



PATTERSON
PLANNING CONSULTANTS

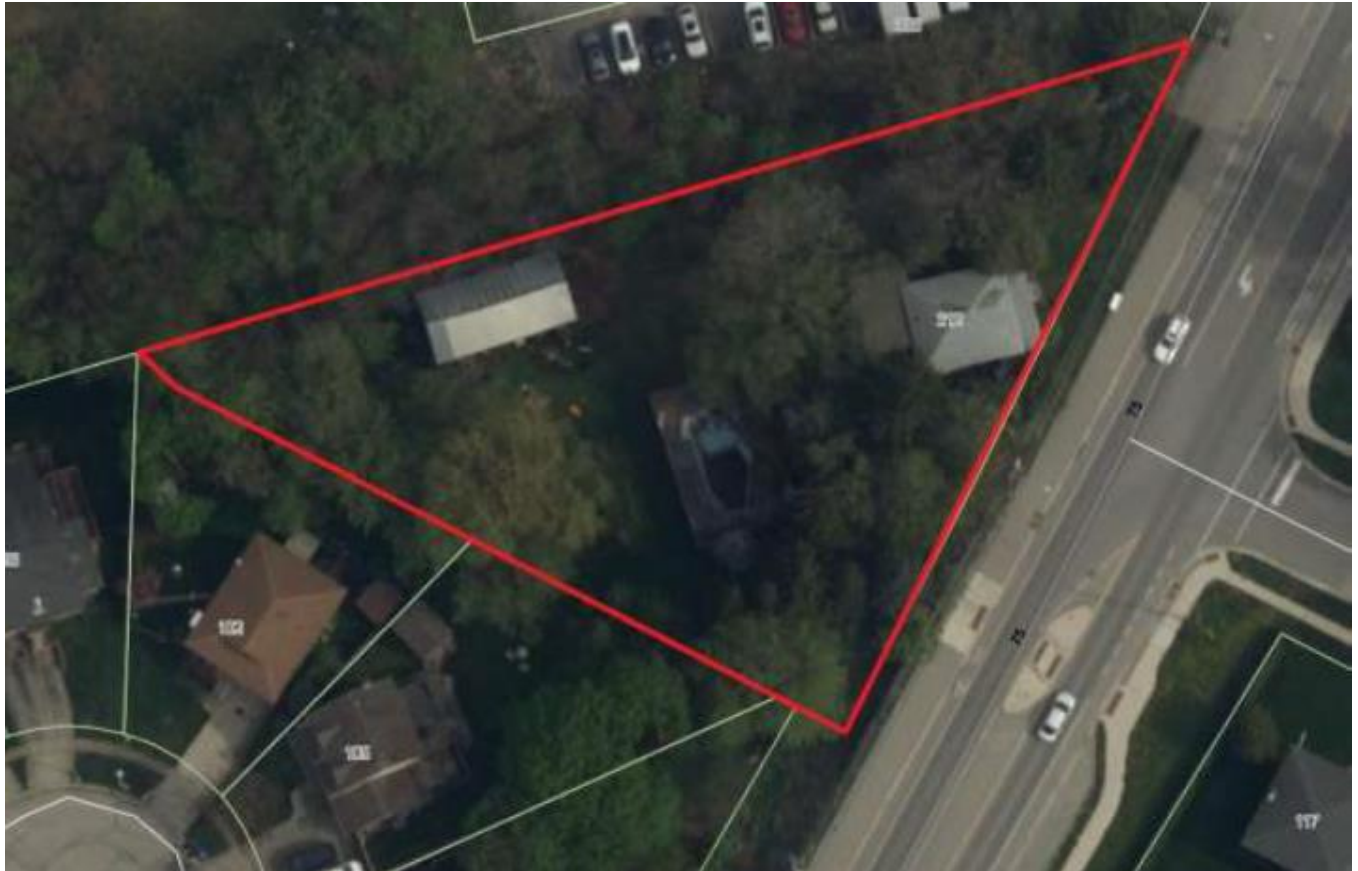
**312 ST. ANDREWS STREET
CITY OF CAMBRIDGE
2865417 ONTARIO INC.**

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

Council Meeting – July 22, 2025

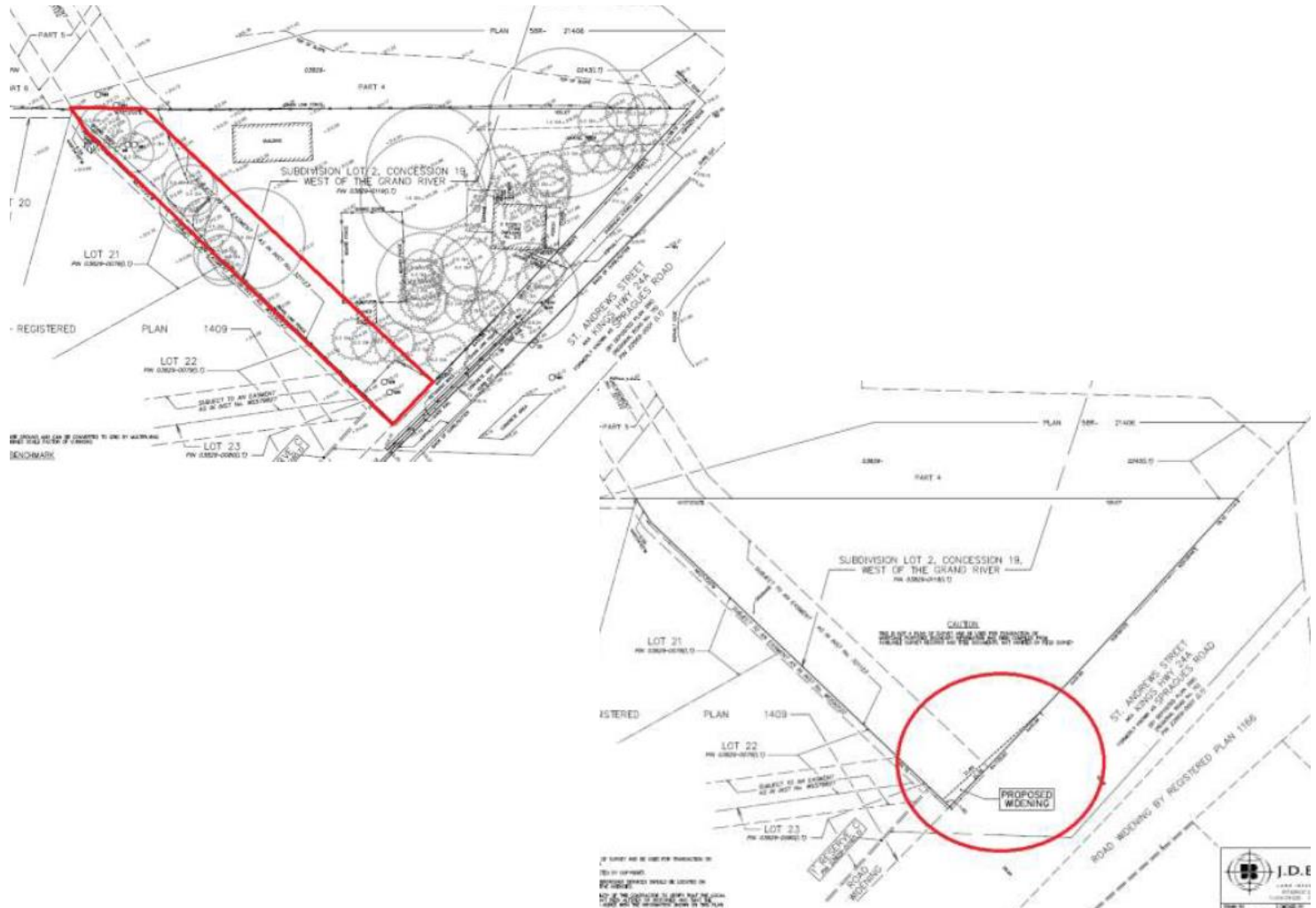
**Scott Patterson
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519-577-9817**

Property



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

Easement / Road Widening



Original Proposal

- May 6, 2025 Informal Public Meeting
- 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

