

To: COUNCIL

Meeting Date: 11/23/21

Subject: Public Meeting Report – 40 Albert Street, Zoning By-law Amendment – Kelly Dacosta (c/o Ron Rogan)

Submitted By: Lisa Prime, MCIP, RPP, Chief Planner

Prepared By: Michael Campos, Intermediate Planner

Report No.: 21-226(CD)

File No.: R04/21

Recommendations

THAT report 21-226 (CD) - Public Meeting Report – 40 Albert Street, Zoning By-law Amendment – Kelly Dacosta (c/o Ron Rogan) - be received;

AND THAT application R04/21 for 40 Albert Street be referred back to staff for a subsequent report and staff recommendation.

Executive Summary

Purpose

- The purpose of this report is to advise Council and the public of a proposed development for a semi-detached dwelling containing two units with driveway access off of Albert Street.
- This report has been prepared for the statutory public meeting required by the Planning Act to introduce the requested zoning amendment to Council and the public.

Key Findings

- The applicant is proposing to construct one semi-detached residential building containing two dwelling units with driveway accesses off of Albert Street. The existing access from Albert Street will remain but will be converted into a shared driveway for use by both dwelling units. No new points of access are proposed for the subject lands.

- The subject lands are currently vacant. A single-family dwelling previously existed on the property but has since been demolished.
- The applicant has submitted an application for a Zoning By-law Amendment to facilitate the development of the semi-detached dwelling as the current zoning solely permits single detached dwellings. Should the proposed Zoning By-law Amendment application eventually be approved, the applicant intends to submit an application to sever the lands into two separate lots for ownership purposes.
- The proposed development provides an opportunity for infill development and an increase in density on a parcel that can efficiently make use of land and resources, infrastructure, and has less of an effect on climate change when compared to greenfield development. The conversion of the lands from a single detached dwelling to a semi-detached dwelling is compatible with existing development in the surrounding neighbourhood;
- The proposed development would contribute to an appropriate range and mix of housing options through residential intensification within a neighbourhood that has experienced similar built form. The proposed intensification will support the City's objectives of directing 45 percent of new development to the built-up area.
- Overall, the proposed development will contribute to creating a complete community by facilitating increased density, which supports the use of active transportation and public transit.

Financial Implications

- Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Background

Presently, the lands are vacant as the previously existing single-detached residential dwelling was demolished in June 2020 due to damages caused by a fire. As part of the approval process for the proposed semi-detached residential building, no site plan application will be required.

In order to facilitate the development of the semi-detached building, a Zoning By-law Amendment is necessary to rezone the lands to a zoning category that permits semi-detached dwellings as-of-right, as well as to establish site-specific provisions to accommodate the building as proposed on the subject lands. One parking space is required per dwelling unit, for a total of two required spaces. The parking spaces are capable of being accommodated within the driveway access, as well as within the individual garages associated with each proposed dwelling (one garage per unit).

The proposed semi-detached dwelling will have a height of three storeys or 9.2 metres (30.18 feet) and a total gross floor area ("GFA") of 152.1 square metres (1,637.19 square feet) per unit.

The subject property is designated low/medium density residential in the City of Cambridge Official Plan, which permits the development of single detached, semi-detached, townhouse dwellings and walk-up apartments.

A Zoning By-law Amendment application is proposed to facilitate the development of the semi-detached dwelling. The application requests the following:

To rezone the properties from Residential - R4 (Single Detached Residential) to the Residential - RS1 (Semi-Detached) zone to allow for a semi-detached dwelling, whereas the R4 zone does not permit a semi-detached dwelling containing two units.

In addition to the requested rezoning of the lands to the R4 zone, the applicant is requesting the following site-specific regulations:

