

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 6/28/2022

Subject: **Public Meeting Report – 149 Ainslie Street North Official Plan Amendment and Zoning By-law Amendment – 149 Ainslie St N Limited Partnership**

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jacqueline Hannemann, Senior Planner – Development

Report No.: 22-057-CD

File No.: OR04/22

Wards Affected: Ward 4

RECOMMENDATION(S):

THAT Report 22-057-CD Public Meeting Report – 149 Ainslie Street North Official Plan Amendment and Zoning By-law Amendment – 149 Ainslie St N Limited Partnership be received;

AND THAT; applications OR04/22 for Official Plan Amendment and Zoning By-law Amendment at 149 Ainslie Street North be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

- 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.

Key Findings

- The applicant is proposing the development of an eight (8) storey building with 104 residential units.
- The proposed development provides an opportunity to transform an underutilized property to a high density residential development, contributing to the City of Cambridge's housing stock in the Galt Core.

- The Official Plan designates the subject property as ‘Galt City Centre Community Core Area’ inside the ‘Urban Growth Centre’ within a ‘Regeneration Area’ and the ‘Floodplain Special Policy Area’. An Official Plan Amendment (OPA) is requested for the property to increase the permitted density to 5.0 Floor Space Index.
- The land is located in the Floodplain Management Special Policy Area, which will require the buildings to be designed with flood protection features. There are no residential units located within the first two floors. This space is proposed for parking.
- This application has qualified for the exemption of Core Area Development Charges.

Financial Implications

The City’s application fees for a combined Official Plan Amendment and Zoning By-law Amendment applications is \$29,000. City application fees are waived for applications on properties located in a Core Area if they receive Council approval. Therefore, if this development is approved by Council in the future, City of Cambridge application fees in the amount of \$29,000 for the Official Plan Amendment Application and Zoning By-law Amendment Application will be refunded to the applicant.

This application has qualified for the waiving of Development Charges since the complete application was received by the City prior to the elimination of the Development Charges exemption in the City’s core areas. Therefore, if this application is approved by Council in the future, the City will not be collecting Development Charges in the amount of \$1,371,864.

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
☒ Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Not Applicable

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed Official Plan and Zoning By-law Amendment applications and provide input on the proposal. All comments and input received at the public meeting, as well as any subsequent written submissions, will be considered as part of the review and analysis of the applications.

BACKGROUND:

Location

The subject property is located at 149 Ainslie Street North and is located within the Galt City Centre (the Urban Growth Centre) in the City. The subject lands are comprised of an irregular shaped through lot with frontage on both Ainslie Street North and Market Street. The lot comprises approximately 2,758 m² in area.

