



PATTERSON
PLANNING CONSULTANTS

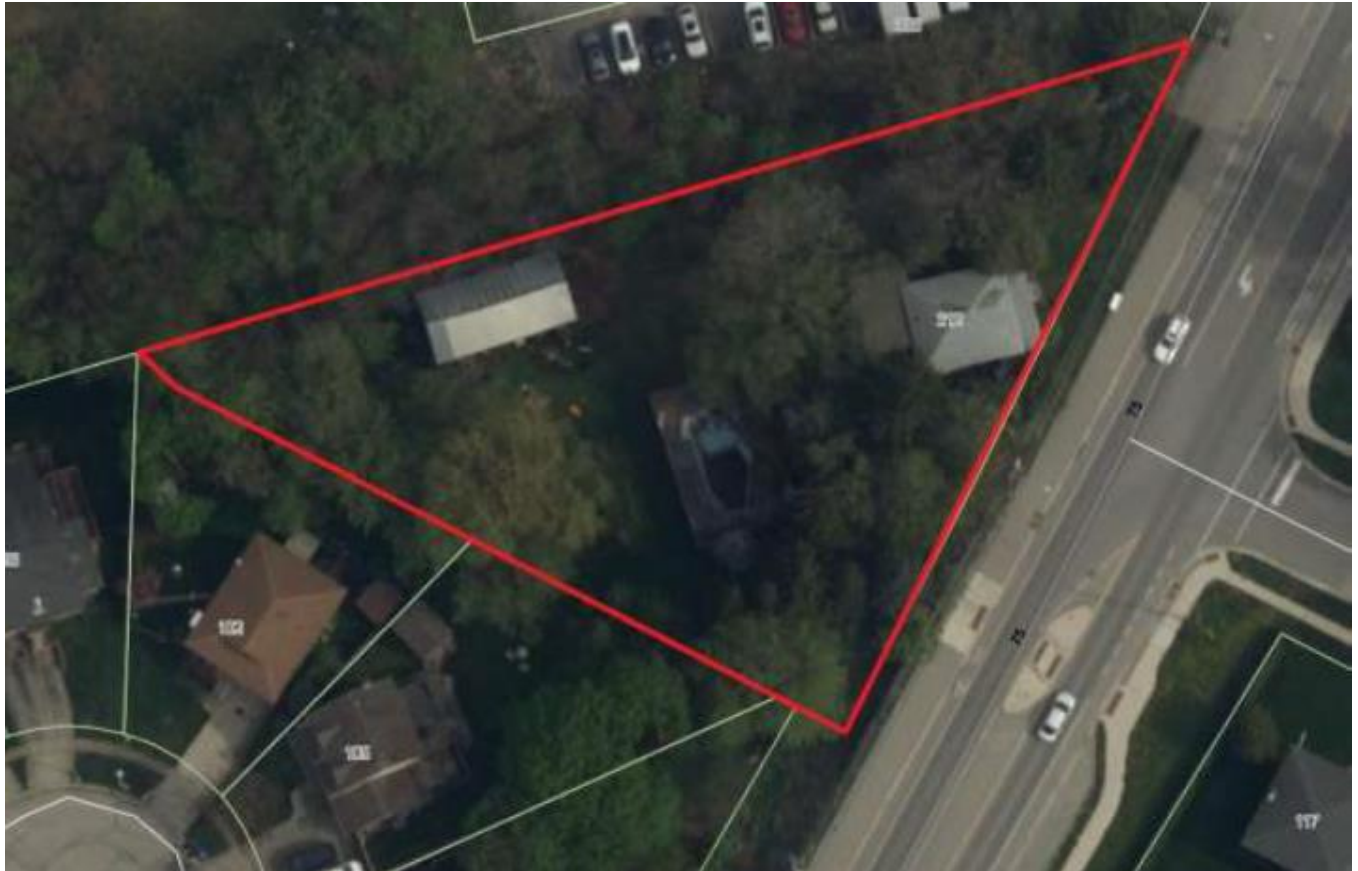
**312 ST. ANDREWS STREET
CITY OF CAMBRIDGE
2865417 ONTARIO INC.**

