

155 & 171 Guelph Avenue  
R12/18 & 30T-18103  
July 13, 2021 Special Council Meeting

# 155 & 171 Guelph Ave – Planning Process

[blevinsm@cambridge.ca](mailto:blevinsm@cambridge.ca)



# 155 & 171 Guelph Ave – Location

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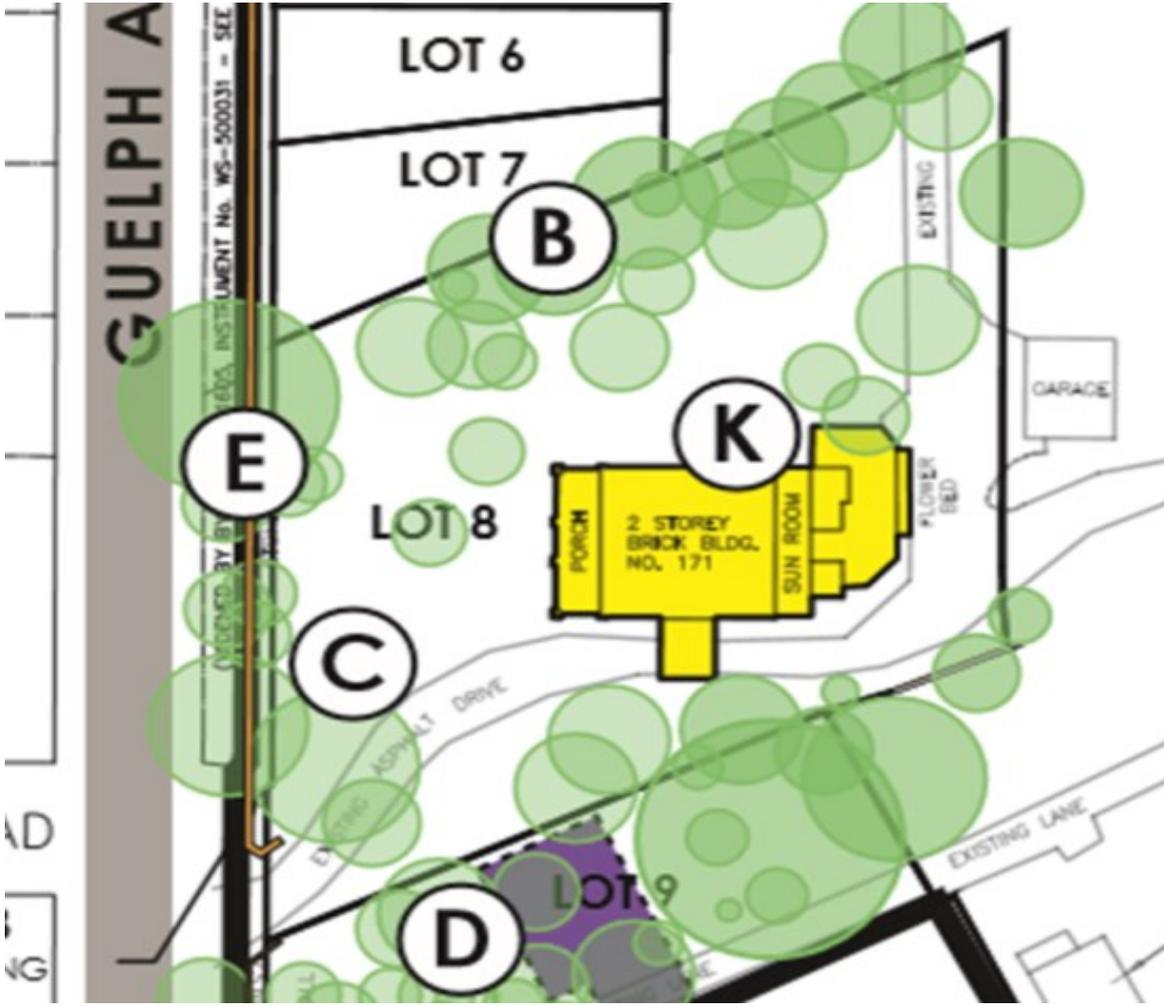
- East side of Guelph Avenue, south of Shaw Avenue East



# Heritage Considerations

- The subject property was listed on the City of Cambridge Heritage Register in approximately 1998.
- The Region of Waterloo has identified the property as a Property of Regional Significance.
- A Cultural Heritage Impact Assessment prepared by ASI and dated February 2020 has determined that two structures meet provincial criteria for designation under the Ontario Heritage Act: the Forbes house, and the stone tower.
- The Forbes house is proposed to be retained in situ, the stone tower is proposed to be relocated offsite and rebuilt by a qualified heritage mason.