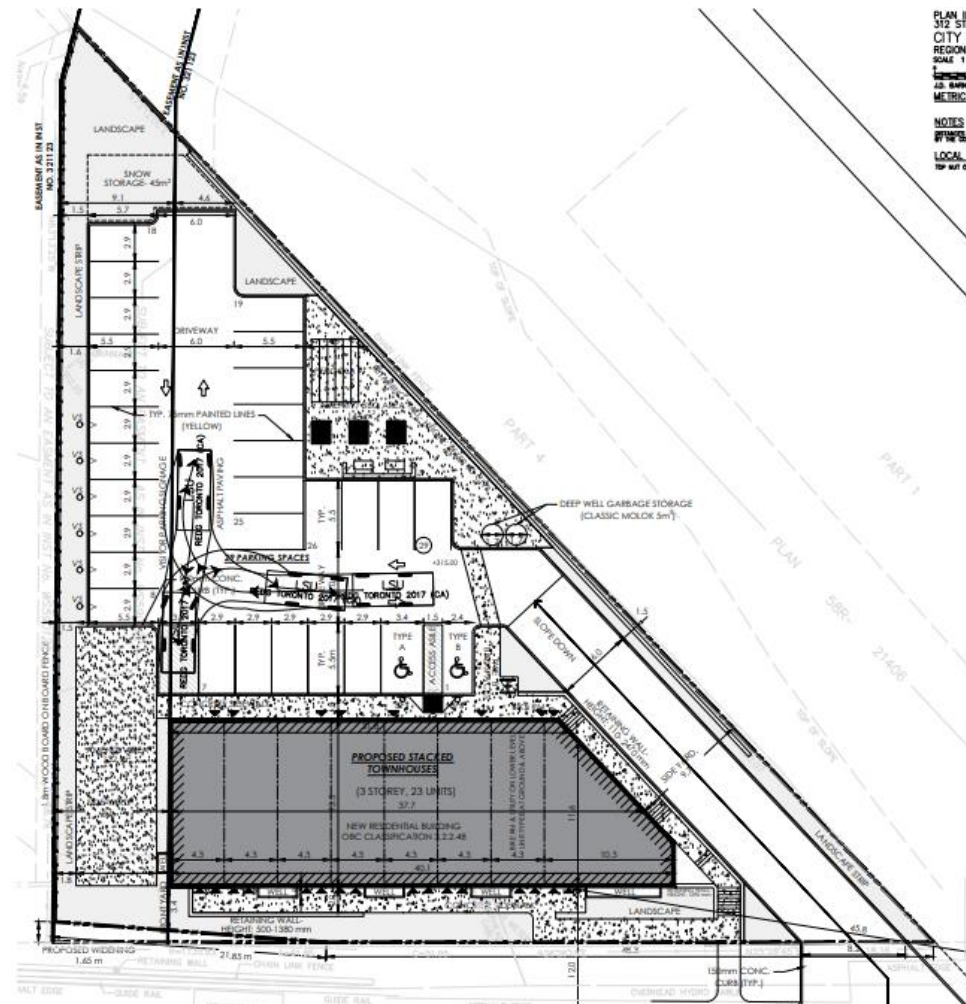
Original Concept Plan



Updated Proposal

- 23 units
- Creation of a bicycle storage room / mechanical room
- 29 parking spaces
- 144m² of on site amenity area
- Addition of balconies for 6 units
- Creation of a turnaround area
- Relocation of amenity and garbage facilities
- In-ground garbage facility
- No permanent structures in the easement area
- Barrier free access to the front of the building

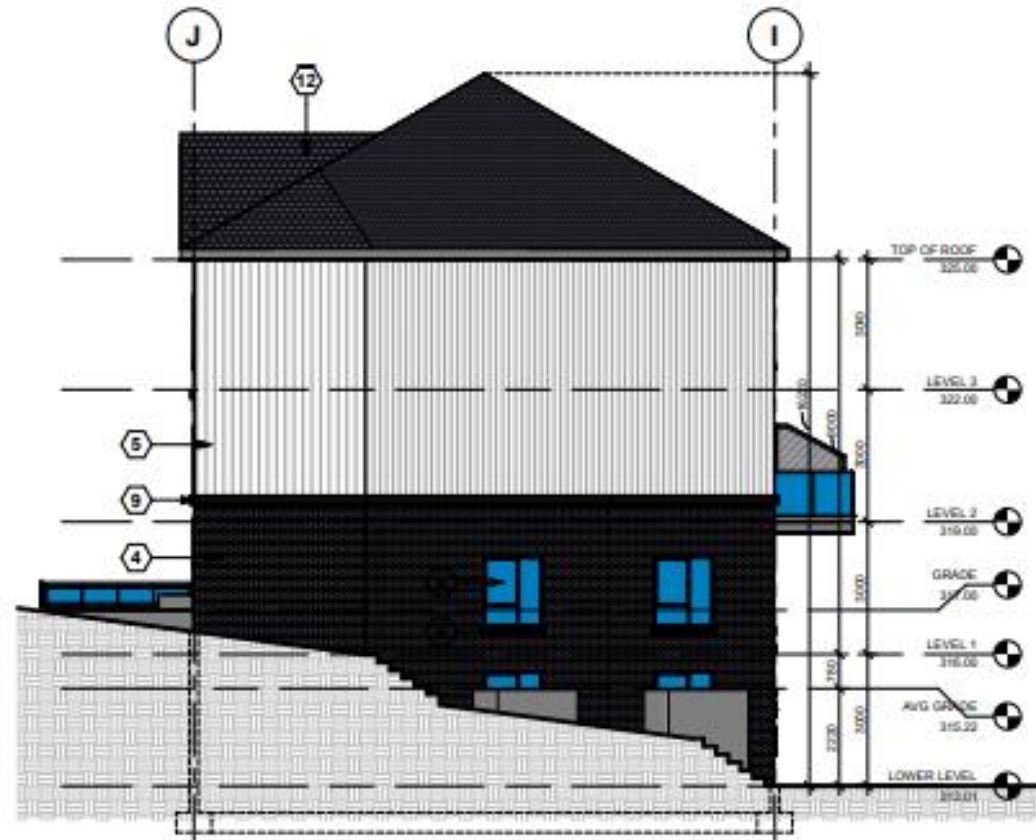
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Proposal



