

Cambridge City Council Meeting

September 3, 2024

**Upper Greengate Subdivision,
Block 8 of Draft Plan 30T-20104
Part of 1045 & 1085 Main Street, Cambridge**

**Draft Plan Modification, Official Plan Amendment &
Zoning By-law Amendment, Application: OR06/20**

Background

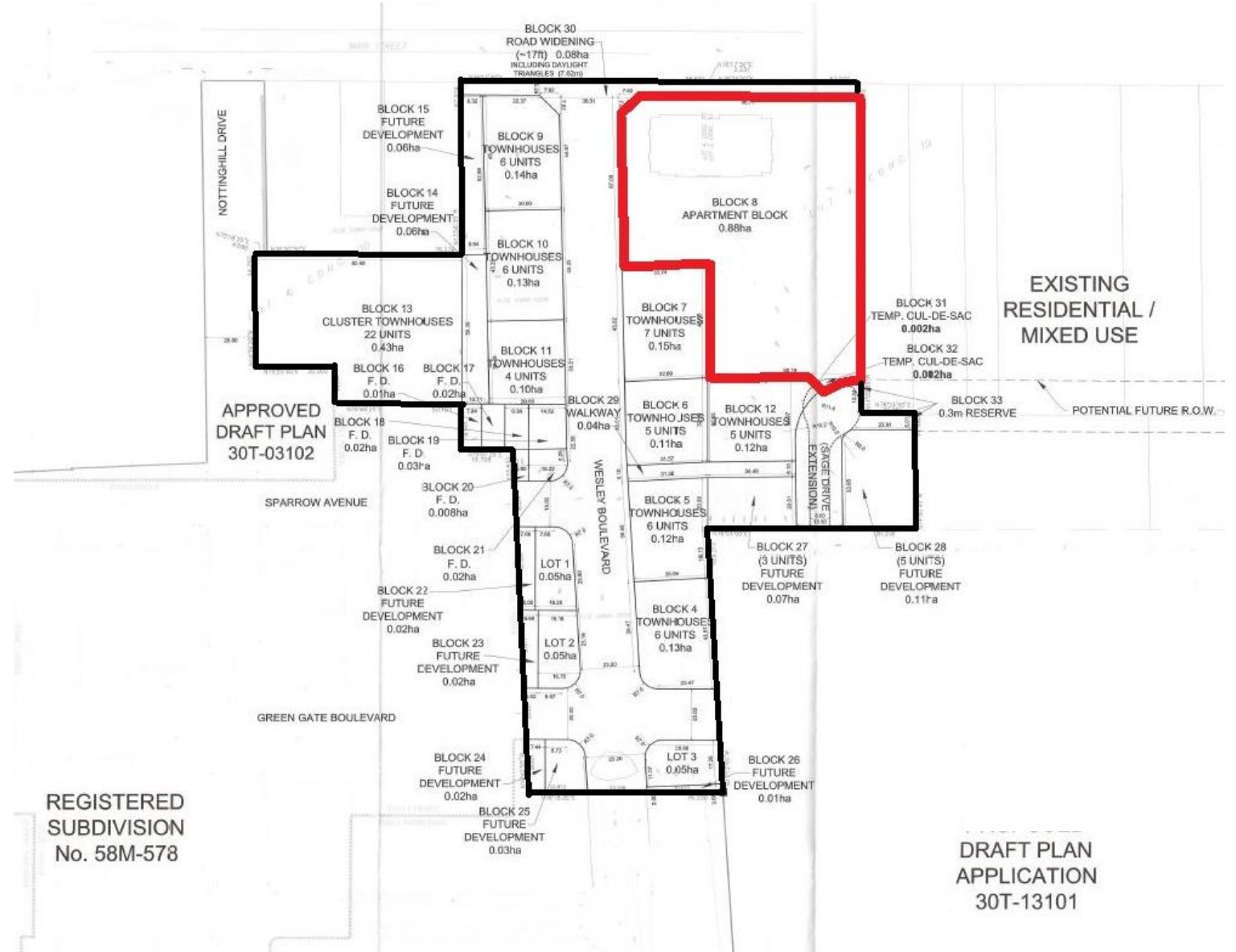
Required Public Meeting occurred on June 18th, 2024, continued and concluded on June 25th 2024, and the recommendation by Council at this meeting was to bring back a city staff recommendation report to Council at a later date.