- The Forbes House (K) is proposed to be retained along with a formal driveway (C), relocated stone wall (E), and row of boundary trees (B).



# Location of Heritage Structures



# Heritage Considerations

- The property contains an additional four structures proposed to be demolished that were not determined to have cultural heritage value or interest:
  - 155 Guelph Avenue, a residence constructed circa 1900 that has been altered over time;
  - North Garage, a nineteenth-century, buff brick coach house associated with the earlier Forbes House that has been altered.
  - Central Garage, a two-storey garage clad in aluminum siding
  - South Garage, a one-storey building with clad in aluminum siding.

# Heritage Considerations

- The property owner is supportive of the designation.
- On August 20, 2020 The Municipal Heritage Advisory Committee recommended the designation of the main house and stone tower and recommended approval of the demolition of remaining structures on site.

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## Proposal

- Applications submitted for zoning by-law amendment and draft plan of subdivision.
- The plan of subdivision is for the creation of street fronting lots, blocks for residential development as well as blocks for, stormwater management, and open space.
- site specific zoning provisions have been included to facilitate the plan of subdivision.

Unit Type	Number of Units
Single Detached	37
Heritage Single Detached	1
Townhouse Dwellings	12
Stacked Townhouse Dwellings	132
<b>Total</b>	<b>182</b>
<b>Proposed unit cap</b>	<b>185</b>

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## Change after Public Meeting

- At the statutory public meeting on May 14, 2019, applicant proposed total of 210 residential units including a mix of single detached, townhouse & 138 apartment units in a 12-storey apartment building.
- Through public consultation process and discussions with staff applicant eliminated apartment building, replaced it with stacked townhouse units and reduced the overall unit count from 210 to a maximum of 185 units.
- It is the opinion of planning staff that the change in the proposed development is minor and does not require an additional statutory public meeting pursuant to Subsection 34(17) of the Planning Act.



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## Site specific zoning provisions

- Introduce a maximum density cap of 185 units;
- Introduce building height limits for the multiple dwelling blocks of 5 storeys.
- Reduced minimum front and exterior side yard setbacks
- Provisions permitting a Common Element Condominium
- Increased Maximum number of attached back to back one-family dwelling units shall be 16 units

