

# 40 Albert Street

November 23rd, 2021 – Special Council Meeting

Public Meeting - 40 Albert Street

Committee Phone Number: 519-623-1340 x4799

Michael Campos, Intermediate Planner: [camposm@cambridge.ca](mailto:camposm@cambridge.ca)

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## Purpose of Meeting

- To formally introduce the proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification in accordance with the Planning Act.
- Notice was provided in the Cambridge Times.
- Please contact Michael Campos, Intermediate Planner at [camposm@cambridge.ca](mailto:camposm@cambridge.ca) in order to receive further information and future notification

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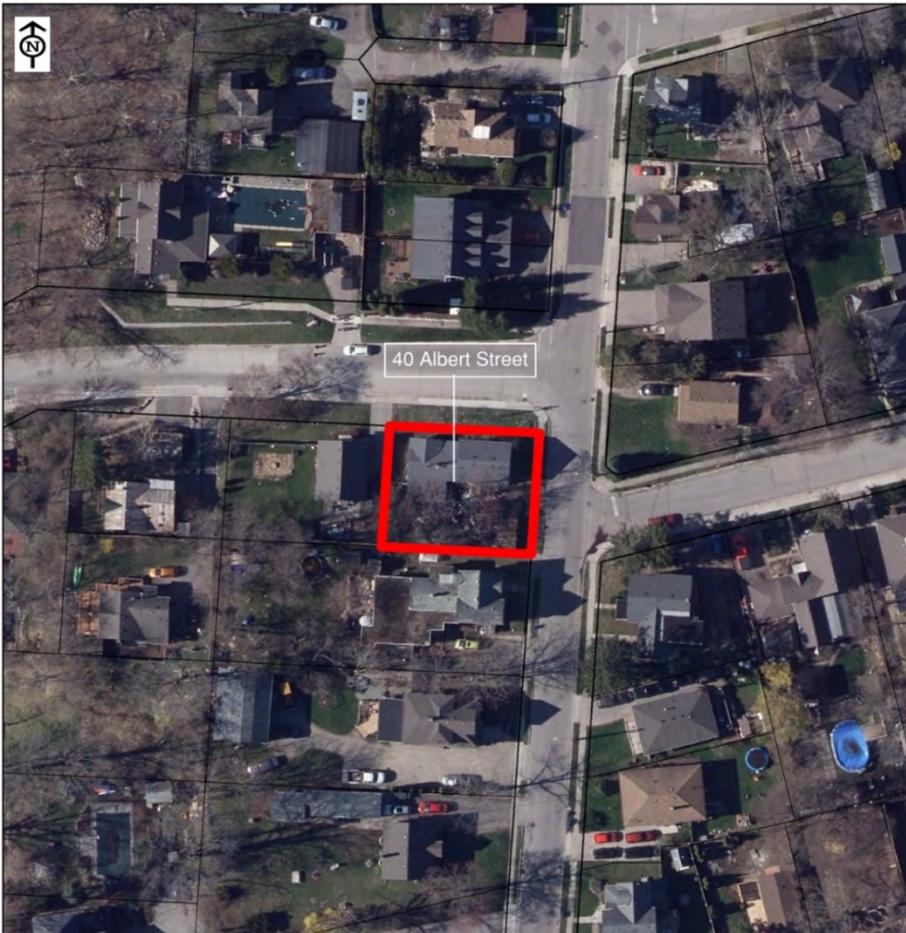
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# Location