Aerial image of the subject site and surrounding lands



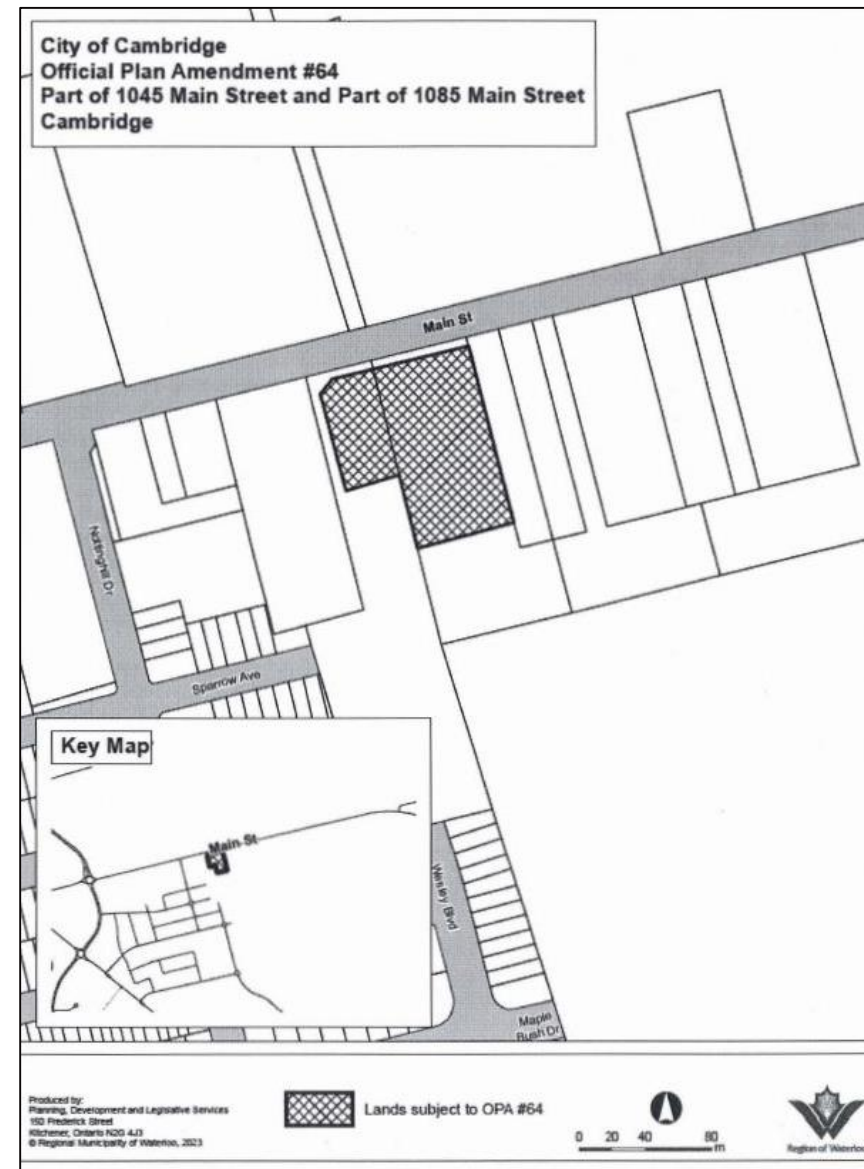
Description of Subject Lands

- Approved Draft Plan of Subdivision 30T-20104 (shown with black boundary)
- Block 8 – previously approved for Apartment dwelling containing 132 units fronting Main Street (shown with red boundary)



