



# King and Benton Development / Crescent Haven Homes 180 Groh Avenue

Official Plan Amendment and Zoning By-law Amendment

May 31, 2022

# SUMMARY OF PROPOSAL

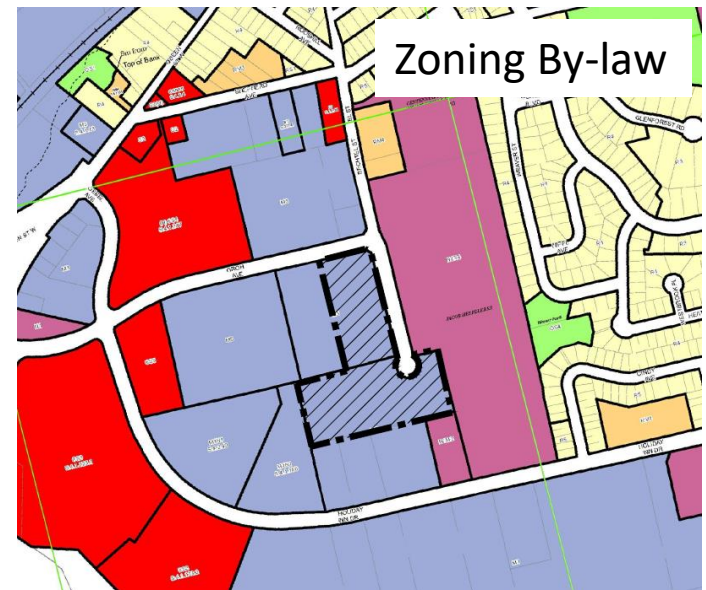
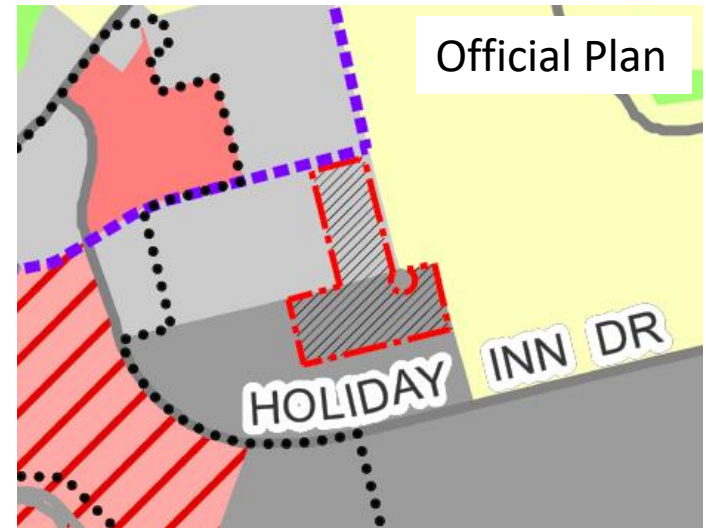
- Proposed redevelopment
  - Residential density of 75 units per hectare (288 units)
  - Private road network with access from Bechtel Street and Groh Avenue
- Brownfield redevelopment
- Lands are not within a PSEZ and conversion is supported by Region and City
- Pedestrian connections throughout site with connection to easement to connect to Holiday Inn Drive
- Linear common amenity space
- Locally significant wetland area will be maintained with potential for trail
- Parking and TDM measures (bike parking, care share)
- Proximity to commercial, amenities and schools





# PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

- Official Plan Amendment to redesignate property to 'High Density Residential'
- Zoning By-law Amendment to rezone property to high density residential zone (RM3) to permit stacked townhouse uses
- Site specific regulations:
  - Maximum permitted density of 75 units per hectare
  - Minimum parking rate of 1.2 spaces per unit, including visitor spaces
  - Minimum setback of 4.5 metres from the window of a habitable room of a dwelling unit to any access driveway, aisle, parking lot, or parking stall.