**Official Plan Amendment and Zoning By-Law Amendment
OR05/25**

Public Meeting - May 6, 2025

**Scott Patterson
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519-577-9817**

Property

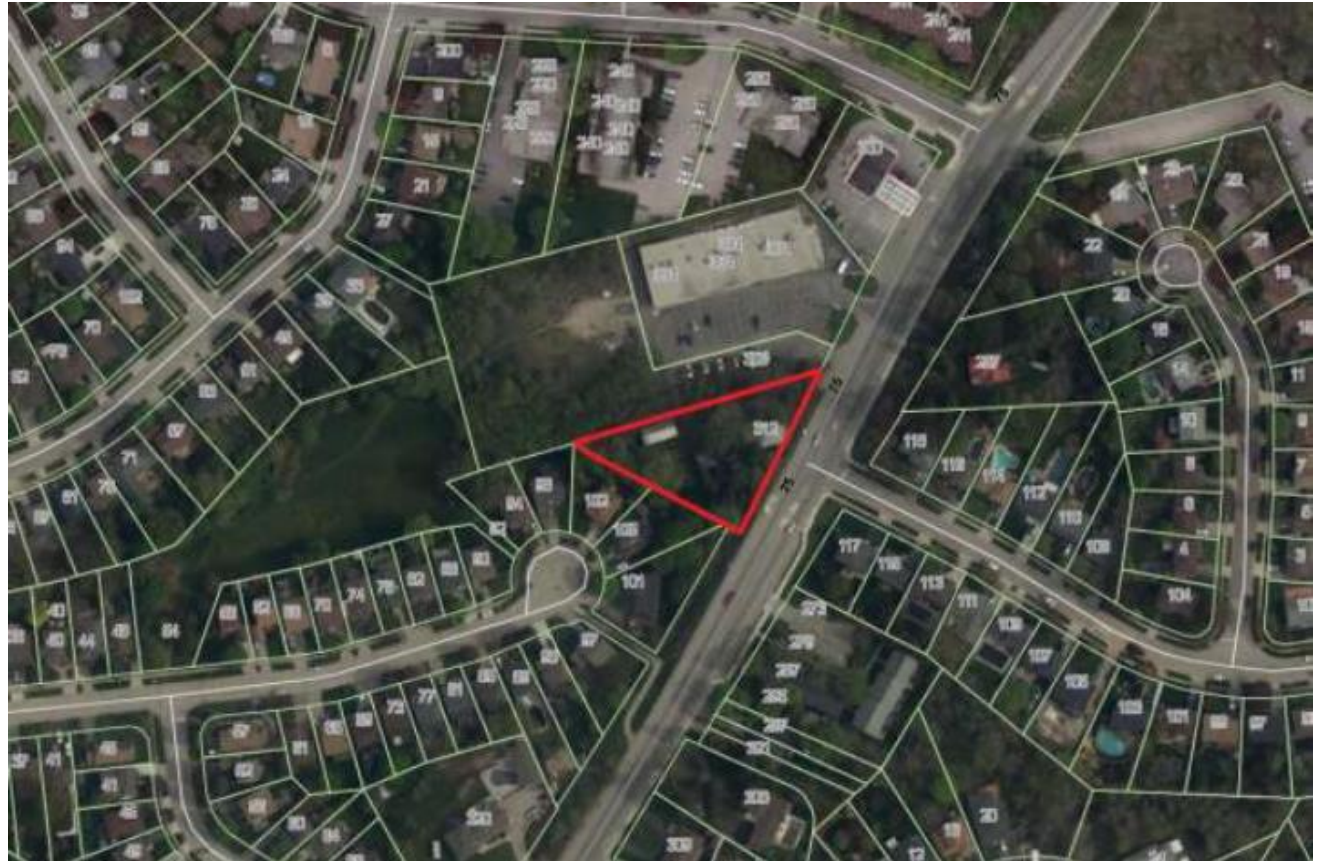


- 312 St. Andrews Street
- Lot Area = 2599.4m²

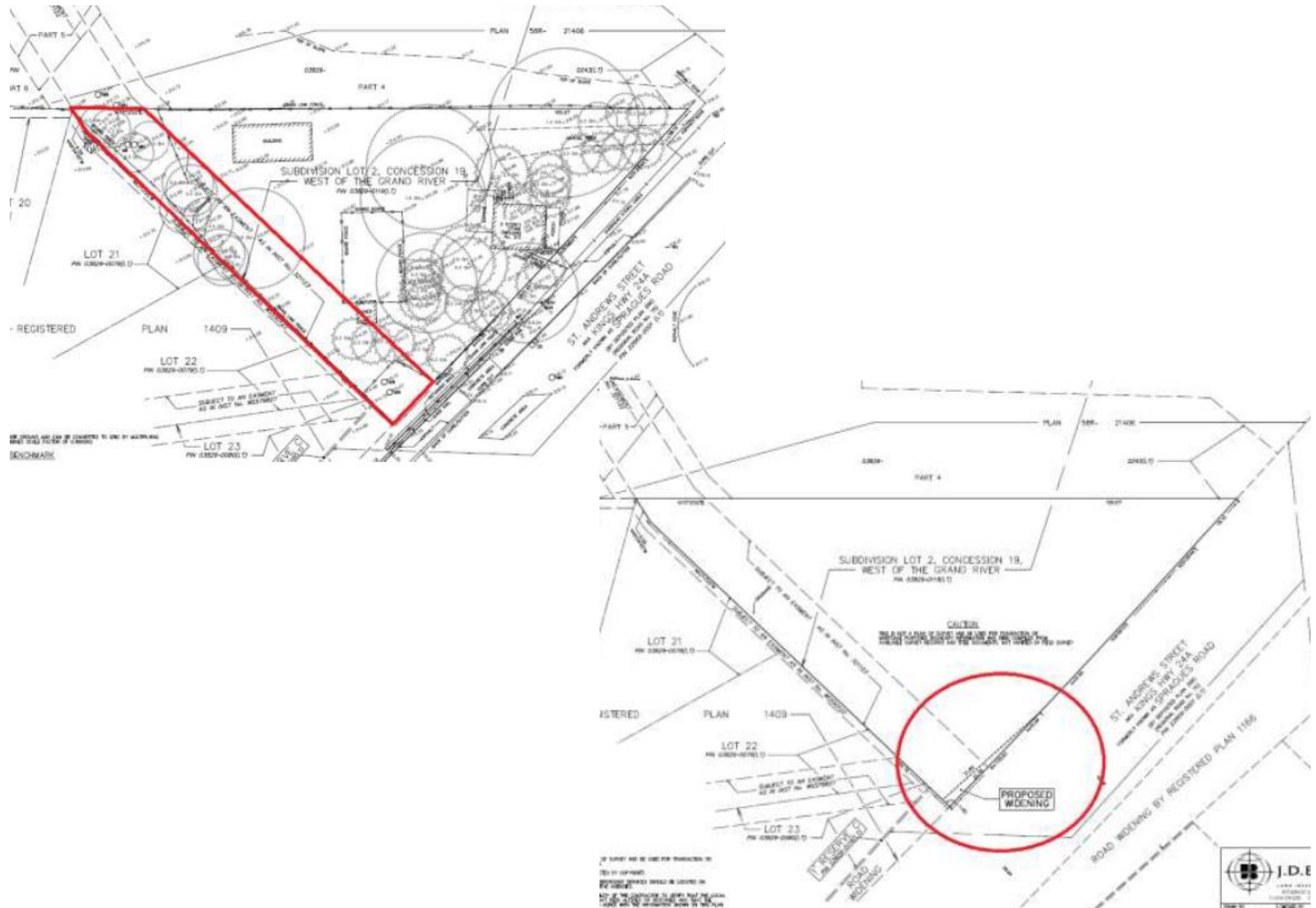
Property



Property



Easement / Road Widening



Planning Context

- Designated “Low/ Medium Density Residential”
- Maximum Density of 40u/ha



Planning Context

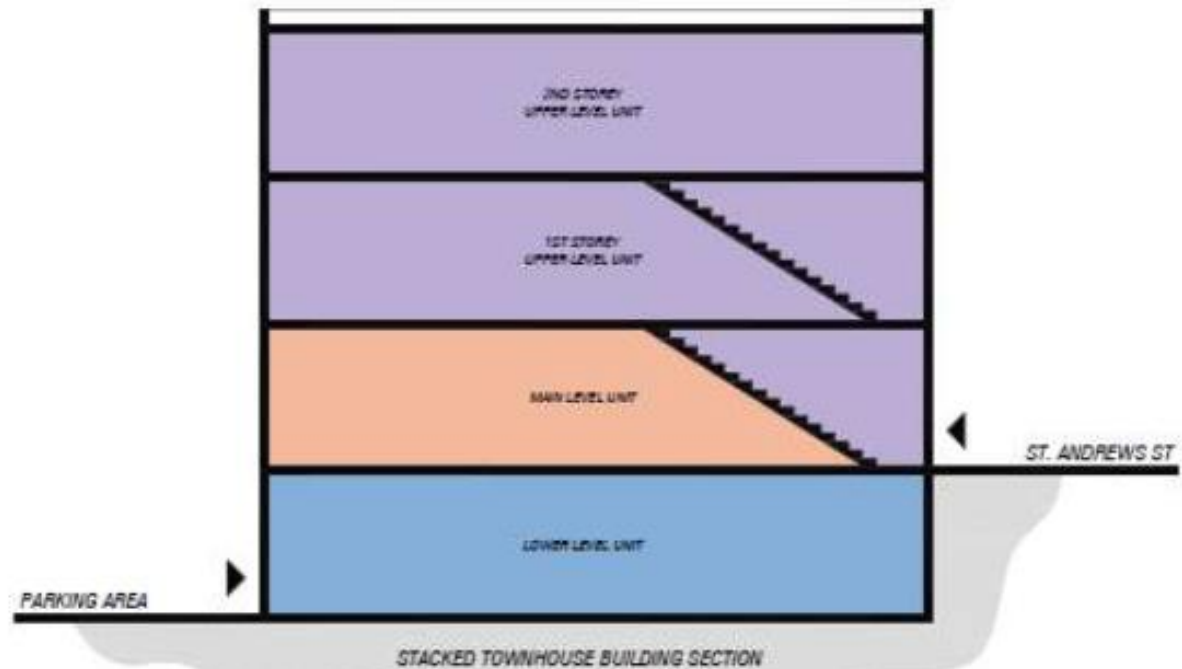
- Zoned “R3”



Proposal

