

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

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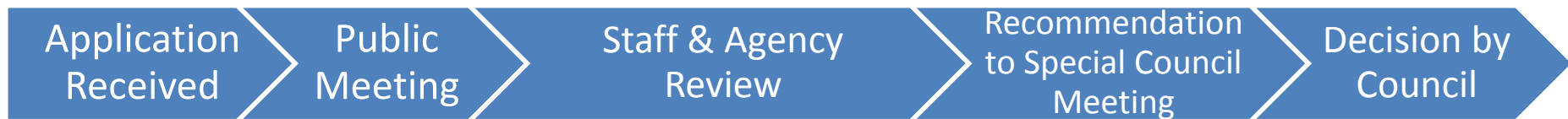
Purpose of Meeting

- 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 in order to receive further information and future notification

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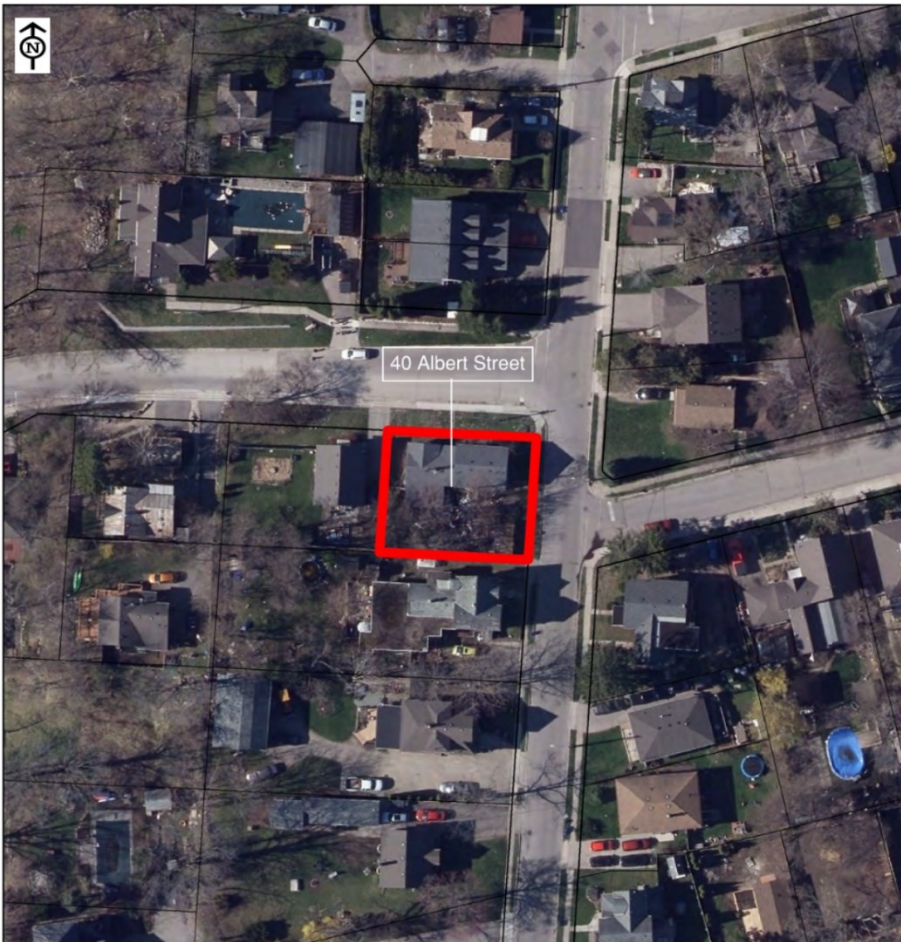
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Location