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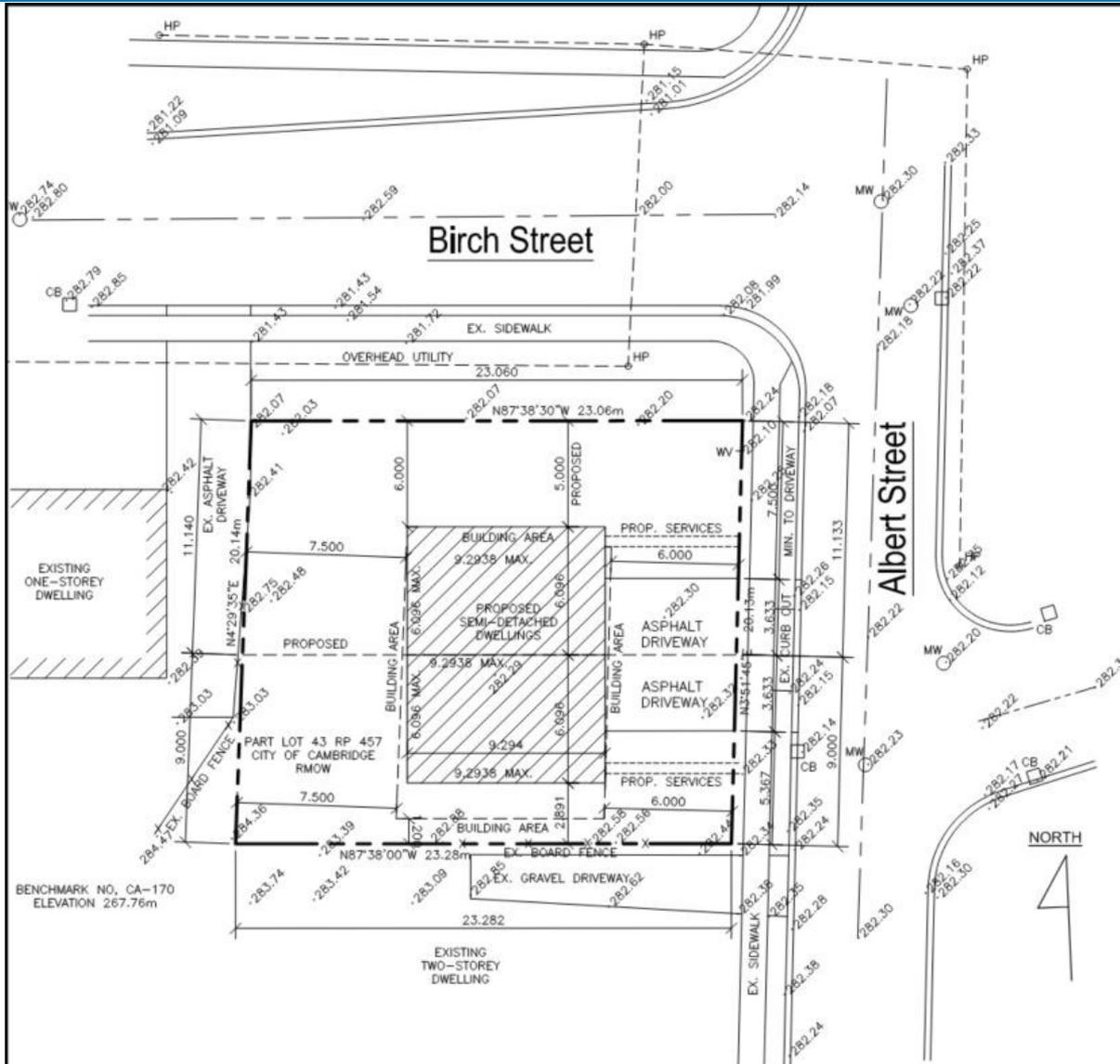


- Located in the south western corner of the Albert Street and Birch Street intersection.
- Within 150 metres of Ainslie Street South and the Galt Core Area to the east.
- Low-Density Residential Area consisting of single and semi-detached dwellings.