- Official Plan Amendment and Zoning By-Law Amendment to permit a 24 unit mixed-terrace (stacked townhouse) development
- 31 parking spaces
- 4 tandem parking spaces
- 79m² of on site amenity area

Cross Section



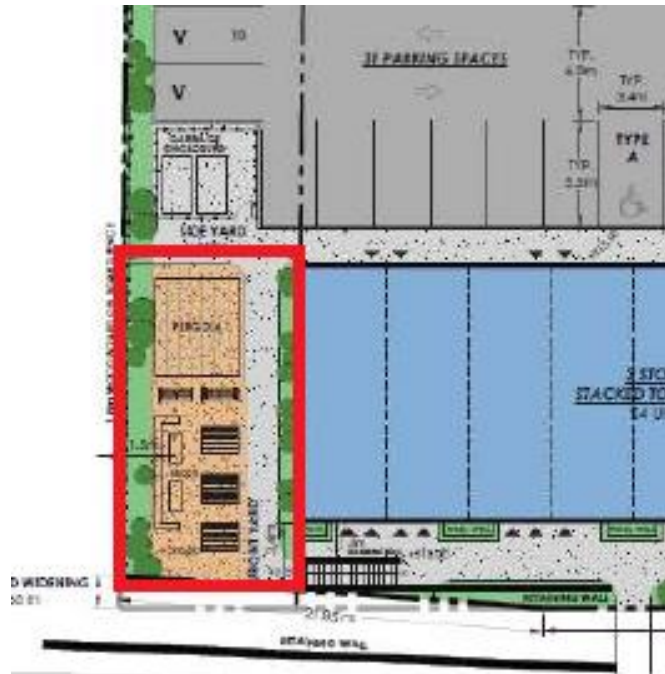
Proposal



Proposal



Amenity Areas



Supporting Materials

- Functional Servicing Report, SWM Report and Plans
- Noise Study – Noise Barrier to protect the amenity area from traffic noise, building to have central air conditioning, inclusion of warning clauses. No issue with stationary noise.
- Urban Design Report

OPA and ZBLA

- Official Plan Amendment
 - Increase permitted density from 40u/ha to 92u/ha
- Zoning By-law Amendment
 - Change zoning from “R3” to “RM3” to permit “Mixed Terrace Dwelling”
 - Front Yard Setback reduction from 6.0m to 3.4m
 - Reduction in amenity area to 79m²

Closing Comments

- Proposal is consistent with the Provincial Planning Statement 2024 and conforms to the Regional Official Plan.
- New Comprehensive Zoning By-law for the City of Cambridge indicates the lands would be zoned “R1” which would permitted “stacked townhouses” and have no limit on density.
- Development is appropriate for the site, represents good land use planning and is in the public interest

Thank you

Questions?