



840 & 940 Main Street and 345 Franklin Boulevard (Taylor Lands) OR12/21

June 28, 2022 Special Council Meeting

Purpose of the Public Meeting

- The applicant is proposing a residential subdivision consisting of 237 apartment units and 592 townhouse units (total of 829 residential units). The subdivision also proposes open space lands, local roads, stormwater management, park space and a trail.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development through a Plan of Subdivision.
- This report has been prepared for the statutory public meeting required by the Planning Act to introduce the proposed amendments and overall site concept to Council and the public.

Application Process



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

Location



- Located to the northeast of the Main Street East and Franklin Boulevard roundabout.
- Consists of vacant lands that includes natural features.
- Property is considered a Designated Greenfield Area, Industrial and Natural Open Space within the Official Plan.
- Property is located within the Main Street and Dundas Street Community Node.
- Taylor Lands are currently zoned M3, M4 (industrial) and N1(H)M4 (institutional and industrial)

Proposed Development

- The development proposes a mix of housing types, including townhouses and multi-unit apartment style units, two stormwater management blocks, a public park block with connections, and two road accesses to Main Street.
- Approximately 829 dwelling units are planned within the developable lands. A total of 237 apartment dwelling units and 529 townhouse units are being proposed.
- Access to the lands is proposed off of Main Street consisting of two (2) access points.
- The applicant is working with the City to settle a historical Ontario Municipal Board (now the Ontario Land Tribunal) planning appeal on the property.

Conceptual Site Plan

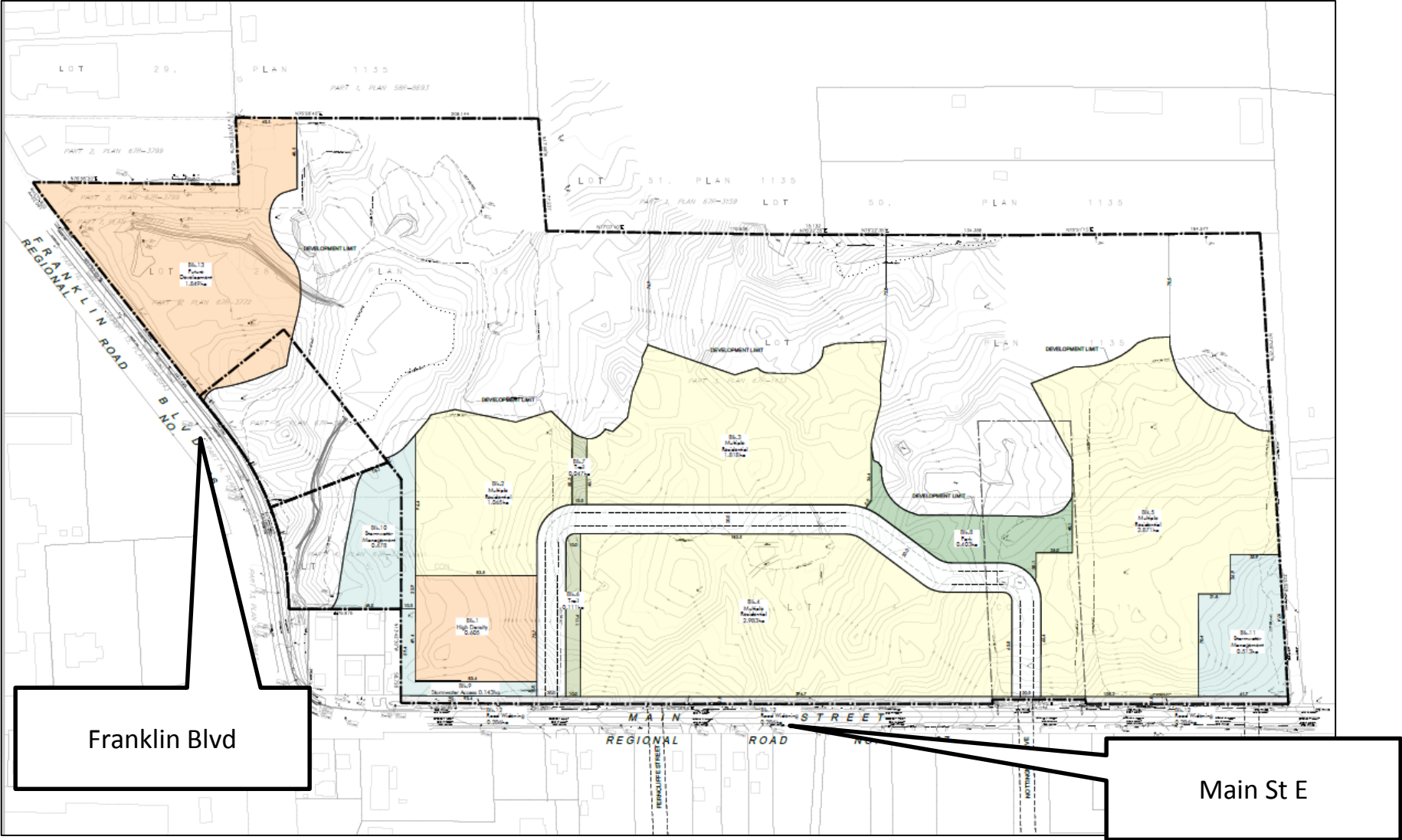


840 & 940 Main Street and 345 Franklin Boulevard (Taylor Lands) (OR12/21)

Committee Phone Number: 519-623-1340 x4799

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Conceptual Block Plan



Proposed Amendments

Official Plan Amendment to redesignate the property from Designated Greenfield Area and Natural Open Space 4 System to High Density Residential and Recreation, Cemetery and Open Space and refine the limits of the Natural Open Space System designation.

Zoning By-law Amendment to rezone the property from M3, M4 and N1(H)M4 to RM3 OS4 and OS1 with the following Site-Specific Exemptions:

- Block 1 (High Density): RM3 Zone with a maximum density of 150 units per hectare and a minimum setback of 6.0m
- Blocks 2-5 (Multi-residential): RM3 Zone with a maximum density of 60 units per hectare and a minimum front and exterior side yard setback of 4.5m
- Block 6-7 (Trail): OS4 Zone. No other proposed changes.
- Block 8 (Park): OS4 Zone. No other proposed changes.
- Blocks 8-10: OS1 Zone. No other proposed changes.
- Natural Features: OS1 Zone. No other proposed changes.
- Block 13 (Residential): RM3 Zone with a maximum density of 150 units per hectare, minimum rear yard setback of 6.0m, and minimum interior side yard setback of 6.0m

Considerations

- Consistency with 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 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed density and suitability of the site-specific zoning requests;
- Site servicing and stormwater management of the site;
- Environmental considerations;
- Transportation considerations;
- Comments received from members of Council, public, City staff and agency circulation. |

Considerations

- THAT report 22-025-CD be received;
- AND THAT application OR12/21 for 840 & 940 Main Street and 345 Franklin Boulevard (Taylor Lands) be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

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