

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 5/31/2022

Subject: Public Meeting Report – 201 and 217 Hespeler Road – Official Plan and Zoning By-law Amendment (Jangilks Inc.)

Submitted By: Lisa Prime, Chief Planner

Prepared By: Rachel Greene, Senior Planner

Report No.: 22-031-CD

File No.: OR01/22

Wards Affected: Ward 4

RECOMMENDATION(S):

THAT Report 22-031-CD Public Meeting Report – 201 and 217 Hespeler Road – Official Plan and Zoning By-law Amendment (Jangilks Inc.) be received;

AND THAT; application OR01/22 for 201 and 217 Hespeler Road 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 requested Official Plan and Zoning By-law Amendments to Council and the Public, which if approved, would facilitate the development of the property with two (2) residential towers containing 321 dwelling units connected by a two (2) storey podium with ground floor commercial uses including a parking structure.

Key Findings

- The subject lands are designated Hespeler Mixed-Use Corridor in the City's Official Plan.
- The proposal provides an opportunity to introduce additional residential density within a proposed Major Transit Station Area (MTSA) and is located along an existing transit corridor.
- The proposed development would contribute to the City's objective of providing a range and mix of housing options. The proposed intensification of the site will

support the City's objective of directing 45 percent of new development within the built-up area.

- The proposed development represents an efficient use of the subject lands. The proposal would utilize existing municipal services and would provide additional support to local amenities. The proposed development supports the City's objective of creating a complete community.

Financial Implications

- 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: Increase housing options

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

The proposed development of the land for two apartment buildings would contribute to the City of Cambridge's housing options by providing for a mix and range of housing along the Hespeler Road corridor.

BACKGROUND:

Property

The applicant has submitted Official Plan and Zoning By-law Amendments to facilitate the development of the subject lands known municipally as 201 & 217 Hespeler Road and legally described as Part 30 and 31 of Plan 610, RP 58R-12953 Part 1 and 2, City of Cambridge, Regional Municipality of Waterloo. The property has an approximate area of 1.27 hectares (3.14 acres) and has a frontage of 112.5 m (369 ft.) along Hespeler Road.

The subject lands were previously used as a car dealership and parking lot. The existing single storey structure is proposed to be demolished to accommodate the proposed development.

The subject lands are located south of Can-Amara Parkway, north of Munch Avenue on the east side of Hespeler Road. The subject lands are shown in Figure 1.



Figure 1: Aerial Map of 201 & 217 Hespeler Road

Existing/Surrounding Land Uses:

The surrounding land uses are characterized by a mix of commercial and residential land uses. North of the subject property is another existing car dealership at the corner of Hespeler Road and Can-amara Parkway. An existing residential neighbourhood is located to the east comprised of single and semi-detached dwellings. Two new residential apartment buildings, six (6) and eight (8) storeys tall, are being constructed on the property to the south. Across Hespeler Road to the west is an existing 17 storey apartment building, four (4) storey stacked townhouses, and an existing commercial office. Farther north along Hespeler Road is the Chaplin Family YMCA and the Dumfries Conservation Area. The surrounding land use context is in keeping with the character of a mixed-use neighbourhood.

ANALYSIS:

The applicant has submitted Official Plan and Zoning By-law Amendment applications for the subject lands in order to rezone the property from its existing C4 Commercial Zone to C4RM1 Commercial/Multiple Residential to permit the redevelopment of the property with 321 rental units as part of a mixed-use development with two (2) residential towers with heights of 13 and 17 storeys respectively including the two (2) storey podium with ground floor commercial uses and structured parking. Site specific provisions are being requested to permit an increase in density, reduced commercial parking rate, reduced landscaping and reduced setbacks from Hespeler Road.

The applicant is proposing a total of 407 parking spaces within the parking structure and 20 outdoor spaces at grade. The site also incorporates 10 Type A and 11 Type B barrier free spaces. Additionally, the site is proposed to include 100 indoor bicycle stalls as well as 23 outdoor bicycle stalls.