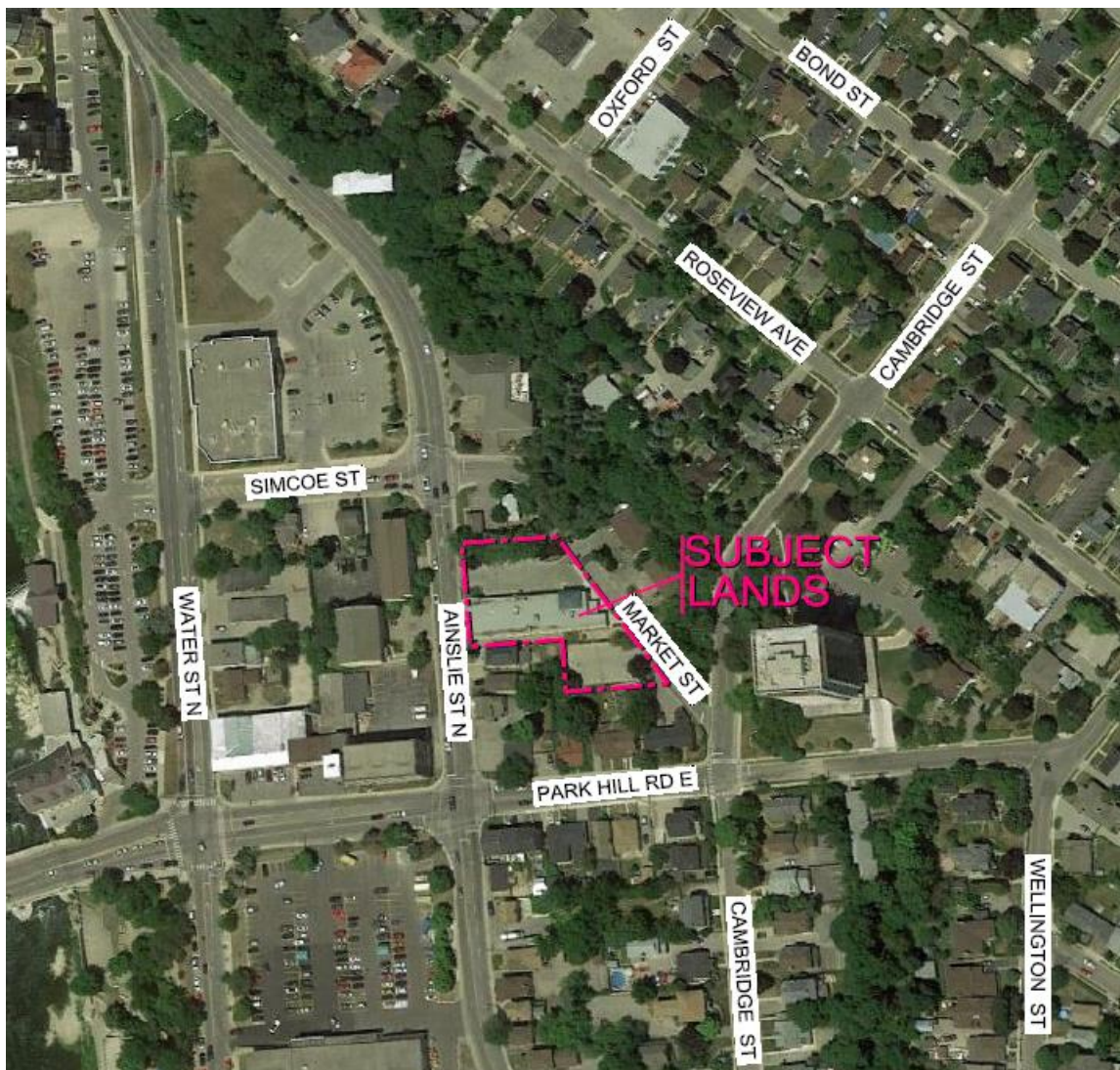


Figure 1 – Property Location of 149 Ainslie Street North

The site is currently developed with a two-storey office building and associated surface parking, divided into two separate surface parking lots. The existing building is intended to be demolished. The subject lands have frontage on the east side of Ainslie Street North and the west side of Market Street. Generally, these lands are situated to the north of Park Hill Road East, south of Simcoe Street, and to the east of the Grand River. Existing sidewalks are located on both sides of Ainslie Street (a Regional Road). Vehicular access to the site is currently from Ainslie Street and Market Street, with two separate entrances and a loading space accessible from Market Street.

Existing and Surrounding Land Uses

To the north of the subject property there are two (2) low-rise buildings, one commercial and one residential which are located on the south side of Simcoe Street. The Bridges (emergency shelter and transitional housing) is located further to the north on the opposite side of Simcoe Street. Located to the east of the subject property is low rise apartments and a 16 storey apartment building off Park Hill Road. Located to the south of the property there is a mix of single detached, semi-detached and triplex residences. Located to the west of the subject property there is commercial, office and residential uses, including a grocery store on the west side of Ainslie Street North.

Proposal

The purpose of this report is to advise Council and the public of the proposed development to establish a residential apartment building at 149 Ainslie Street North. The development proposes the construction of an eight (8) storey residential apartment building containing a total of 104 one-bedroom and two-bedroom units. The design of the building proposes for a two storey above grade parking structure containing 104 parking spaces which is integrated into the apartment building. The parking garage portion of the building would include large windows along the Ainslie Street frontage.

Given the property's location within the floodplain Special Policy Area, residential units have to be above the regulatory floodline, which prevents ground floor residential units. As such this area is proposed to be utilized for the on-site parking. The residential units are proposed on floors three (3) through eight (8).

A rooftop amenity space above the parking area is proposed to provide outdoor amenity areas for tenants of the building. A second outdoor amenity area is proposed facing Market Street above the sixth storey. This space would be created through the stepping back of the 7th and 8th storeys at the northeast corner of the proposed building. At-grade amenity is also proposed in the form of a wide pedestrian promenade and a courtyard surrounding the primary pedestrian access to the building. Indoor shared amenity space is also proposed. Each of the residential units also proposes private balconies



Figure 2 – Rendering of Proposed Development from Ainslie Street North



Figure 3 – Rendering of Proposed Development form Market Street

A conceptual Site Plan has been included as Appendix A to this Report.