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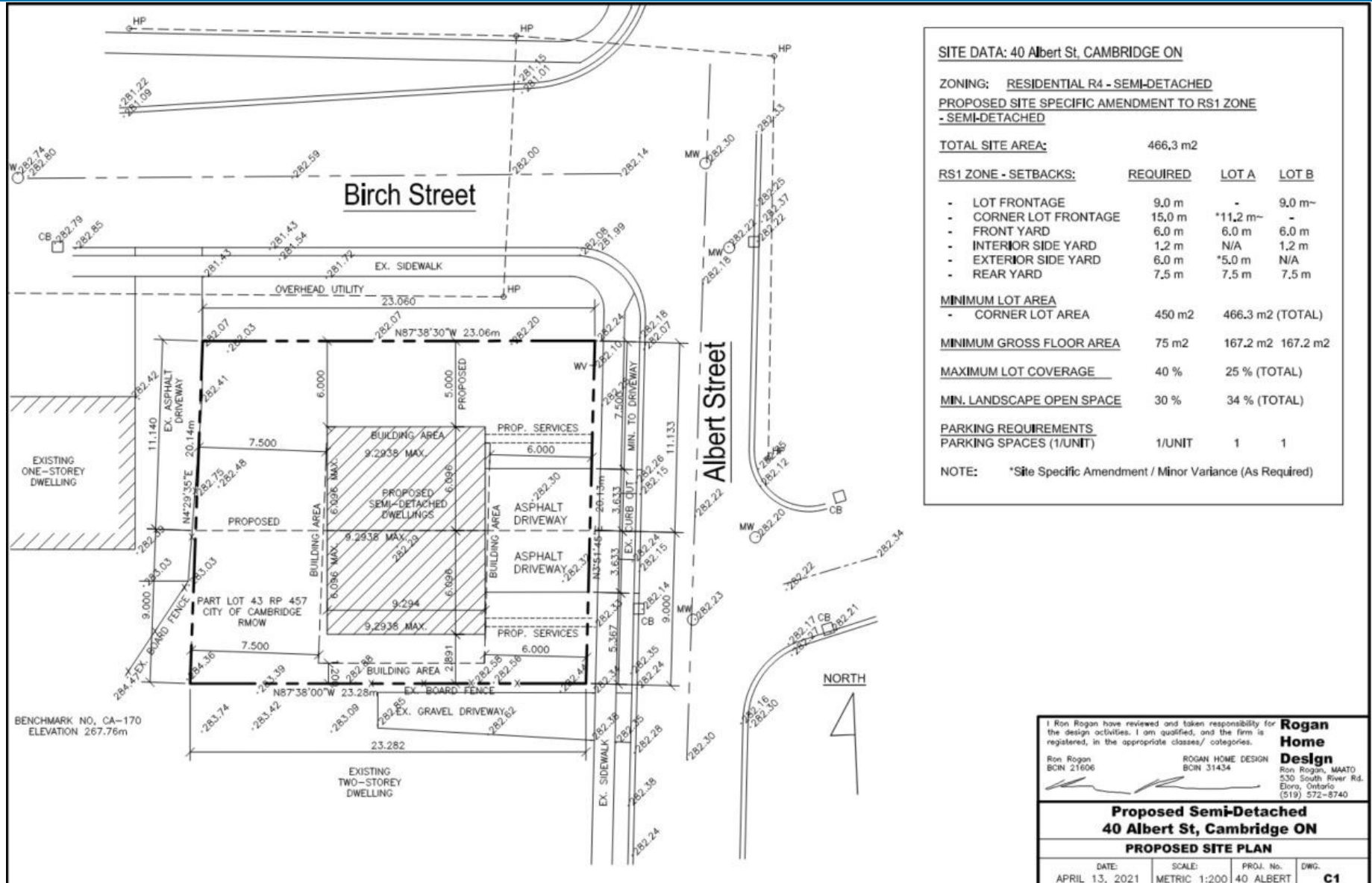


- Located in the south western corner of the Albert Street and Birch Street intersection.
- Within 150 metres of Ainslie Street South and the Galt Core Area to the east.
- Low-Density Residential Area consisting of single and semi-detached dwellings.

Proposal

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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.



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.