Proposal

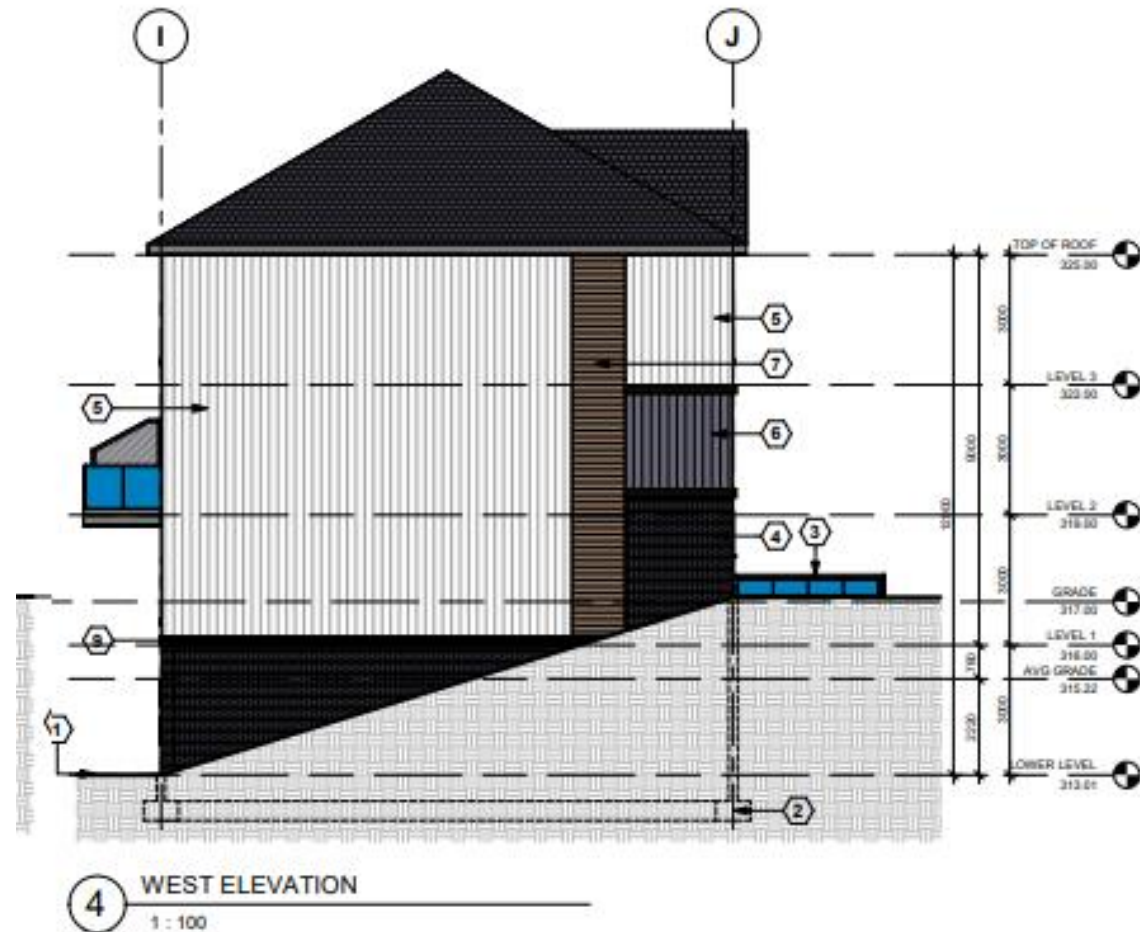


3 EAST ELEVATION
1 : 100

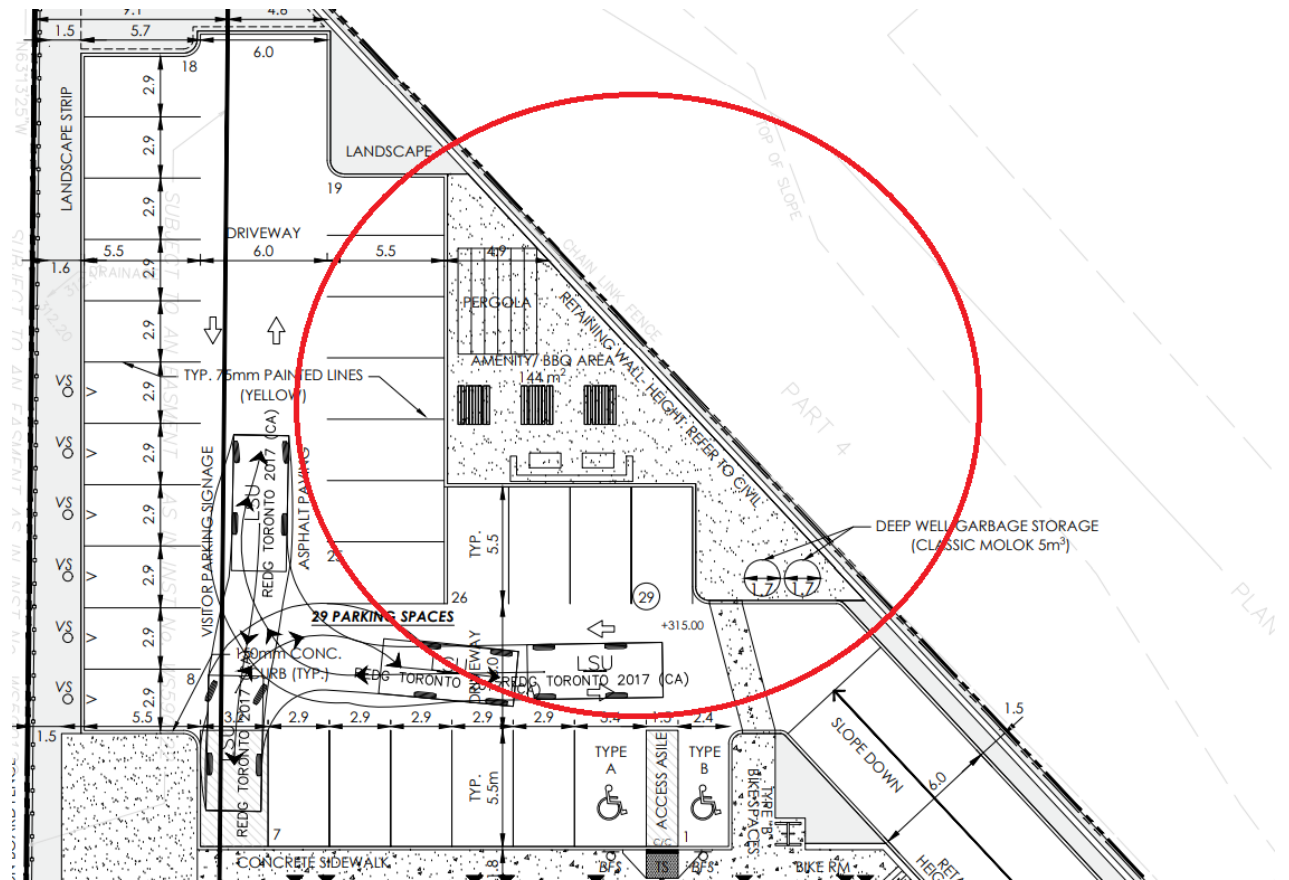
Proposal



Proposal



Amenity Area



Closing Comments

- Updated Site Plan layout to address comments from the neighbors, Council and staff
- Support staff report and recommendation
- Site Plan Approval

Thank you

Questions?