The subject lands are located within a Major Transit Station Area (MTSA) that was endorsed by Regional Council in June 2019. The lands are in close proximity to the Region's Proposed Phase 2 ION Light Rail Transit (LRT) system and specifically within the Council endorsed proposed Major Transit Station Area. Transit stations are proposed adjacent to Galt Arena Gardens and further south at the terminus of the Cambridge LRT line on Bruce Street at Water Street. The subject lands are an approximate five (5) minute walk to the proposed transit stop adjacent to Galt Arena Gardens.



Figure 4 – Major Transit Station Area Mapping Showing Location of Subject Property

In order to facilitate the proposed residential building an Official Plan Amendment and a Zoning By-law Amendment are required. The Official Plan Amendment is required to permit increased Floor Space Index of 5.0 whereas 2.5 is the current permission within the Urban Growth Centre.

There are no changes proposed to the existing zoning category which is (F)C1RM1. The Zoning By-law Amendment is requesting site-specific regulations to the base zoning in order to implement the proposed development. Site specific amendments to increase density and floor space index, reduce yard setbacks, reduce amenity area,

reduce landscaped open space and reduce loading space requirements are being proposed.

ANALYSIS:

The proposed Official Plan Amendment and Zoning By-law Amendment applications are currently under review by City staff and applicable commenting agencies.

Considerations for the review of these applications include (but are not limited to) the following:

- 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 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation to permit increased density;
- Appropriateness of the proposed site-specific Zoning By-law Amendment request associated with the proposed development; and,
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review and analysis of issues, consideration of all input and a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario Land Tribunal (OLT) after the statutory timeline for processing set out by the Planning Act has passed. If Council were to decide to refuse either or both applications at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If the appeals are filed under either of these scenarios then that would leave the decision about these planning applications to the outcome of the OLT process.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan (2012)

The City of Cambridge Official Plan (2012) designates the subject lands as:

- Urban Growth Centre
- Galt City Centre
- Regeneration Area
- Galt City Centre Floodplain
- Regional Transit Network

Official Plan Mapping is provided in Appendix B.

Urban Growth Centre:

The Urban Growth Centre permits a range of uses including mixed use commercial and residential developments to a maximum density of 2.5 Floor Space Index (FSI) and a maximum height of 5 storeys. Floor Space Index is a ratio comparing the total floor area of a building to the size of the piece of land upon which it is built.

According to the City's Official Plan the Urban Growth Centre is intended to accommodate a significant portion of the City's future population and employment growth in a compact, dense form. The Urban Growth Centre is expected to accommodate major transit and provide a pedestrian oriented, walkable environment.

Galt City Centre (Core Area):

The Galt Core Area is intended to support a variety of higher density, compact form, transit-oriented developments. The Galt Core Area is intended for intensification through the redevelopment of underutilized properties. The Core Area permits a range of uses including mixed use commercial and residential developments to a maximum density of 2.0 Floor Space Index and a maximum height of five (5) storeys.

Regeneration Areas:

Regeneration Areas are considered transitional areas where changes to land uses are anticipated. The Official Plan outlines that compatible higher density residential development will be permitted in Regeneration Areas to support and ensure viability of existing and planned transit service levels. Lands within these areas are required to provide for a density between 0.5-2.0 Floor Space Index and a maximum height of eight (8) storeys.

Galt City Centre Floodplain:

Development and redevelopment of lands in the Galt City Centre Floodplain Special Policy Area are regulated in order to provide adequate flood protection from the Grand River in the Galt City Centre and adjacent areas. Therefore, no residential dwelling units are proposed at the ground level or within the Regulatory Flood elevation of the proposed development.

Regional Transit Network:

Major Transit Station Areas are lands typically located within a 600 to 800 metre radius of a rapid transit station. The Site is within 500 metres of the proposed Cambridge Light Rail Transit Station adjacent to Galt Arena Gardens which would make the Site within a Major Transit Station Area. Transit Station Areas are generally within a ten (10) minute walking radius around the location of a Rapid Transit Station Stop.

