



# 149 Ainslie Street North OR04/22

June 28, 2022 Special Council Meeting

# Purpose of the Public Meeting

- The applicant is proposing the development of an eight (8) storey building with 104 residential units.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development.
- This presentation and associated 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 at 149 Ainslie Street N
- Consists of two storey office building and associated surface parking, divided into two separate surface parking lots. The existing building is intended to be demolished.
- Property is designated 'Galt City Centre Community Core Area' inside the 'Urban Growth Centre' within a 'Regeneration Area' and the 'Floodplain Special Policy Area'.
- 149 Ainslie Street N is currently zoned (F)C1RM1 (Floodplain/ Commercial /Apartment Residential) – Compound zone

## Proposed Development

- The applicant is proposing the development of an eight (8) storey building with 104 residential units. Each of the residential units also proposes private balcony.
- 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 to screen the internal parking.
- 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.
- In order to facilitate the proposed residential building an Official Plan Amendment and a Zoning Bylaw 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.



149 Ainslie Street North (OR04/22)  
Committee Phone Number: 519-623-1340 x4799  
HannemannJ@cambridge.ca

# Conceptual Rendering



Ainslie St N.

Rendering of Proposed Development from Ainslie Street North

# Conceptual Rendering



Market St

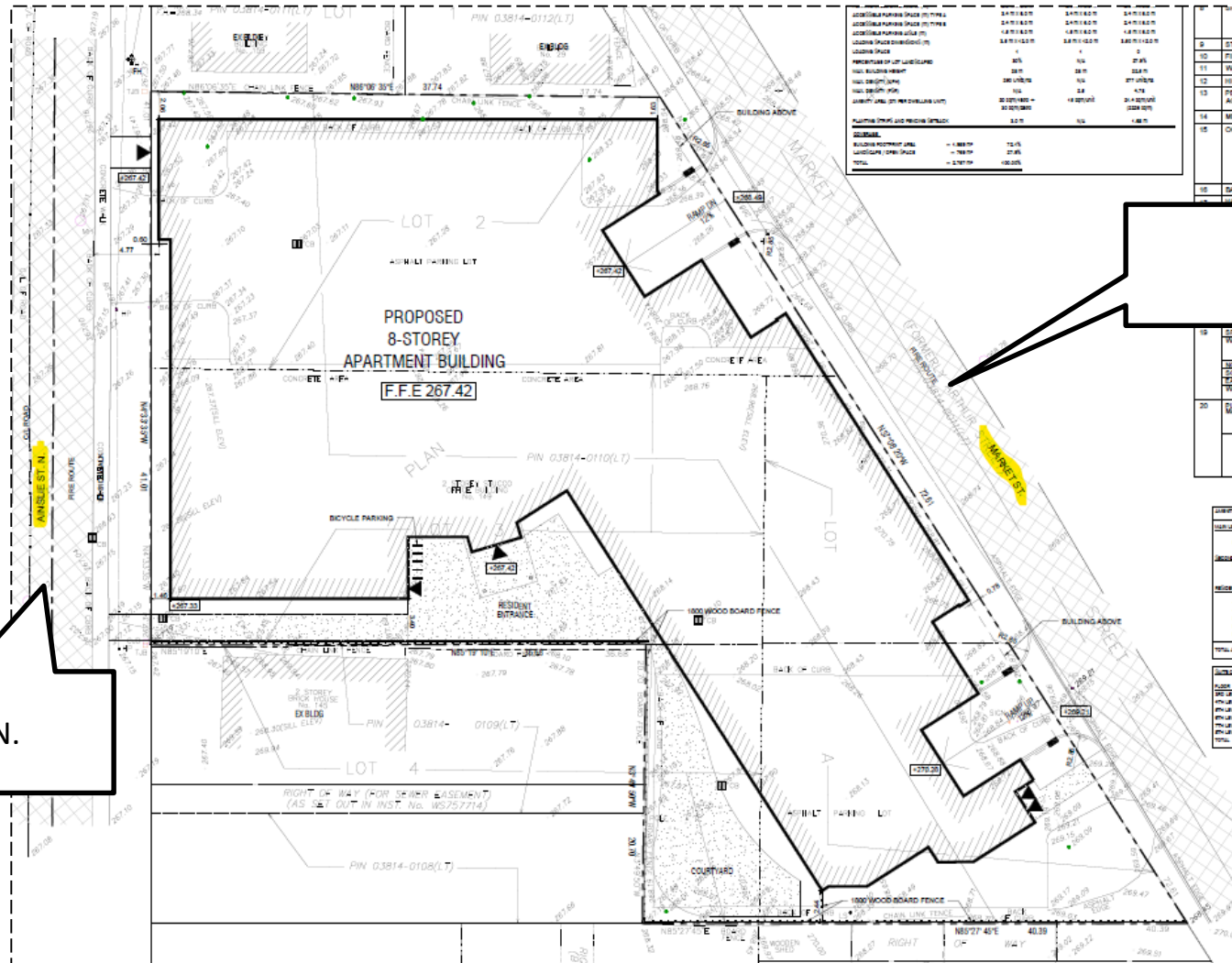
Rendering of Proposed Development from Market Street

## 149 Ainslie Street North (OR04/22)

Committee Phone Number: 519-623-1340 x4799

HannemannJ@cambridge.ca

# Conceptual Site Plan



Market St

Ainslie St N.



## Proposed Amendments

### Official Plan Amendment

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 designation.

### Zoning By-law Amendment

There are no changes proposed to the existing zoning category which is (F)C1RM1. The Zoning Bylaw Amendment is requesting the following Site-Specific Exemptions:

- 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 up to 12.0 metres depending on building height is required;
- A minimum rear yard requirement of 1.0 metres; whereas up to 12.0 metres is required 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

# Considerations

- Consistency with the policies of the Provincial Polity 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 Bylaw 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 associated with the proposed development;
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.

# Considerations

- THAT report 22-057-CD be received;
- AND THAT application OR04/22 for 149 Ainslie Street North be referred back to staff for a subsequent report and staff recommendation.

# CONTACT INFORMATION

Name: Jacqueline Hannemann

Title: Senior Planner

Phone: (519) 623-1340 ext. 4739

Email: [HannemannJ@cambridge.ca](mailto:HannemannJ@cambridge.ca)



Inclusiveness • Respect • Integrity • Service



[www.cambridge.ca](http://www.cambridge.ca)