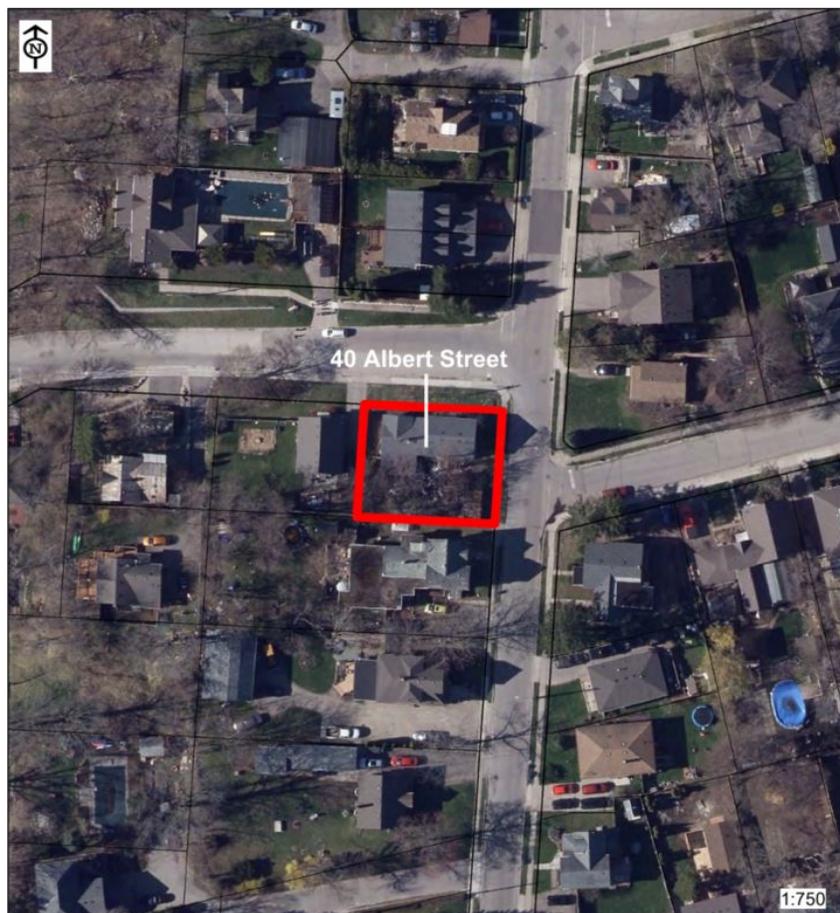
- To permit a minimum total lot frontage for a corner lot of a semi-detached building to be 20.13 metres (66.04 feet), whereas the Zoning By-law requires 22 metres (72.18 feet);
- To permit a minimum lot frontage for the corner unit of a semi-detached dwelling to be 11.13 metres (36.52 feet), whereas the Zoning By-law requires 13 metres;
- To permit a minimum total lot area for a corner lot of a semi-detached dwelling to be 466.3 square metres (5,019.21 square feet), whereas the Zoning By-law requires 660 square metres (7,104.18 square feet);
- To permit a minimum lot area for a semi-detached dwelling to be 257.7 square metres (2,773.86 square feet), whereas the Zoning By-law requires 390 square metres (4,198 square feet); and,
- To permit a minimum exterior side-yard to be 5 metres, whereas the Zoning By-law requires 6 metres.

Should the proposed Zoning By-law Amendment eventually be approved, the applicant intends to divide the existing property into two lots through severance applications to have one individually owned unit on each lot.

Location:

The subject property is legal described as Part of Lot 43, Registered Plan 457 in the City of Cambridge, Regional Municipality of Waterloo and is known municipally as 40 Albert Street. The subject property is located in the south western corner of Albert Street and Birch Street, being situated approximately 150 metres east of Ainslie Street

South and the Galt Core Area, as can be seen in the aerial image below (property is outlined in red):



Existing/Surrounding Land Uses:

The subject lands are currently vacant, however, were previously occupied by a single-detached residential dwelling before being demolished in June 2020 due to fire damage. The property is located in a mature low-density residential neighbourhood consisting primarily of single detached and semi-detached residential dwellings. The Galt Core Area is located to the west of the subject lands.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Comments

The proposed Zoning By-law Amendment application is currently under review by City staff and applicable commenting agencies. Considerations for the review of this application include (but are not limited to) the following:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning requests associated with the proposed development; and,
- Comments received from members of Council, public, City staff and agency circulation.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the application back to staff to continue the processing of the planning application. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario Land Tribunal (OLT) after the timeline for processing the application set out in the Planning Act has passed. If Council were to decide to refuse this application at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If appeals are filed under either of these scenarios then that would then leave the decision about this planning application to the outcome of the OLT process.

Existing Policy/By-Law

City of Cambridge Official Plan (2012)

The City of Cambridge Official Plan (2012) designates the subject lands as “Built-Up Area” on Map 1A and “Low/Medium Density Residential” on Map 3 (included in this report as Attachment No.3). The Built-Up Area encourages the intensification of lands as part of the City’s growth management strategy and directs that “infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible”. The Low/Medium Density Residential designation permits a range of residential uses including single and semi-detached dwellings, townhouses and walk up apartments.

The proposal conforms to the City of Cambridge Official Plan and an amendment is not required.