Each unit is proposed to have a private balcony and there is a shared landscaped roof top amenity area on top of the podium which includes an enclosed social room.

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 application and to provide input on the proposal.

Following the statutory public meeting, City Planning Staff will review comments received from the public meeting, City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Official Plan 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 No. 150-85;
- General alignment with the draft Hespeler Road Corridor Secondary Plans
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- 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,
- Comments received from members of Council, public, City staff and agency circulation.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making 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.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

The City of Cambridge Official Plan (2012) designates the subject lands as “Built-up Area” on Map 1A and designated as Hespeler Road Mixed Use Corridor on Map 2 (included in this report as Appendix C). The lands are also located within the Hespeler Rd and Can-Amara Parkway Community Node on Figure 2.

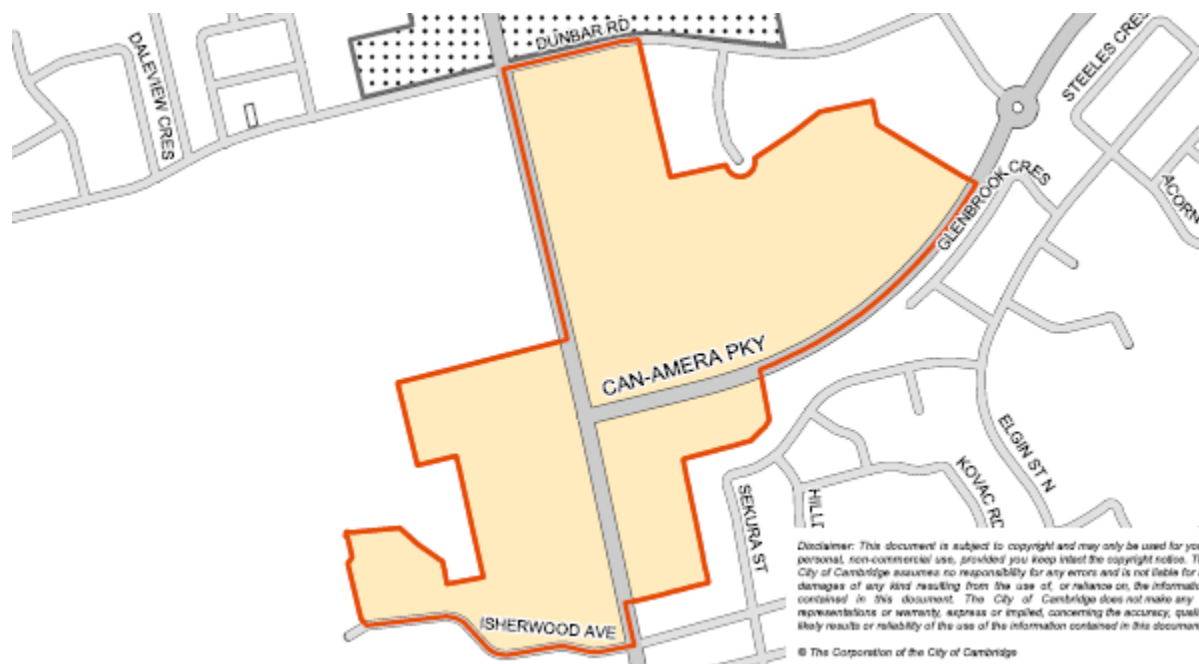


Figure 2: Can-Amara/Hespeler Road Community Node

The Built-Up Area encourages the intensification of lands as part of the City's growth management strategy and directs that "infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible."

The Hespeler Road Mixed Use Corridor is intended to provide opportunities for transit-oriented development supportive of the Region of Waterloo's rapid transit initiative that will help achieve the City's growth management objectives and may be developed for commercial, residential, office and institutional uses. New development is encouraged to be of a mixed-use format and shall have a density between 0.5-2.0 Floor Space Index (FSI) and between 4-12 storeys in heights.