# Proposal

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**SITE DATA: 40 Albert St, CAMBRIDGE ON**

ZONING: RESIDENTIAL R4 - SEMI-DETACHED

PROPOSED SITE SPECIFIC AMENDMENT TO RS1 ZONE - SEMI-DETACHED

TOTAL SITE AREA: 466,3 m2

| RS1 ZONE - SETBACKS:  | REQUIRED | LOT A    | LOT B  |
|-----------------------|----------|----------|--------|
| - LOT FRONTAGE        | 9,0 m    | -        | 9,0 m- |
| - CORNER LOT FRONTAGE | 15,0 m   | *11,2 m- | -      |
| - FRONT YARD          | 6,0 m    | 6,0 m    | 6,0 m  |
| - INTERIOR SIDE YARD  | 1,2 m    | N/A      | 1,2 m  |
| - EXTERIOR SIDE YARD  | 6,0 m    | *5,0 m   | N/A    |
| - REAR YARD           | 7,5 m    | 7,5 m    | 7,5 m  |

| MINIMUM LOT AREA  | LOT A  | LOT B            |
|-------------------|--------|------------------|
| - CORNER LOT AREA | 450 m2 | 466,3 m2 (TOTAL) |

| MINIMUM GROSS FLOOR AREA | LOT A | LOT B             |
|--------------------------|-------|-------------------|
|                          | 75 m2 | 167,2 m2 167,2 m2 |

| MAXIMUM LOT COVERAGE | LOT A | LOT B        |
|----------------------|-------|--------------|
|                      | 40 %  | 25 % (TOTAL) |

| MIN. LANDSCAPE OPEN SPACE | LOT A | LOT B        |
|---------------------------|-------|--------------|
|                           | 30 %  | 34 % (TOTAL) |

| PARKING REQUIREMENTS    | LOT A  | LOT B |
|-------------------------|--------|-------|
| PARKING SPACES (1/UNIT) | 1/UNIT | 1 1   |

NOTE: \*Site Specific Amendment / Minor Variance (As Required)

BENCHMARK NO. CA-170  
ELEVATION 267.76m

I, Ron Rogan have reviewed and taken responsibility for the design activities. I am qualified, and the firm is registered, in the appropriate classes/ categories.

**Rogan Home Design**  
Ron Rogan, MAATO  
530 South River Rd.  
Elora, Ontario  
(519) 572-8740

Rogan Home Design  
BOIN 31434

**Proposed Semi-Detached  
40 Albert St, Cambridge ON**

**PROPOSED SITE PLAN**

|                         |                        |                        |                   |
|-------------------------|------------------------|------------------------|-------------------|
| DATE:<br>APRIL 13, 2021 | SCALE:<br>METRIC 1:200 | PROJ. No.<br>40 ALBERT | DWG.<br><b>C1</b> |
|-------------------------|------------------------|------------------------|-------------------|

# Proposal

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**Figure 1:** View of proposed front elevation.

- Three-storey (9.2 metres or 30.18 feet) with a total gross floor area of 152.1 square metres (1,637.19 square feet) per unit.



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## Proposed Zoning By-law Amendment

A Zoning By-law Amendment application is proposed that seeks:

- To rezone the subject lands from “Residential – R4” to the “Residential – RS1” zone to allow for a semi-detached dwelling.