City of Cambridge Zoning By-law No. 150-85 (as amended)

The subject lands are currently zoned R4 by the City of Cambridge Zoning By-law No. 150-85. The existing zoning solely permits the development of single detached dwellings and does not permit semi-detached dwellings. Accordingly, a Zoning By-law Amendment is being proposed by the applicant to rezone the lands to the RS1 zone to permit the development of a semi-detached dwelling on the subject lands.

In addition to the requested rezoning of the lands to the RS1 zone, the applicant is requesting the following site-specific regulations:

- To permit a minimum total lot frontage for a corner lot of a semi-detached building to be 20.13 metres (66.04 feet), whereas the Zoning By-law requires 22 metres (72.18 feet);
- To permit a minimum lot frontage for the corner unit of a semi-detached dwelling to be 11.13 metres (36.52 feet), whereas the Zoning By-law requires 13 metres;
- To permit a minimum total lot area for a corner lot of a semi-detached dwelling to be 466.3 square metres (5,019.21 square feet), whereas the Zoning By-law requires 660 square metres (7,104.18 square feet);
- To permit a minimum lot area for a semi-detached dwelling to be 257.7 square metres (2,773.86 square feet), whereas the Zoning By-law requires 390 square metres (4,198 square feet); and,
- To permit a minimum exterior side-yard to be 5 metres, whereas the Zoning By-law requires 6 metres.

A zoning map representing the current zoning of the subject lands has been included as Attachment No. 4 of this report.

Financial Impact

- Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Public Input

The statutory public meeting required under the Planning Act is being held November 23, 2021 and official notification was provided in the Cambridge Times on October 28th, 2021. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the November 23rd, 2021 public meeting. The supporting studies provided in support of the applications are available on the City of Cambridge Current Development website found here:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

All public comments received will be considered as part of the review of the application and will be included in the future recommendation report to Council.

Posted publicly as part of the report process.

Internal/External Consultation

The application has been circulated to the departments and commenting agencies listed in Attachment No. 5. Any comments received will be included in a future planning recommendation report.

Conclusion

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to the Planning and Development Committee. A statutory public meeting is required by the Planning Act to provide an opportunity for the public and Councillors to give input on the proposal.