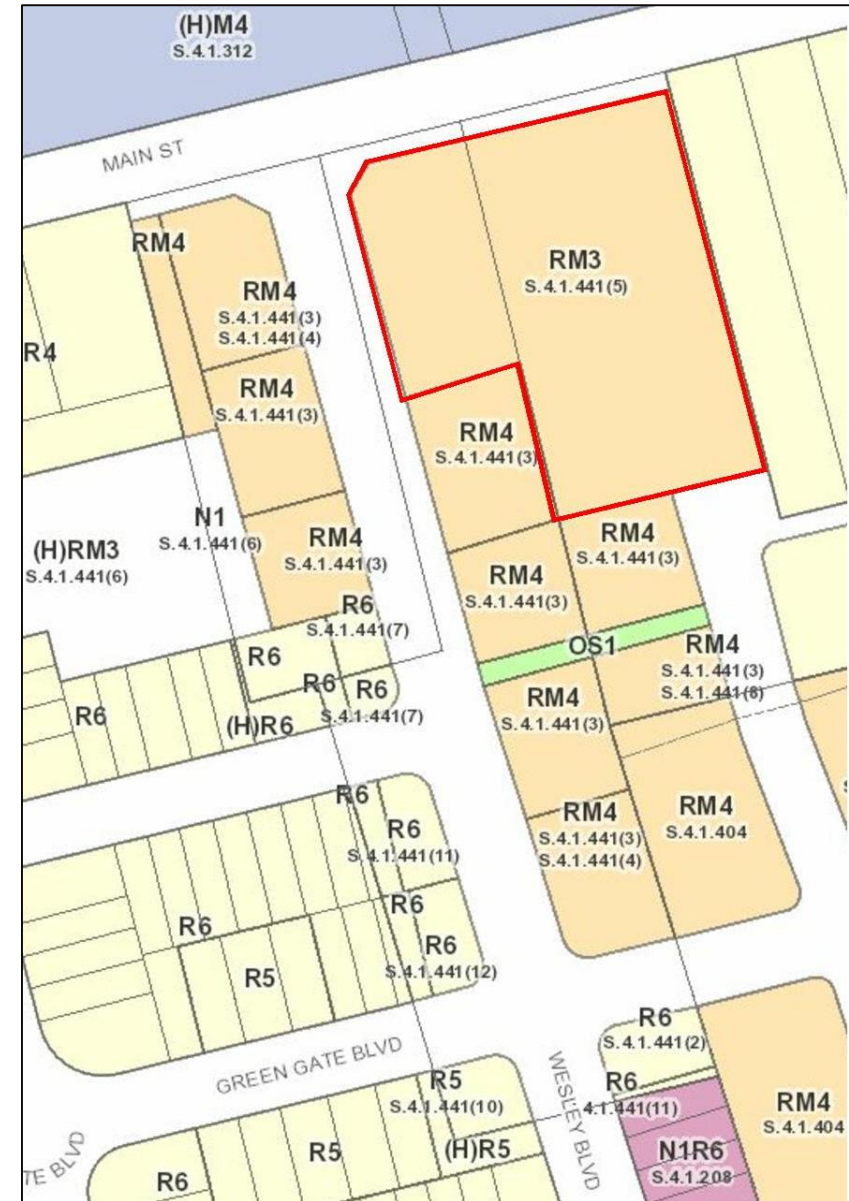
Applicable Land Use Policy – City of Cambridge Official Plan

- Designated Greenfield Area
- Designated High Density Residential
- Approved Official Plan Amendment 64, Special Provision 8.10.99 over subject lands (shown with hatch) allow for:
 - 132 units
 - Floor Space Index of 2.2
 - Maximum building height of 14 storeys



Applicable Land Use Policy – City of Cambridge Zoning By-law

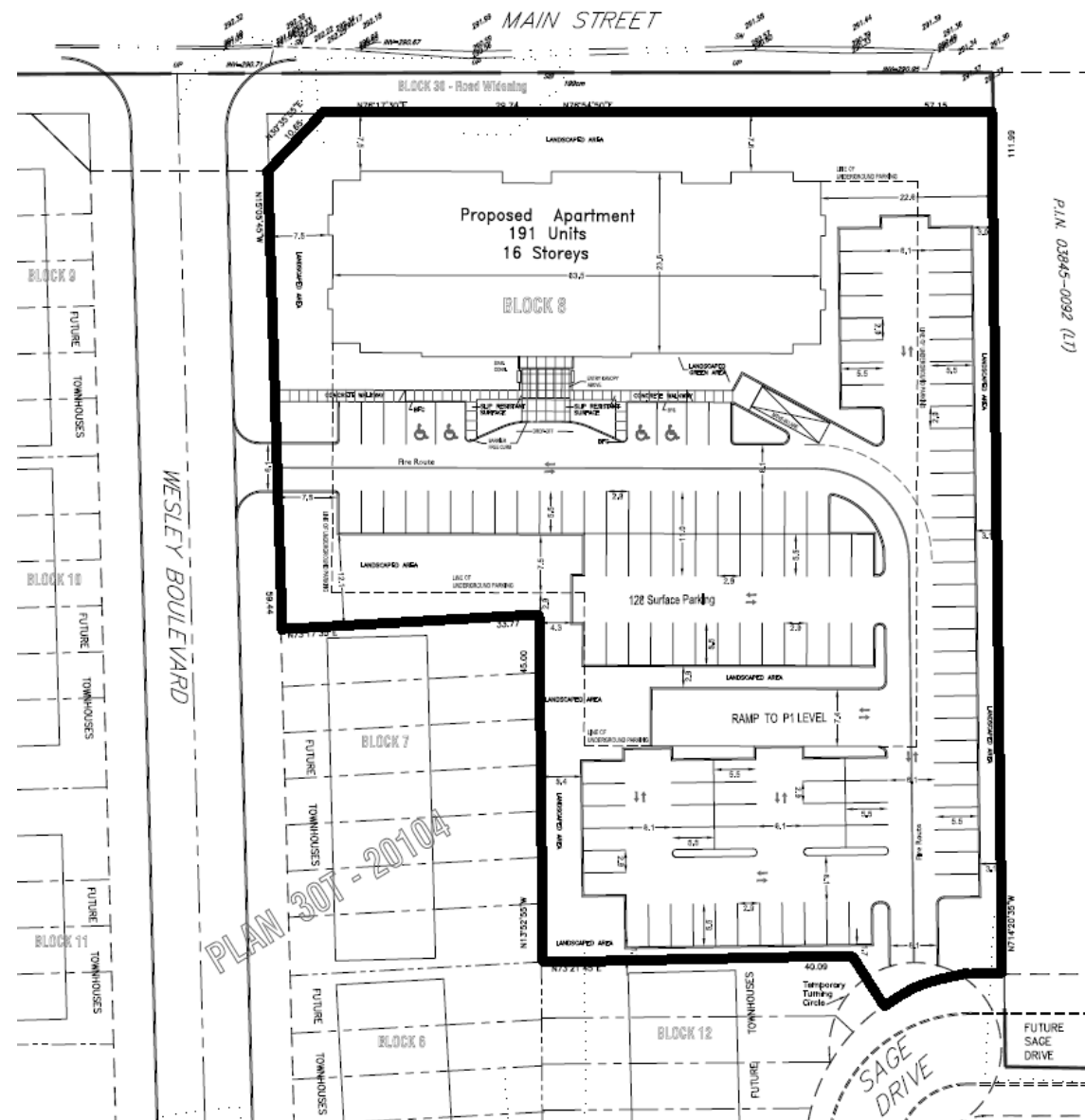
- Zoned RM3
- With Special Provision 4.1.441(5) to permit:
 - 132 units
 - Maximum density of 150 units per hectare



