



November 5, 2024

COUNCIL MEETING
725-775 MAIN STREET EAST
FILE NO. OR08/22

Subject Lands



- Lands are predominantly vacant, with the exception of a single detached dwelling and detached garages/structures
- Surrounding neighbourhood characterized as an area in transition
- Surrounding uses include: low density residential, medium density residential, open space/forested area, general industrial uses, and commercial uses
- There are approved and active development applications for various properties within close proximity to the subject lands

Proposed Development



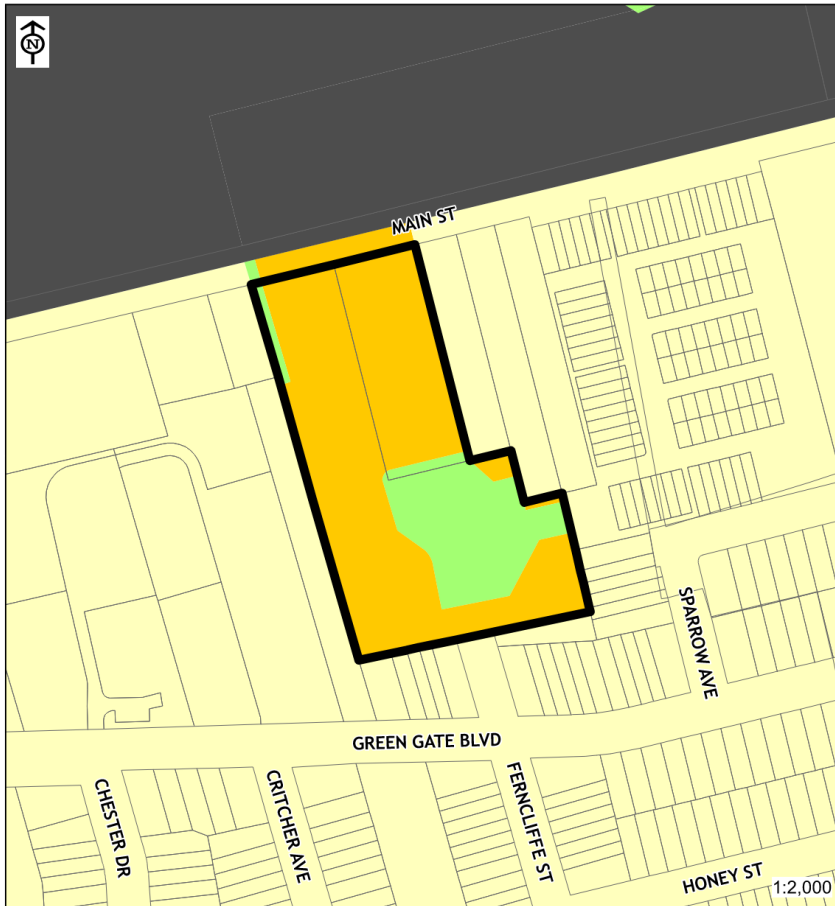
- Lot area of approximately 1.70 hectares
- Approximately 80 metres of frontage on Main Street East and 18 metres of frontage on Ferncliffe Street
- Proposed to be developed with a total of 233 dwelling units
 - 1 apartment building with a total of 185 dwelling units
 - 4 stacked townhome buildings, with a total of 48 dwelling units
- Total of 294 parking spaces are proposed
- Amenity space is proposed as;
 - 703m² of outdoor amenity space, as well as a large central wetland to be retained and enhanced
 - Additional private amenity space in the form of balconies and interior to apartment building

Proposed Development



- Key changes to the concept plan include:
 - Apartment building decreased in height from 12 to 10 storeys
 - Total number of dwelling units decreased from 254 to 233 units
 - Parking increased from 276 spaces to 294 spaces
 - Common amenity area increased from 477.8m² to 703m²
 - The orientation of the apartment building flipped
 - Originally developed on the western and southern portion on the north half of the site
 - Now developed on along the eastern and southern portion on the north half of the site
 - Emergency access now provided from Ferncliffe Street

Official Plan Amendment



Schedule A to Official Plan Amendment 83
Amendment to Map 2 of City of Cambridge Official Plan



Cambridge
Technology Services
GIS Division



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- Subject lands are currently designated **Low/Medium Density Residential**
- Permits a maximum density of 40 residential units per hectare (maximum of 68.4 residential units based on lot size)
- Official Plan Amendment is proposed to redesignate the subject lands to **High Density Residential and Natural Open Space System**
- Additional site-specific policy to permit multiple residential uses such as mixed terraces (stacked townhouses) with a minimum building height of 3-stroeyes

Zoning By-law Amendment



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	 INDUSTRIAL
	 MEDIUM HIGH DENSITY RESIDENTIAL	

Cambridge Technology Services GIS Division

- Zoning By-law Amendment proposes to rezone subject lands from 'Residential' - (H)R4 with a Holding provision to 'Multiple Residential' - (H)RM3 with a Holding provision, 'Open Space' - OS1 and 'Open Space' - OS4 with site specific provisions:
 - Minimum front yard setback: 3m
 - Minimum rear yard setback - 1.8m
 - Minimum interior side yard - 9m
 - Minimum interior side yard - 1.5m
 - Minimum density - 150 units per net residential hectare
 - Minimum common amenity area: 3m² per unit
 - Minimum private amenity area: 2m² per unit
 - Minimum parking stall width: 2.75m

Thank You