# 155 & 171 Guelph Ave - Concept Plan

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Reduced front yard setback

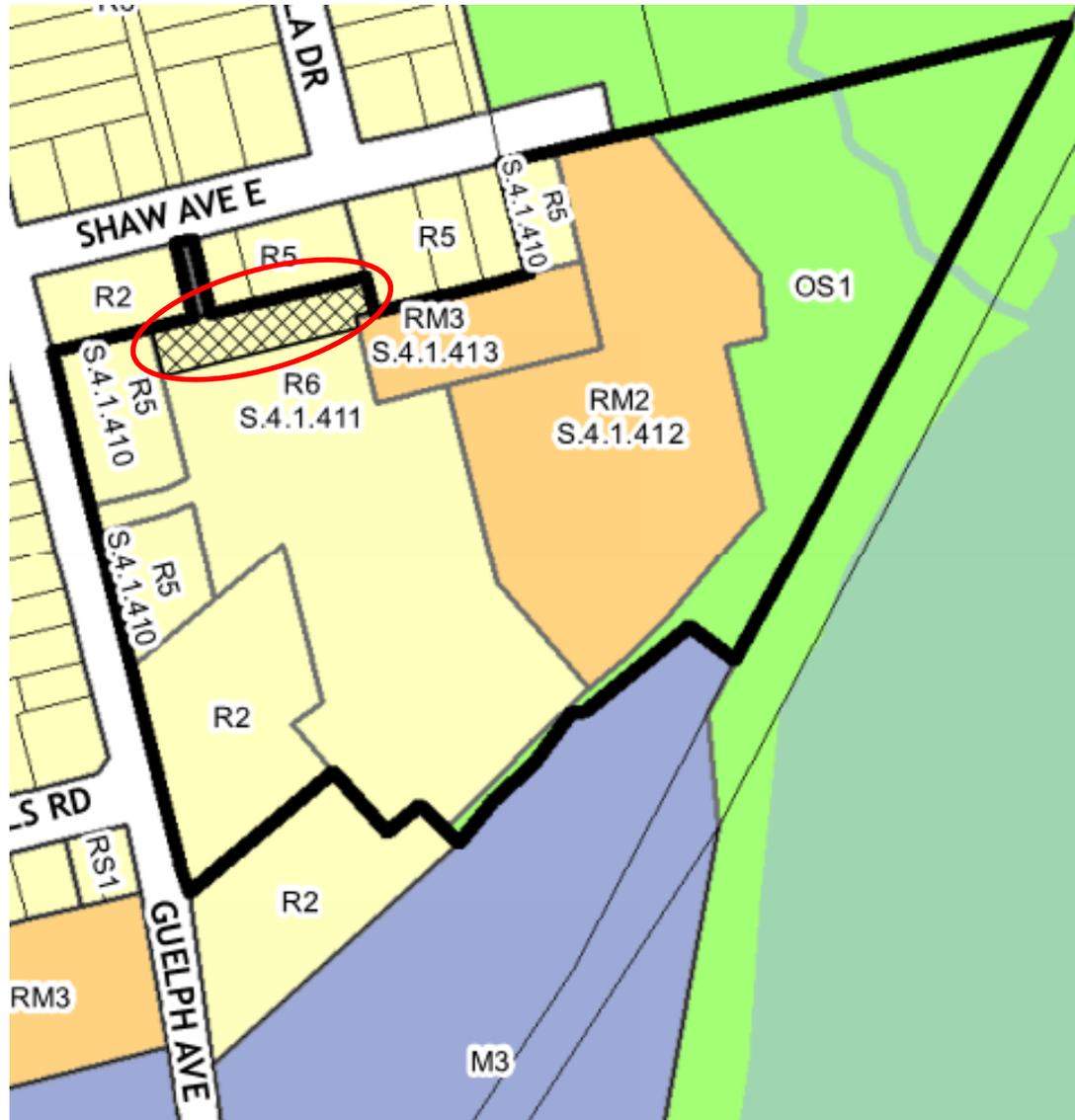
Reduced front & Exterior side yard setbacks

BASED ON UNITS:	
<b>PARKING TABLE</b>	Required
Cluster Row Towns	12 regular
(1/unit + 0.5 vis.)	6 visitor
Mixed Terrace Stacks	100 regular
(1/unit + 0.25 vis.)	25 visitor
<b>TOTAL</b>	<b>143</b>
<b>BARRIER-FREE SURPLUS PARKING</b>	6 (3 Type A + 3 Type B)

Notes:  
 1. Section 2.2.2.12 of the Zoning By-law states that spaces located in a cluster row housing developer deemed to equal one required visitor parking space.

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# 0 Dundas Street South - Considerations

## Considerations:

- City's Official Plan policies regarding:
  - residential compatibility;
  - location criteria for multi-unit residential;
  - urban design policies;
  - Cultural heritage
  - Natural heritage & environmental management; and,
  - Open space systems

# 0 Dundas Street South - Considerations

## Considerations (cont.):

- Proposed site specific zoning provisions
- Transportation
- Land use compatibility with surrounding residential and nearby industrial uses
- Parkland
- Natural environment

# Staff Recommendations

- **THAT** Report 21-037(CD) - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. – be received;
- **AND THAT** Cambridge Council approve the proposed zoning by-law amendment to rezone the subject property from OS1 (Open Space) & R2 (Residential) to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 with site specific provisions to permit development of the land with up to 185 residential units;
- **AND THAT** Cambridge Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for the plan of subdivision file No. 30T-18103, subject to the conditions set out in Attachment No. 8 of this report;
- **AND THAT** Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;
- **AND FURTHER THAT** the By-law attached to report 21-037(CD) be passed.

# CONTACT INFORMATION

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