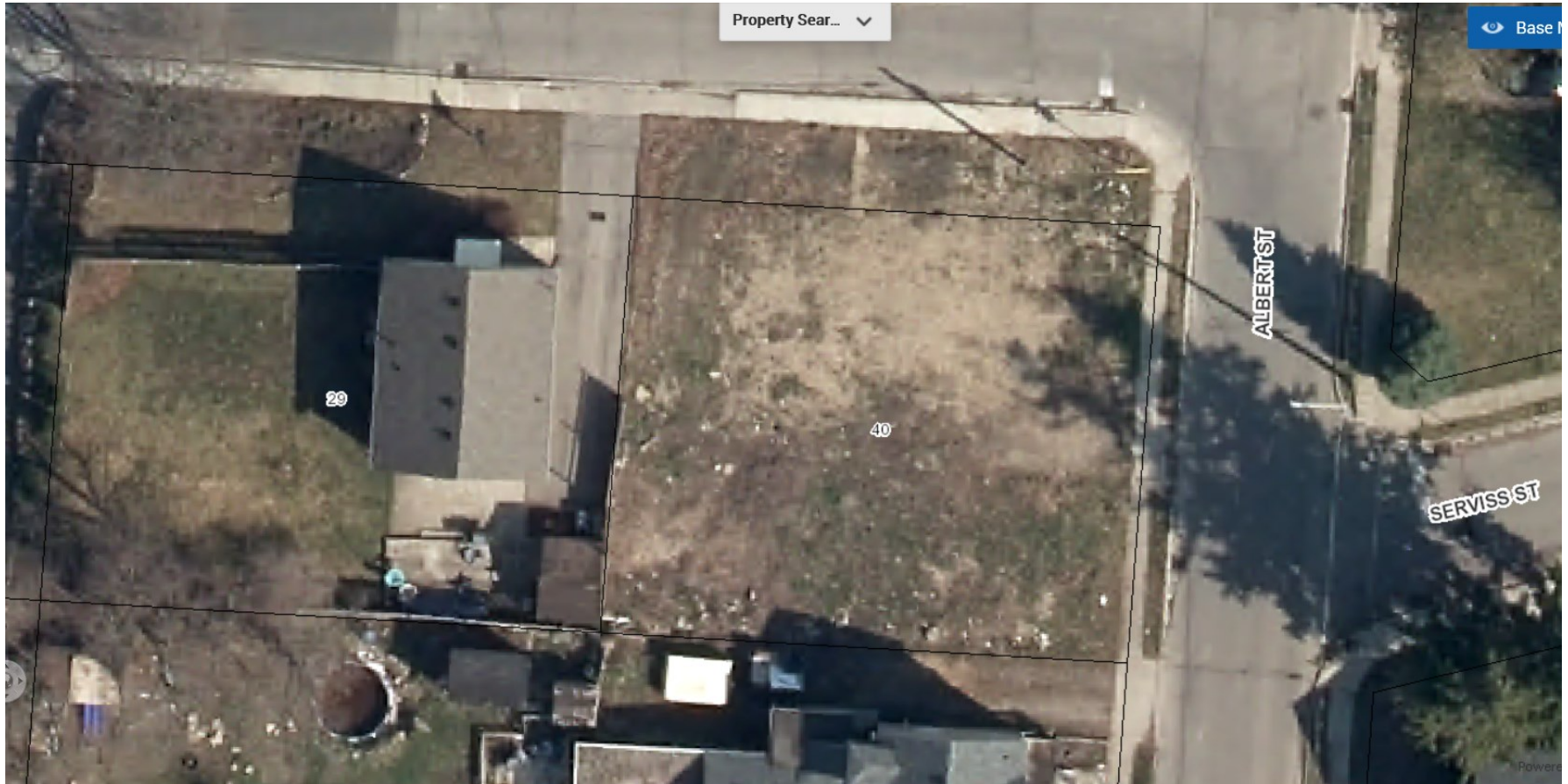
The following site-specific zoning provisions are requested for the proposed development at 40 Albert Street:

- 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

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