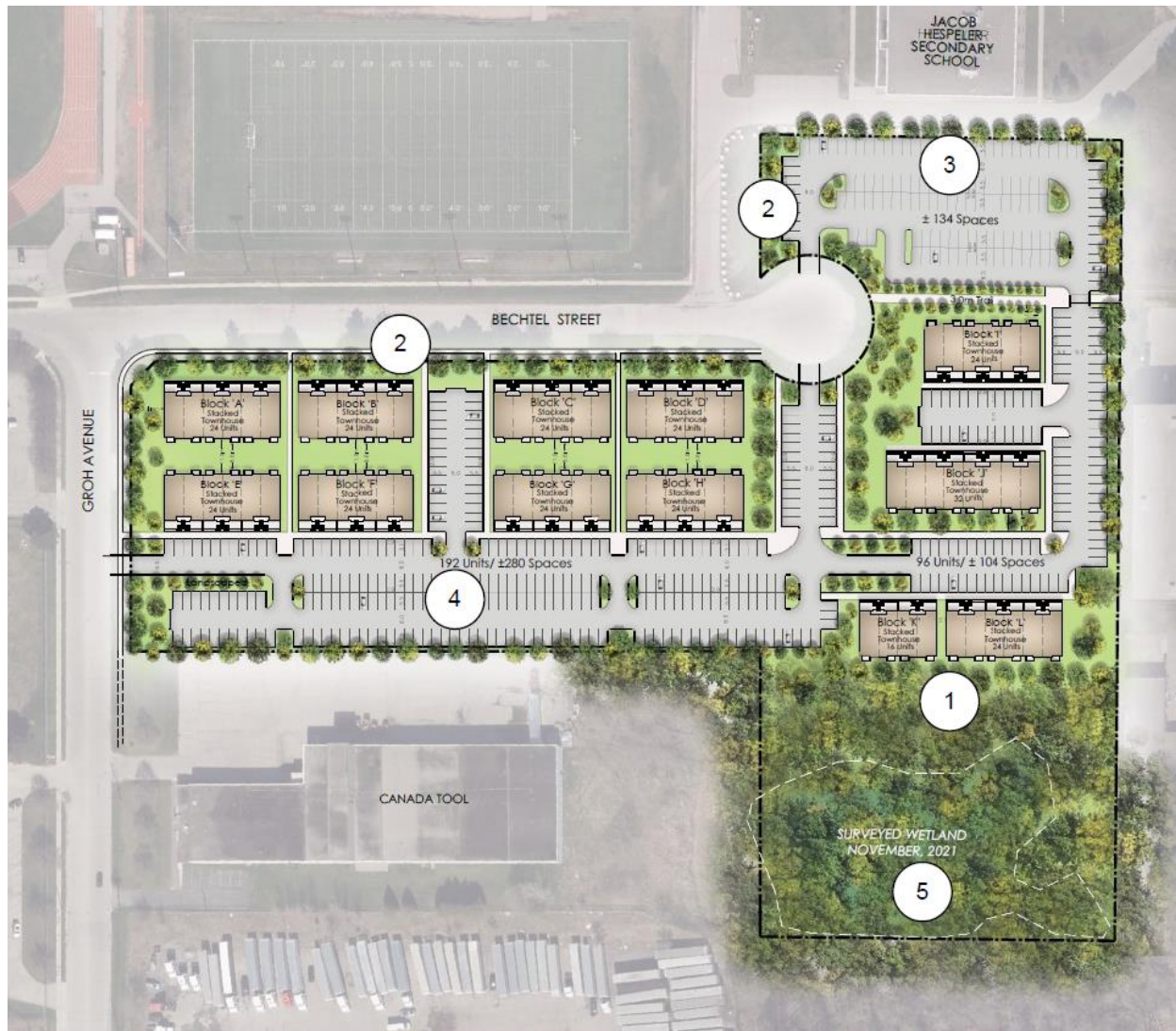


# CONCEPT PLAN





# CONCEPT PLAN – DESIGN ELEMENTS



1. Landscaped buffer between development and natural feature
2. Pedestrian realm with landscaped buffer to soften street edge
3. Parking area to accommodate overflow parking and provide a transition from the school building
4. Parking area to act as buffer from existing industrial operation to the west, until it transitions to another use
5. Preservation of natural feature to serve as natural amenity area



# CONCEPTUAL MASSING

View Southwest from Groh Ave and Bechtel Street intersection



MAY 31, 2022

180 GROH AVENUE, CAMBRIDGE

# TECHNICAL REPORTS

- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Planning Justification Report
- Urban Design Brief
- Noise Study
- Transportation Impact Study

**Recommendations implemented through design  
of the concept**



# CONCLUSIONS

- Supports Provincial, Regional and City objectives for intensification in built-up area
- Lands are not within a PSEZ - employment conversion is supported by Region and City
- Proposed redevelopment represents a significant investment in an area in transition and results in clean-up of a brownfield site
- Existing industrial uses considered - noise study completed and adjacent existing industrial uses (Canada Tool) have been considered and mitigation measures implemented through design.
- Provides for additional mix of housing type within the community