



180 Groh Avenue ORI4/21

May 31, 2022 Special Council Meeting

Purpose of Meeting

- Formally introduce 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.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and future notification.

180 Groh Avenue (OR14/21)
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca



Changes to the proposal may change between the public meeting and recommendation to Council.

Anyone interested in staying informed are required to request to be on the mailing list for this application

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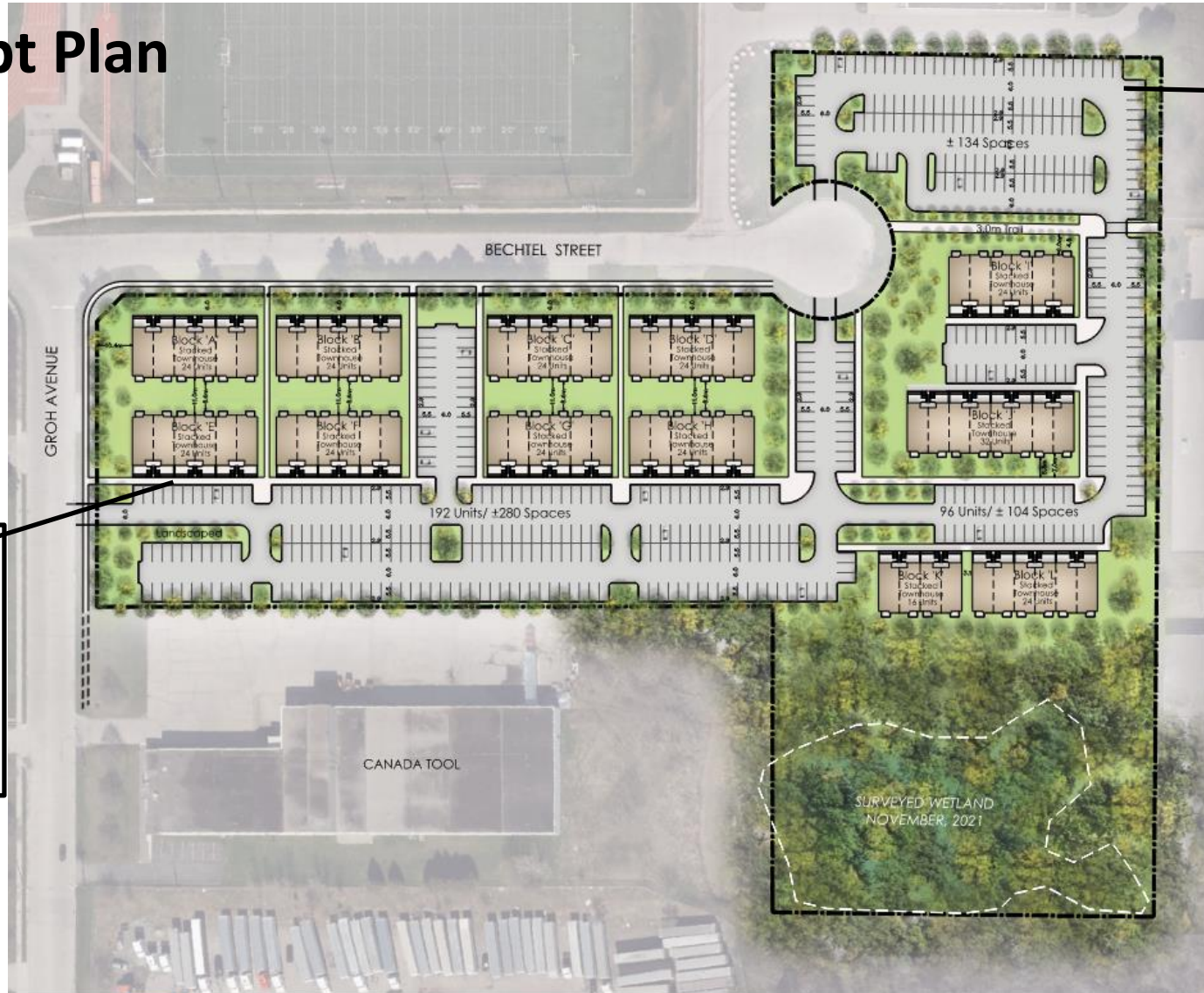


- Located south of Groh Avenue to the west of Bechtel Street.
- The subject lands were previously used as a metal plating facility until 2010. In 2016 the former building was demolished and the site is currently vacant.
- Site currently has a split designation of Business Industrial and Employment Corridor in the City's Official Plan.
- The proposed Official Plan Amendment for High Density Residential is considered an employment land conversion.
- 180 Groh Avenue is currently zoned M2/M3 Industrial.