Signature

Division Approval



Name: Lisa Prime

Title: Chief Planner MCIP, RPP

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager, Community Development

City Manager Approval



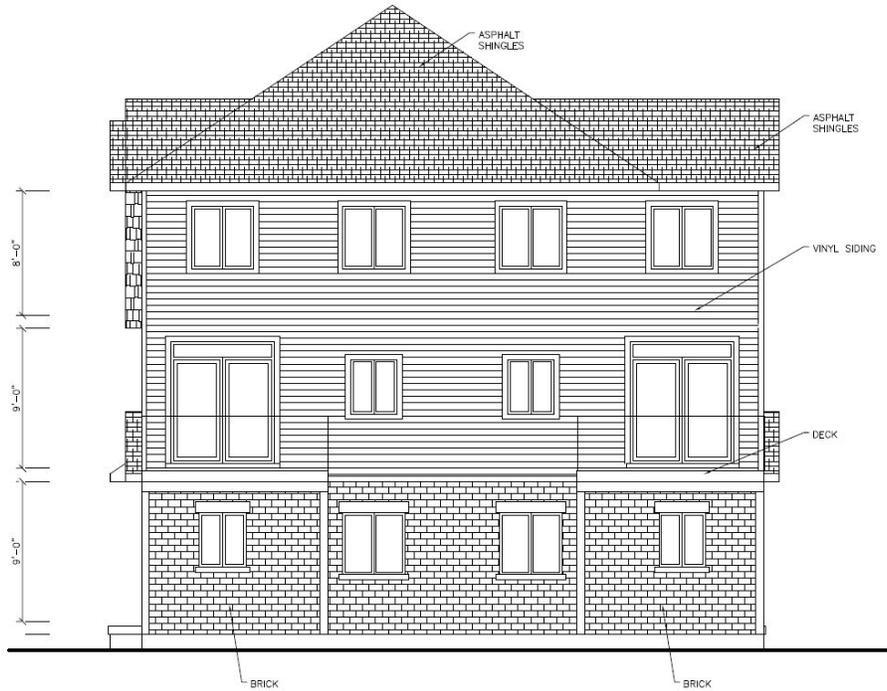
Name: David Calder

Title: City Manager

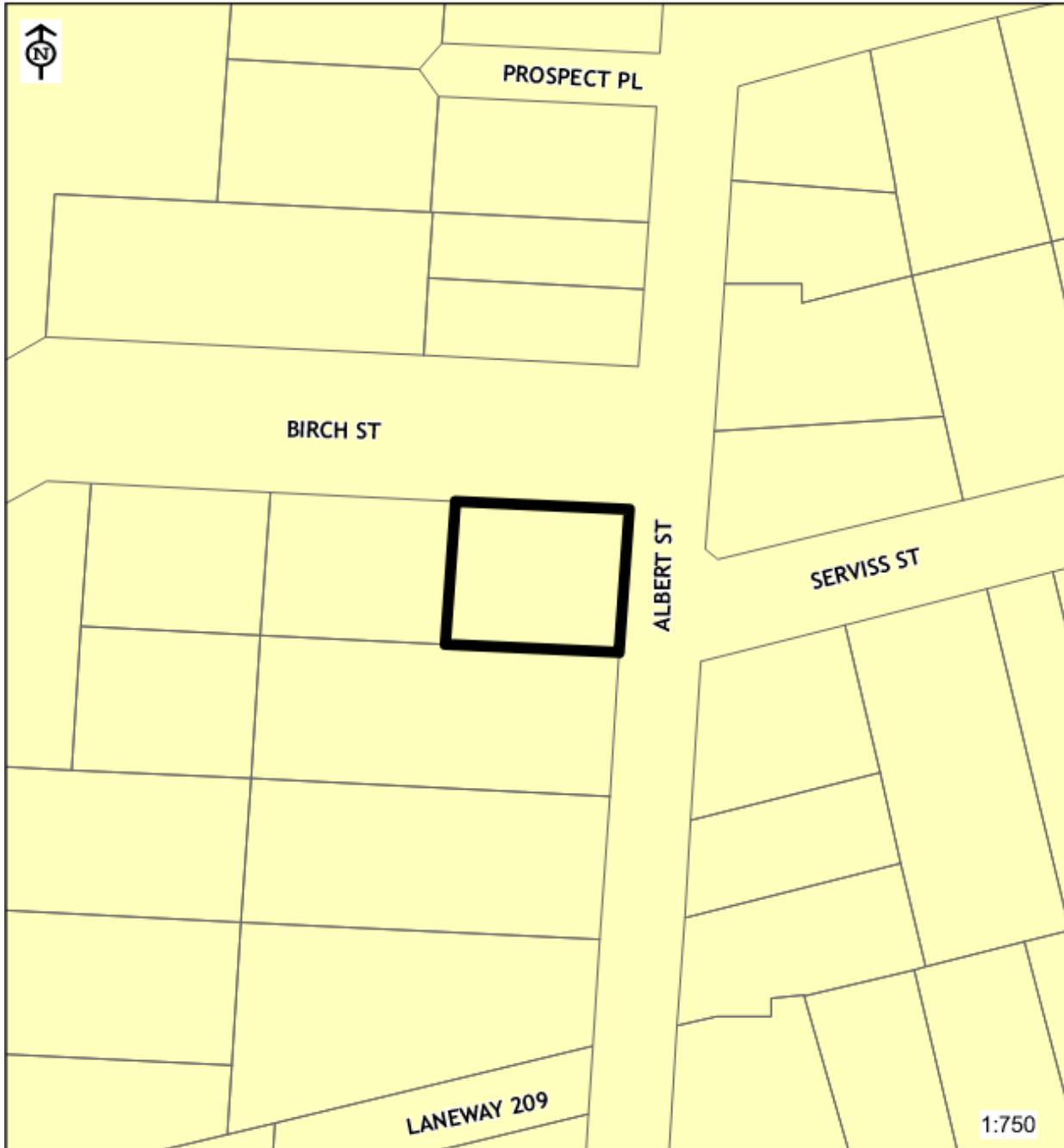
Attachments

- Appendix No. 1 – Proposed Site Plan
- Appendix No. 2 – Proposed Elevations
- Appendix No. 3 – Existing Official Plan Map
- Appendix No. 4 – Existing Zoning Map
- Appendix No. 5 – Internal/External Consultation & List of Supporting Studies

