proposed Site-Specific Zoning Provisions:

Development Standard	Existing RM3 S.4.1.441(5) Requirements	Proposed Revised Zoning Standards for RM3 S.4.1.441(5)
Maximum Density (units per net residential hectare)	150 units per net residential hectare (total of 132 residential units)	220 units per net residential hectare (total of 191 residential units)
Maximum Building Height	14-Storeys	16-Storeys

Table 2 – Existing and Proposed Site-Specific Zoning Provisions

The existing zoning is shown below on Figure 3.



This is Schedule A attached to and forming part of By-law








 Lands affected by the by-law	Zoning Classification	 LOW DENSITY RESIDENTIAL	
	 OPEN SPACE	 INSTITUTIONAL	Technology Services GIS Division
	 MEDIUM HIGH DENSITY RESIDENTIAL	 INDUSTRIAL	

Figure 3 – Existing Zoning

FINANCIAL IMPACT:

- A planning application fee in the amount of \$28,000 has been paid to the City of Cambridge to process the Official Plan Amendment and Zoning By-law Amendment.
- A fee in the amount of \$3,200 was also paid for the proposed modification to the draft plan of subdivision.
- Future planning application fees will be required as part of the submission of a complete Site Plan.
- 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 Public Meeting was held on June 18th but was not completed. The Public Meeting continued on June 25, 2024.

Following the Public Meeting, members of the public/residents that provided their information at the sign-in registry at the meeting or have requested to be included on the mailing list were notified of this Recommendation Report being presented to Council on September 3, 2024.

ADVISORY COMMITTEE INPUT:

Not Applicable.

PUBLIC INPUT:

There were no delegations at the Public Meetings. Staff did receive a written submission regarding the application. The general nature of the comments expressed are summarized below. Appendix E contains the written submission received, redacted for privacy.

Congestion on roads: the resident provided Google maps showing time of traffic congestion on Main Street during rush-hour.

Road Safety and Outdated Traffic Study: There are wait times at the roundabout and impatient drivers putting drivers and pedestrians at risk.

Commercial traffic: There is limited north-south access and through-way access in this part of the city making Franklin Boulevard a major access point to the south part of the city for commercial vehicles traveling on 97, Franklin Boulevard, Main Street and Dundas Street to south parts of the city and into Brantford.

- A Transportation Impact Study (TIS) was submitted with the original Upper Greengate applications to the satisfaction of city staff. The current application proposing an increase of an additional 59 units on Block 8 did not warrant an updated TIS. The proposed apartment building consists only of residential dwellings and does not include commercial land uses. Existing commercial traffic generated along the arterial roads within proximity of the proposed development would relate to other land uses in the City and neighbouring municipalities.

Crime: Increased density and residential units cause an increase in crime.

- There is no evidence to suggest the proposed development will increase criminal activities within the local area.

Construction: Active build sites cause increased noise and traffic congestion.

Builder Responsibility: active building sites are full of debris and garbage, what responsibility does the builder have to ensure the site is maintained appropriately? The garbage on site also attracts scavengers, which calls into question the safety of the residents and their families.

- The construction of the subdivision will need to be in accordance with the City's subdivision agreement which includes construction related requirements and standards.
- The City of Cambridge "Property Standards By-law" includes maintenance standards for properties across the City, including sites under construction.

The applicant has also provided responses to the above questions and concerns from the resident which are included in Appendix F to this report. It is staff's opinion that an additional statutory public meeting is not necessary.

INTERNAL / EXTERNAL CONSULTATION:

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

Staff did not receive any new comments from applicable city departments and outside agencies in regard to the proposed Official Plan and Zoning By-law Amendments. Any Staff and agency comments provided as part of the previous applications for Upper

Greengate subdivision have been implemented through conditions of draft approval and/or will be addressed by the applicant 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 a range and mix of housing options to accommodate future residents.

The proposed applications for the subject lands would permit an increase in height by 2 storeys and result in an additional 59 residential units within the proposed rental apartment building. The proposed apartment building will be within walking/cycling distance to various commercial uses to the northwest along Dundas Street and Franklin Boulevard.

It is the opinion of Planning Staff that the proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meet the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposal contributes to the creation of additional housing stock for the city and is generally in keeping with the character of the surrounding neighbourhood with a desirable built form. As such, Planning Staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment and the proposed modification to the draft plan of subdivision.

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. 24-094-CD Appendix A – Proposed By-law for Official Plan Amendment
2. 24-094-CD Appendix B – Proposed By-law for Zoning By-law Amendment
3. 24-094-CD Appendix C – Proposed Modified Draft Plan of Subdivision
4. 24-094-CD Appendix D – Proposed Modified Draft Plan of Subdivision Conditions
5. 24-094-CD Appendix E – Public Comments
6. 24-094-CD Appendix F – Applicant Responses to Public Comments
7. 24-094-CD Appendix G – Internal and External Circulation List