

# 25 Chalmers Street S

## OR10/24 – Recommendation to Council

**Applicant:** City of Cambridge

**City Planner:** Nicole Goodbrand, RPP, MCIP, Senior Planner

November 12, 2024



# Background – Housing Accelerator Fund (HAF)

- Initiative 1: Fast tracking the development of City owned lands for the creation of affordable housing.
  - Milestone 1: Council Select City Owned Sites. Review Visualizations for Each Site. Completed late 2024.
    - **25 Chalmers Street South**
    - 579 Grand Ridge Drive
  - **Milestone 2: City advances OPA/ZBA Applications for the selected City owned sites to facilitate redevelopment (Current Stage).**
  - Milestone 3: Procurement of Builder/Housing Operator for future developments. Process underway (to be completed by end of Nov 2025).
  - Milestone 4: Accelerated Site Plan Approval process and building permits (to be completed by end of Nov 2026).

# Background – 25 Chalmers St South

- 1.14 hectares in size
- Former St. Ambrose School Site
- City Purchased Property in 2019
- Contains the John Dolson Centre
- Surrounded by established residential neighbourhood
- Well served by road network and public transit
- Near to major commercial centre and Chalmers Street Public School





# Visualizations & Council Motion



COUNCIL MOTION, Sept 2024: “AND THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 25 Chalmers Street S to increase the maximum permitted density, permit mixed-used development and to add a maximum permitted height of four-storeys and minimum required parking rate of 1.25 spaces per unit to advance the Low-Rise Apartment with future phase and municipal facility Development;”

# Public Meeting & Neighbourhood Comments

- Public Meeting held on November 12, 2024
  - Council requested a Neighbourhood Mtg with expanded circulation area and Traffic Study
- Neighbourhood Meeting held on February 3, 2025
- Comments/concerns on the following topics were raised:
  - Traffic, Parking and Road Safety
  - Land Use Compatibility, Building Height and Scale
  - Site Selection & Affordable Housing
  - The Future of the John Dolson Centre
  - Tree Protection

# Public Comments Response

- Traffic Impact Study was conducted, appropriate parking rates introduced
- Height Limited to 4 Storeys, Appropriate Setback and building separation regulations introduced
- Applications considered appropriateness of the site for redevelopment of specific building types and land uses, rather than the cost of the unit or specific future residents
- Future of the John Dolson Centre not part of this application
- Tree Protection is important and will be reviewed through a Tree Management Plan at the Site Plan Stage

# Official Plan Amendment

- Maintain land use designation – Low/Med Density Residential
- Introduce Site Specific Policies:
  - From Max 40 units/ha to No Max Density (consistent with approach in draft zoning by-law)
  - From no height limit to 4 storey height limit

# Zoning By-law Amendment

- Change zoning category from N1/R3 to RM3 with site specific uses and regulations
- Allow full range of residential building types and mixed-use buildings with non-residential permitted on ground floor:
  - Salons, Pharmacies, Food Services, Offices, Day Cares
- 4 Storey, 14 metre height limit



# Zoning By-law Amendment

- Parking: 1 space/unit and 0.25 space/unit for visitors  
2.5 sq.m./100 sq.m. for non-res except 9 sq.m./100 sq.m.
- Common Amenity Area requirements
- Setback requirements
- Additional Building Separation and Garbage Requirements

# Recommendation

- Planning staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment.
- The applications:
  - are consistent with Provincial and City Policies.
  - will facilitate development that represents an efficient use of land and existing infrastructure
  - will expand the range of (affordable) housing options in an established urban area.
  - ensure compatibility with the surrounding neighbourhood.