Proposal

- A residential development consisting of 288 stacked townhouse units within 12 blocks, 3.5 storeys in height and oriented to create a “courtyard” effect
- Proposed density of 75 units per hectare
- A total of 518 surface parking spaces
 - 86 additional parking spaces are proposed which will be available for use by the general public to access the adjacent sports fields
- The proposed amendment will also establish a Holding (H) provision on the subject lands, to be removed upon the approval of a Record of Site Condition and receipt of a Letter of Acknowledgement from the Ministry of Environment and Conservation and Parks.
- Condominium tenure proposed
- Provision of affordable housing has not yet been determined

Concept Plan

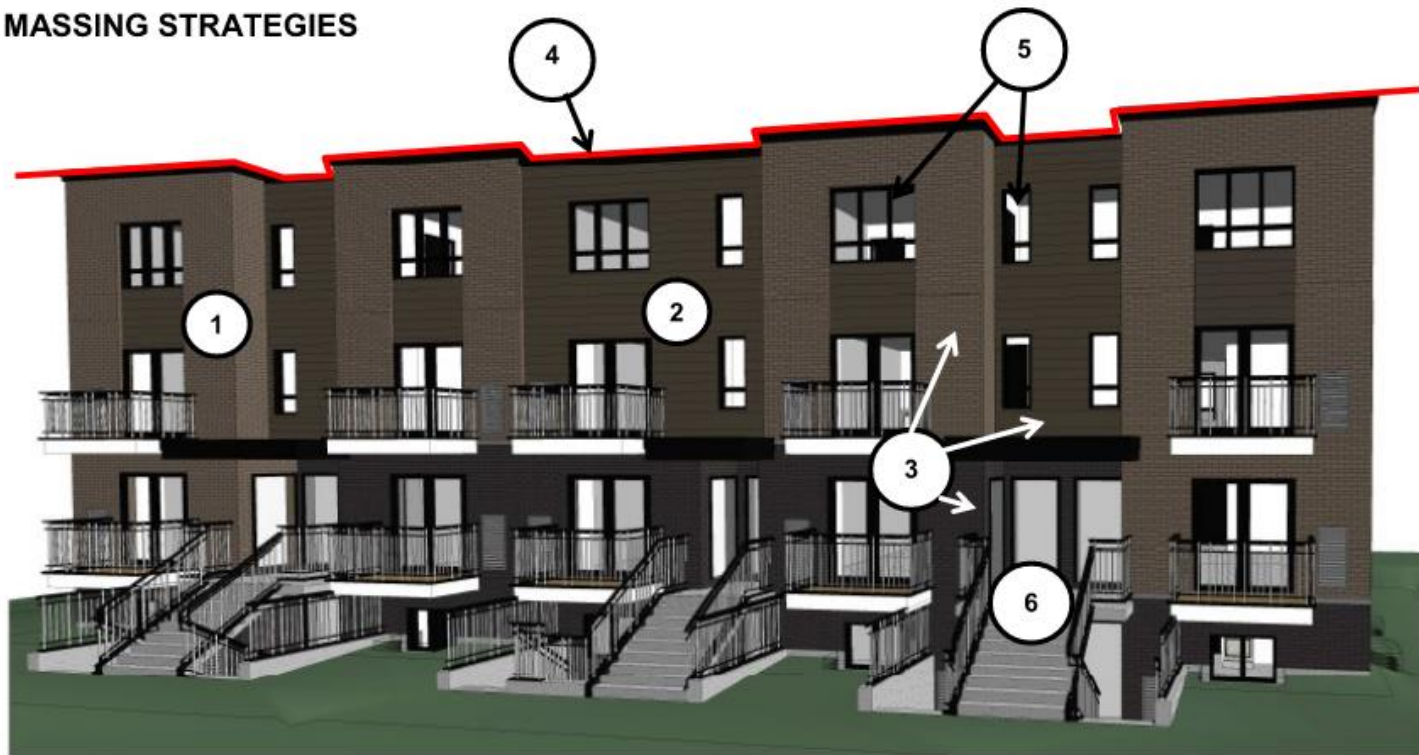


Surplus
parking

Reduced
setback
from
parking to
habitable
room

Proposed Massing Strategies

MASSING STRATEGIES



PRECEDENT IMAGE TO PROVIDE GENERAL IDEA OF INTENDED BUILT FORM

- | | |
|--|------------------------------|
| 1. Projection | 4. Roofline variation |
| 2. Recession | 5. Variation in window sizes |
| 3. Changes in building materials/colours | 6. Street fronting entrances |

Considerations:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with 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;
- Employment Land Conversion policies
- Appropriateness of the proposed Official Plan designation for increased residential density and building height;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriate connections and interface with the existing Secondary School;
- Consideration for natural heritage features and a Record of Site Condition
- Comments received from members of Council, public, City staff and agency circulation.

- THAT report 22-036-CD be received;
- AND THAT application OR14/21 for 180 Groh Avenue be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

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