Proposed Development

Proposed Block 8 Apartment Building (conceptual)

- 191 units (increase of 59 units)
- Height of 16 storeys (increase of 2 storeys)
- Parking requirements in accordance with the Cambridge Zoning By-law are met. Parking will be a combination of surface parking and one level of underground parking.
- Minimum Amenity Area requirement is met
- Minimum Landscaped Area is met



Comparison of 132 unit with 191 unit building



Conceptual Elevation
14 Stories High ; Approved by Council July 18, 2023



Conceptual Elevation
16 Stories High Proposal

Proposed Applications

Official Plan Amendment

- To permit a height of 16 storeys
(where a height of 14 storeys is currently permitted)
- To permit a Floor Space Index of 2.7
(where a FSI of 2.2 is currently permitted)

Zoning By-law Amendment

- To permit a height of 16 storeys
(where a height of 14 storeys is currently permitted)
- To permit a density of 220 units per hectare
(where a density of 150 units per hectare is currently permitted)

Previous comment letter received from one area resident:

1. Existing Road Conditions and Traffic

Described traffic in the area as “overwhelming” their comments specifically referred to rush hour times. This is very common in many intersecting arterial and Regional Roads as well as in a growing neighbourhood. Some improvement is expected when the Region rebuilds and widens Main Street, east of Franklin Blvd.

2. Travel times in and out of area are increasing

This is similar to comment #1, as resident specifically refers to rush hour times.

3. Safety concerns at area traffic circles / roundabouts

This is not specifically related to this subject application.

4. Increasing Commercial Traffic

Does not apply to this application as no commercial uses are proposed.

5. Increasing crime - More homes and cars are being broken into.

This is not attributed to this subject application.

6. Construction noise and related disruptions

Not specifically attributed to this application. The resident lives in a new / growing neighbourhood that will experience construction related noise from time to time.

7. Builder Responsibilities

- Resident noted concerns with increasing construction garbage and household garbage being dumped in vacant properties.
- Our client Greengate Village Ltd. Has a longstanding excellent reputation in this area for making every reasonable effort to keep its properties clean, of construction debris. Unfortunately, they have also experienced illegal dumping on its properties of household waste and that over other contractors.

Planning Justification

- City Council at its meeting on July 18, 2023, when approving the “parent” Draft Plan of Subdivision and related Zoning and Official Plan Amendments at that time, where the subject lands ‘Block 8’ are located; encouraged a higher density to be considered for this site (Block 8) during Draft Plan Approval process given the property fronts Main Street and is located at the corner of Wesley Boulevard, which a designated collector road. Also, that the proposed apartment building is well separated from proposed lower rise residential development in the area and particularly well separated from the existing Greengate Subdivision.
- No requested reductions in proposed building setbacks, amenity and landscape space or parking is requested that would otherwise be required by the standard regulation of the Cambridge Zoning By-law for these items.
- Increases City housing stock of much needed purpose-built rental apartments.
- Increased efficiency of land-use and existing infrastructure.
- Is supported by all Provincial, Regional, and City Planning Policies.

Questions?

Contact us

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Thank-you