The Can-Amara/Hespeler Road Community Node is a planned mixed-use node intended to accommodate a range of housing including townhouses and apartment buildings. This node is a proposed MTSA and will be developed at transit supportive densities and at a pedestrian scale. Mixed-use multi-storey buildings are encouraged along the Hespeler Road frontage. Appropriate transitions between building sin the node and to surrounding existing developments are required.

Detailed land use policies with respect to the mixed-use corridor and community node will be established through the Hespeler Road Corridor Secondary Plan which is still under review. The draft policies in the secondary plan currently indicate the subject lands would be designated as mixed-use high density which would permit a maximum of 300 units per hectare and a maximum height of 20 storeys. The plan contains draft urban design guidelines and its is expected the applicant will address these policies through the site plan application.

The applicant is requesting an increase in density with an FSI of 3.69 and 270 units per hectare. The Official Plan currently permits a maximum FSI of 2.0 while the draft secondary plan proposes a maximum of 300 units per hectare. The applicant is also requesting an increase in height to a maximum of 17 storeys where the Official Plan permits 12 storeys and the draft secondary plan proposes a maximum of 20 storeys. Therefore, while the proposal meets the intent of the draft secondary plan policies, an Official Plan Amendment is required in the interim to permit the proposed density and height.

City of Cambridge Zoning By-law 150-85, as amended

The subject lands are currently zoned C4 Commercial (217 Hespeler Road) and C4 s.4.1.37 (201 Hespeler Rd). C4 zoning permits a variety of commercial used along the Hespeler Road corridor. The site-specific provision on 201 Hespeler Rd is to permit a minimum lot frontage of 35.1 m where 60m is required. Given the two parcels are being developed comprehensively this site-specific provision will no longer be necessary.

The applicant is proposing to add RM1 Multiple Residential zoning permissions to the C4 Commercial use to permit both commercial and residential uses.

The site-specific provisions proposed include the following:

Development Standard	Required	Proposed
Maximum Density	250 units per hectare	270 units per hectare
Minimum Parking (Commercial)	2.5 spaces/100 sq.m of GFA (15 parking spaces)	0.785 spaces/100 sq.m of GFA (5 parking spaces)
Front Yard Setback	RM1: 4.5m C4: 15m	RM1:4.5m C4: 4.5m
Landscaped Open Space	30%	25%

A Record of Site Condition and Ministry Acknowledgement letter is required and a Holding (H) provision will be required until receipt of the required documentation.

A zoning map representing the current zoning of the subject lands has been included as Appendix D.

FINANCIAL IMPACT:

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

PUBLIC VALUE:

Engagement:

The intent of the Statutory Public Meeting is to provide an opportunity to the public to be involved in the decision-making process with respect to new development proposed in their neighbourhoods. Participants are able to share their feedback, whether that be in support of the application or in opposition. This opportunity will allow for engagement between the community and the applicant, as well as with staff, in order to gain insight on the impacts the development may have on surrounding residents and the area. The Public Meeting is a key milestone in the planning approval process that introduces the development to the community and allows for further engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

Not Applicable.

PUBLIC INPUT:

The statutory public meeting being held under the Planning Act is being held May 31, 2022 and official notification was provided in the Cambridge Times. In addition, notice was provided to all assessed property owners within a 120 metres (393.7 feet) radius of the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the May 31, 2022 public meeting. The studies provided in support of the applications are available on the City of Cambridge Current Development website: [Current Development Applications - City of Cambridge](#)

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

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix E. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to the Planning and Development Committee. A statutory public meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposal.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed by the Chief Financial Officer and City Solicitor.

It has been reviewed and approved by the Director, Deputy City Manager and City Manager.

ATTACHMENTS:

1. 22-031 Appendix A – Proposed Site Plan
2. 22-031 appendix B – Concept Elevations
3. 22-031 Appendix C – Existing Official Plan Map
4. 22-031 Appendix D – Existing Zoning Map
5. 22-31 Appendix E – Internal/External Consultation & List of Supporting Studies