

24-Unit
Proposal at
312 St
Andrews



GROUND LEVEL
-1 BEDROOM
50.1 sq.m
539 sq.ft.

Why we're here

- 312 St Andrews –
24 units, 3 storeys

Goals & Objectives

Place

City of Cambridge

2024-2026

STRATEGIC PLAN



Embrace and celebrate our City's unique character while enhancing the spaces where people connect.

PLACEMAKING

- Promote and create a wide range of destinations and activities that capitalize on the beauty of the rivers and heritage buildings.

PLANNING FOR GROWTH

- Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population.

GREEN SPACES

- Create, preserve, protect, enhance and steward our parks, green spaces and environmental areas.

Amenity deficit

Required 720 m² (30 m² / unit)

Proposed 79 m² → **11 %**

1m transition between

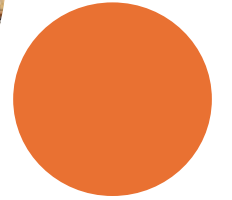
Not gentle

Traffic

lights and noise in backyards

landscaping is <1m wide: play

in the parking lot?





Everyone else does better

City	Common amenity	Landscaped %	Transition rule
Kitchener	4 m ² / unit	≥ 20 %	7.5 m yard + 45° plane
Waterloo	3 m ² 1st bdrm + 2 m ² each add. (≥ 30 % of total must be common if >50 bdrms)	17-20 %	7.5 m yard + 3 m buffer
Guelph	(none - requires private yards/balconies)	30-40 %	1.5-3 m planted buffer; ≤ 3 storeys
Brantford (draft)	8 m ² / unit first 8 + 5 m ² each add.	≥ 25 %	45° plane above 4-storey cap
Hamilton	6 m ² / unit	≥ 25 %	6 m yard + 45° plane



No real substitute

Byton Lane Park: floods & cut-through for commercial area

16 St Andrews (Southwood → Stanley) undermined during heavy rain

School zone: St Gregory on busy RR-75

Plan goal: "Green Spaces – protect & enhance", not exploit to offer reduced livability standards.

This park needs investment not exploitation to support private

Ignores Cambridge's stated goals

Strategic-Plan wording	How the proposal fails	Source
"Safe, clean, caring, sustainable, inclusive and accessible neighbourhoods"	No play space; kids forced to a flood-prone park	Vision Statement, p. 2 Home
Promote, facilitate and participate in the development of ... neighbourhoods with a range of housing options"	Adds units, but not the amenities that make them livable	"Vibrant Neighbourhoods" goal, p. 7 Home
"**Provide for a mix of development, uses and amenities to meet the needs of a changing population"	89 % amenity shortfall → needs are not met	"Planning for Growth" objective, p. 8 Home
"Create, preserve, protect, enhance and steward our parks, green spaces and environmental areas"	Relies on Byton Lane Park, which floods and is over-used	"Green Spaces" objective, p. 8 Home
"Provide age-friendly services that are accessible to all"	No barrier-free outdoor area on site; seniors get asphalt	Strategic Action, p. 9 Home
"Create and activate spaces that offer things for people to do"	Offers 79 m ² lawn behind a parking lot → no activation	Strategic Action, p. 9

Additional Areas of Concern



Infrastructure capacity:

"Water, sanitary and storm pipes on St Andrews date to the **1960s**; City Engineering flagged them for renewal. Cramming **24** units before upgrades risks backups and basement flooding."



Storm-water & heat-island:

"With **70 %** of the lot paved or built on, runoff will increase and so will local heat. The City's Climate Adaptation Plan calls for *more* green cover, not less."



Shadow / overlook

"A 3-storey block 2 m off the lot line will cast afternoon shadow directly onto backyards six months of the year—contrary to OP compatibility criteria."



Fire-route & garbage logistics

"The solo drive aisle doubles as fire access and garbage pick-up. If an engine or truck blocks it, residents have no second egress—doesn't meet NFC best practice."

Request

- **Refuse** as-is **or** require actual on-site amenity/green-space, reduced flood-plan, and drainage issues at Byton Lane Park solved
- Direct redesign: setbacks, green buffer, traffic study