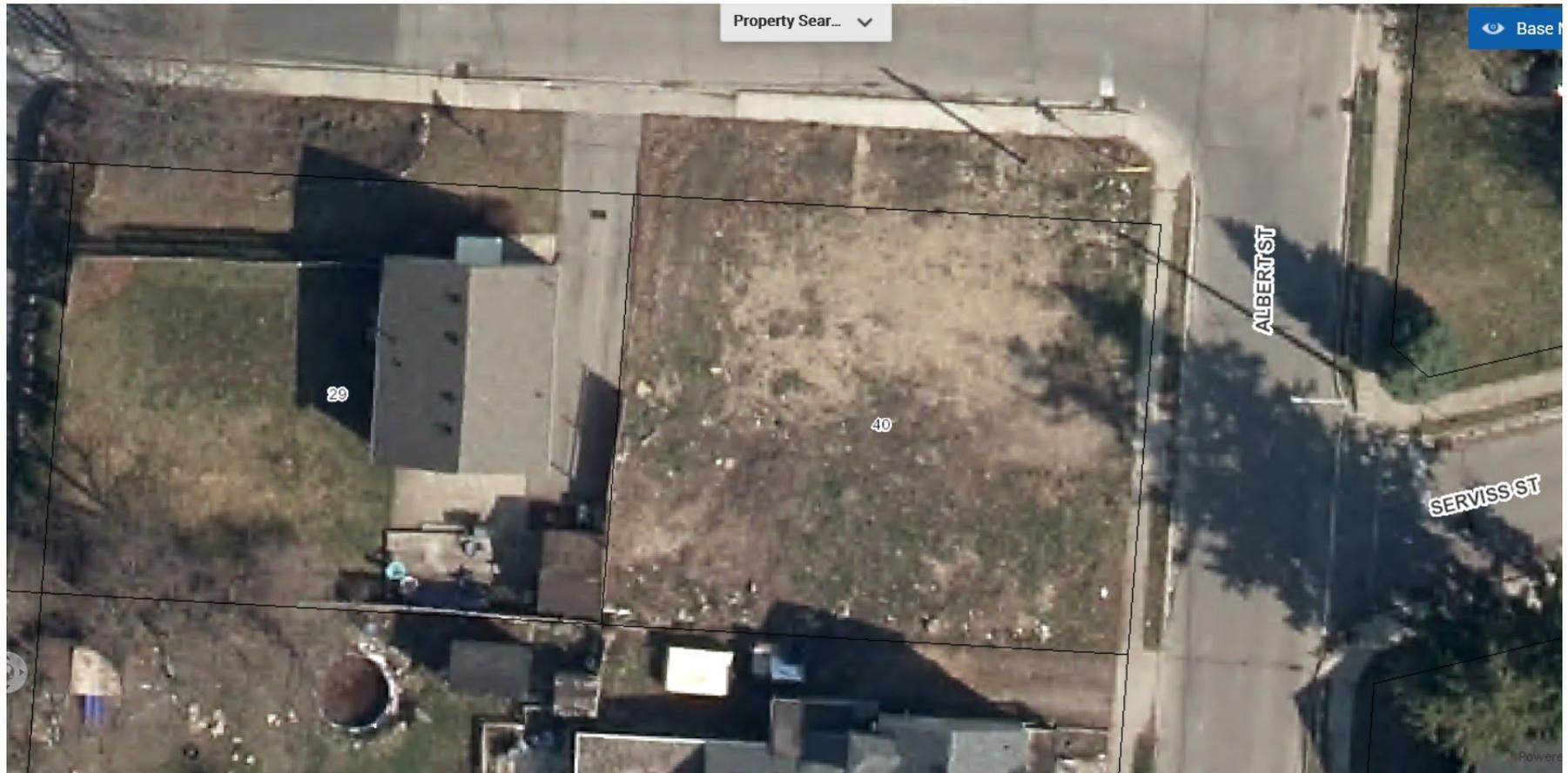
The following site-specific zoning provisions are requested for the proposed development at 40 Albert Street:

- To permit a minimum lot frontage for a corner lot of a semi-detached building to be 20.13 metres (66.04 feet);
- To permit a minimum lot frontage for the corner unit of a semi-detached dwelling to be 11.13 metres (36.52 feet);
- To permit a minimum total lot area for a corner lot of a semi-detached dwelling to be 466.2 square metres (5,019.21 square feet);
- To permit a minimum lot area for a semi-detached dwelling to be 257.7 square metres (2,773.86 square feet); and,
- To permit a minimum exterior side yard setback of 5 metres.

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**Aerial Image:** Subject lands are currently vacant. Previously developed with a single-detached dwelling that has since been demolished as a result of fire damages.

# 193 Water St. S. & 62 Highman Avenue

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## Considerations:

- 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;
- Comments received from members of Council, public, City staff and agency circulation.

# Staff Recommendation

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- **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.

# CONTACT INFORMATION

Name: Michael Campos

Title: Intermediate Planner

Phone: 519-623-1340 ext. 4264

Email: [camposm@cambridge.ca](mailto:camposm@cambridge.ca)



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