

36 Elliott Street

OR03/24 – Official Plan Amendment and Zoning By-law Amendment

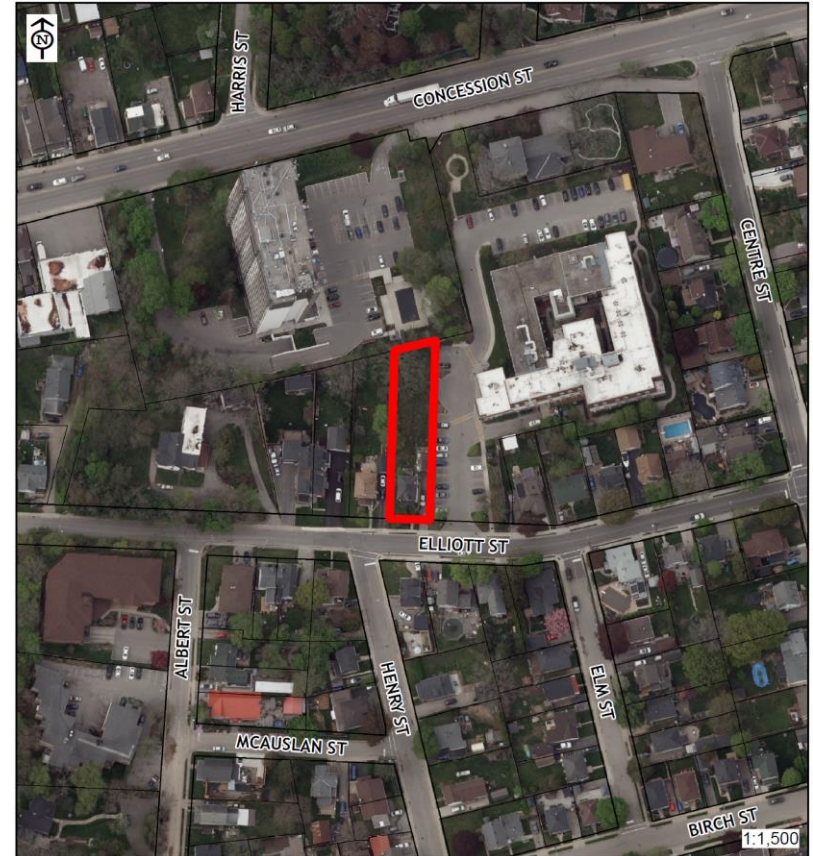
December 3, 2024

File Planner:
Vincent Wen
wenv@cambridge.ca



Proposal

- Residential development within:
 - Built-up Area
 - Downtown Cambridge Major Transit Station Area (MTSA)
- 6 unit stacked townhouse dwelling (mixed terrace) with 8 parking spaces



Official Plan Amendment

- Low/Medium Density Residential with Site-Specific Policy 8.10.122

Policy	Existing Official Plan Policy	Proposed OPA 87, Site-Specific Policy 8.10.122
Density	<ul style="list-style-type: none">• Maximum 40 units per hectare	<ul style="list-style-type: none">• Maximum 61 units per hectare

Zoning By-law Amendment

- **Existing Zoning:**
 - Residential – R4
- **Proposed Zoning:**
 - Multiple Residential – RM3 with site-specific provision 4.1.452

Development Standard	Existing Zoning By-law 150-85	Proposed RM3 s.4.1.452
Maximum Density	40 units per hectare	61 units per hectare
Minimum Lot Frontage	20 metres	15.3 metres (existing)
Minimum Interior Side Yard Setback (east side) – adjacent to N2 zone	3 metres	2.5 metres
Minimum Interior Side Yard Setback (west side) – adjacent to R4 zone	7.5 metres	3.2 metres
Minimum Common Amenity Area (square metres per dwelling unit)	30 square metres per unit	12.5 square metres per unit Note: additional private amenity areas/balconies proposed
Minimum Landscaped Area within Required Front Yard	45%	39%
Minimum % of windows and/or door openings on the street-facing façade of the building	N/A	30%
Minimum Required Planting Strip Width	1.5 metres with a 1.5 metre high solid fence or wall provided along the lot line	0.9 metres with a 1.5 metre high solid fence or wall provided along the lot line (reduction applies only to the area adjacent to the proposed parking) 1.5 metre planting strip to include trees or vegetation not less than 1.5 metres in height

Response to Public Meeting Comments

- Tree preservation
- Parking and traffic
- Over intensification

Recommendation

- The proposal is consistent with Provincial, Regional and City policy.
- The proposal will provide additional housing in the MTSA.
- Planning staff recommend approval of the proposed Official Plan Amendment and Zoning By-law Amendment.