The City recognizes the importance of affordable housing and will encourage the development of affordable housing through permitting higher density development in Urban Growth Centres, Core Areas and Regeneration Areas. The proposed development provides housing types that include multi-residential built forms; however, the tenure and provision of affordable housing has not yet been determined for the proposed development.

An Official Plan Amendment is required to increase the permitted Floor Space Index to 5.0. No changes are proposed to the underlying designations.

The City of Cambridge Zoning By-law 150-85 (as amended)

The lands are currently zoned (F)C1RM1 in the City of Cambridge Zoning By-law 150-85. Please refer to Appendix C to view the Zoning Map. The (F) prefix means the lands are located within a floodplain management special policy area where the property is located at an elevation lower than the regulatory flood line and may only be used in accordance with special regulations. The “C1” denotes a variety of commercial uses permitted within this zoning category. “RM1” denotes apartment houses and other multiple unit residential development is permitted. The C1RM1 zone is a ‘compound zone’, meaning that the lands may be used exclusively for the purposes permitted in any one of the zones included in the compound zone symbol, or for any purpose permitted in one of the zones included in the compound zone symbol in combination with any use permitted in any other. As no commercial uses are proposed, the proposed development is subject to the RM1 provisions of the By-law. No changes are proposed to the existing zoning category, instead site-specific regulations are being requested in order to implement the proposed development which are detailed below:

- A maximum density of 377 units per hectare whereas a maximum density of 250 units per hectare is permitted;
- A maximum Floor Space Index of 5.0;
- A minimum front yard requirement of 1.0 metres; whereas 4.5 metres are required;
- A minimum interior side yard requirement of 1.0 metres; whereas the current by-law requires up to 12.0 metres depending on building height;
- A minimum rear yard requirement of 1.0 metres; whereas the current by-law requires up to 12.0 metres depending on building height;
- A minimum amenity area of 20 square metres per unit; whereas the current zoning requires 20 square metres for each one bedroom unit and 30 square metres for each two bedroom unit;
- A minimum landscape area of 25%; whereas the zoning requires a minimum landscape area of 30%; and
- A minimum loading space requirement of 0 loading spaces, whereas currently 1 loading space is required

FINANCIAL IMPACT:

City application fees are waived for applications on properties located in a Core Area. Therefore, if this development is approved by Council in the future, City of Cambridge application fees for the Official Plan Amendment Application and Zoning By-law Amendment Application will be refunded to the applicant.

This application has qualified for the waiving of Development Charges under the former Core Area waiving of Development Charges program. Therefore, if this application is approved by Council in the future, the City will not be collecting Development Charges for this project.

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

PUBLIC VALUE:

Transparency:

To ensure transparency, the application and supporting studies provided by the applicant are available on the City of Cambridge Current Development website found here:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx#>

Future notification regarding the application will be circulated to those who will sign-up for the mailing list.

Engagement:

Public involvement was invited virtually in accordance with the Planning Act. Notification for this Public meeting was printed in the Cambridge Times and was mailed out to property owners within a 120 metre radius of the subject property.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

- This is not applicable at this stage of the process.
- If the Official Plan Amendment and/or Zoning By-law Amendment application are approved (in the future), the Accessibility Advisory Committee will be circulated on the Site Plan application that will be required to further facilitate this development.

PUBLIC INPUT:

The statutory public meeting being held under the Planning Act will take place on June 28, 2022. Official notification for this meeting was provided in the Cambridge Times. In addition, an official notification letter was sent to all assessed property owners within a 120 metre (393.7 foot) radius of the subject lands and anyone else that requested a notice. Any interested parties and members of the public will be provided an opportunity to speak to this proposal at the June 28, 2022 public meeting.

All public comments received will be considered as part of the review and analysis of the application and will be included in the future recommendation report to Council.

This report has been posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The Official Plan Amendment and Zoning By-law Amendment applications have been circulated to the departments and commenting agencies listed in Appendix D. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

This report summarizes the proposed development as requested through the Official Plan Amendment and Zoning By-law Amendment applications submitted for 149 Ainslie Street North. A staff recommendation report will be prepared for this proposal upon completion of the review and analysis of this file. Public and Council comments received through the review will be considered and responded to in the future recommendation report.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 22-057-CD Appendix A – Conceptual Site Plan
2. 22-057-CD Appendix B – Official Plan Maps
3. 22-057-CD Appendix C – Zoning Map
4. 22-057-CD Appendix D – Internal/External Consultation & List of Supporting Studies