Appendix No. 2 – Elevations



Appendix No. 3 – City of Cambridge Official Plan Map



Extract from Map 2 of the
City of Cambridge Official Plan

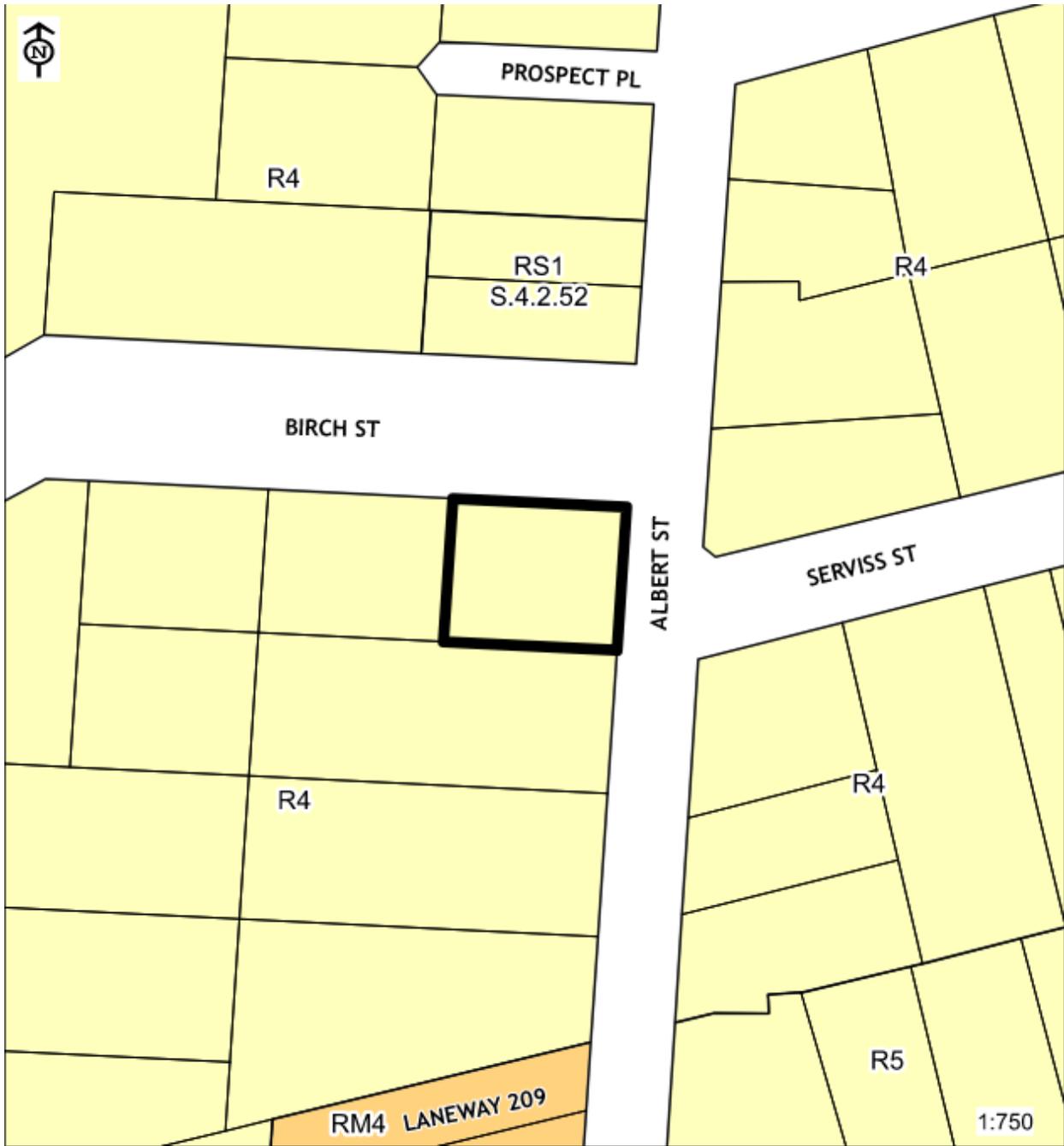
Map 5

 SITE  Low / Medium Density Residential



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Appendix No. 4 – Current City of Cambridge Zoning By-law Map



EXISTING ZONING

Map 3



SITE

Zoning Classification

 MEDIUM HIGH DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL



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Appendix No. 5 – Internal/External Consultation & List of Supporting Studies

This application has been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning & Development Committee for consideration.

- Energy + Inc;
- Public & Catholic School Boards;
- City of Cambridge Engineering Division
- City of Cambridge Transportation Engineering Division;
- City of Cambridge Recreation and Cultural Division;
- City of Cambridge Fire Department;
- City of Cambridge Building Services Division;
- City of Cambridge Accessibility Coordinator; and,
- Regional Municipality of Waterloo.
- Grand River Conservation Authority

List of Supporting Studies:

- Planning Justification Report;
- Proposed Site Plan;
- Proposed Elevations;
- Proposed Floor Plans;
- Proposed Landscape Plan;