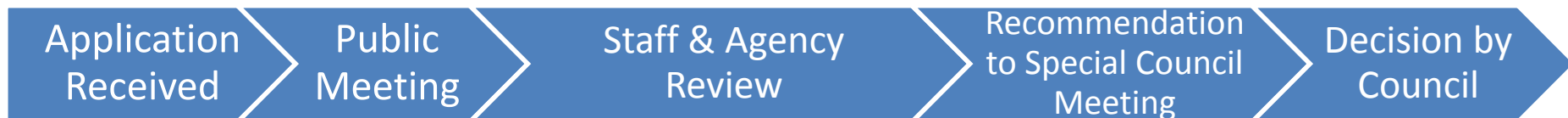




211 and 215 Queen Street West OR01/21

July 19, 2021 Special Council Meeting

211 and 215 Queen St W
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- The subject lands are located within the Hespeler Regeneration Area (just outside of the core area) on the North side of Queen Street West at Winston Boulevard, between the CN railway corridor and the Speed River.
- The subject site contains a former textile factory and three former buildings associated with the factory which are proposed to be adaptively reused. The later additions connecting the buildings are proposed to be demolished.

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Proposal

- The applicant is proposing to develop the Subject Lands in two phases:
 - Phase one: Retention and redevelopment of the former 3 storey textile factory containing 114 residential units with ground floor commercial uses as well as the retention and redevelopment of three existing 1 storey buildings for commercial uses.
 - Phase two: Construction of a 10 storey residential building with approximately 115 residential units of which the first 2 floors will be dedicated to structured parking.
- A total of 279 parking spaces are proposed for the entire development. Vehicular access will be maintained at the existing location along Queen Street West.
- The proposed tenure is condominium and development will be subject to site plan approval and a future condominium application if approved. Affordable units are not currently proposed as part of the development.

Proposal

- Official Plan Amendment to change the land use designation from Business Industrial to High Density Residential and Natural Open Space Systems to facilitate a mixed-use development comprising residential and commercial uses and to permit a maximum building height of 10 storeys.
- Zoning By-law Amendment to rezone the Subject Lands from General Industrial (M3 and M3 S.4.1.24.1) to Mixed-use Commercial and Residential (RM2CS5) and Open Space (OS1) with site specific provisions to facilitate the development.
- Staff requires that a holding provision be added to the Zoning to ensure that prior to site plan approval:
 - A Record of Site Condition and Ministry Acknowledgement Letter are submitted to the satisfaction of the City of Cambridge and Region of Waterloo; and
 - A detailed Stationary Noise Study that complies with the Ministry of Environmental, Conservation and Parks noise guidelines is submitted to the satisfaction of the City of Cambridge and Region of Waterloo

Site Specific provisions:

Regulation	Required	Proposed
Lot frontage	30m	0m – Existing site condition due to railway corridor
Interior side yard	4.5m	0m – existing site condition along westerly property boundary
Minimum rear yard	4.5m	2m – existing site condition
Minimum Amenity Area	20m ² per one bedroom unit 30m ² for units with two or bedrooms	20m ² per unit regardless of number of bedrooms
Loading spaces	1 space	0 spaces

- No habitable residential area shall be permitted below the flood elevation of 287.5m or as amended by the GRCA
- Habitable residential floor area shall be located a minimum of 15m from the rail property line
- The site shall be considered one lot and regulations shall be applied to the lot as a whole for the purposes of any future condominium application (if approved)

Site Specific Parking Provisions:

Parking	Required Parking	Proposed Parking
Residential (RM2): 229 units	1.25 per unit 287 spaces	1.05 per unit 241 spaces (difference of 46 spaces)
Commercial (CS5): approximately 2,500 sq.m	2.5 per 100m ² and 20% reduction for shared parking 50 spaces	1.5 spaces per 100m ² 38 spaces (difference of 12 spaces)
Total	337 spaces	279 spaces (difference of 58 spaces)

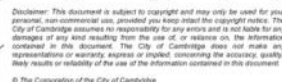
- That off street parking not be required to locate on the same lot and in the same zone (to accommodate the two lots and split zoning)
- To permit the commercial parking in the OS1 zone
- To permit parking facilities within 0m of the lot line (where 3m is required)
- To permit parking facilities within 2m of a habitable portion of a building (where 6m is required)
- Reduce parking stall width to 2.7m (where 2.9m is required)

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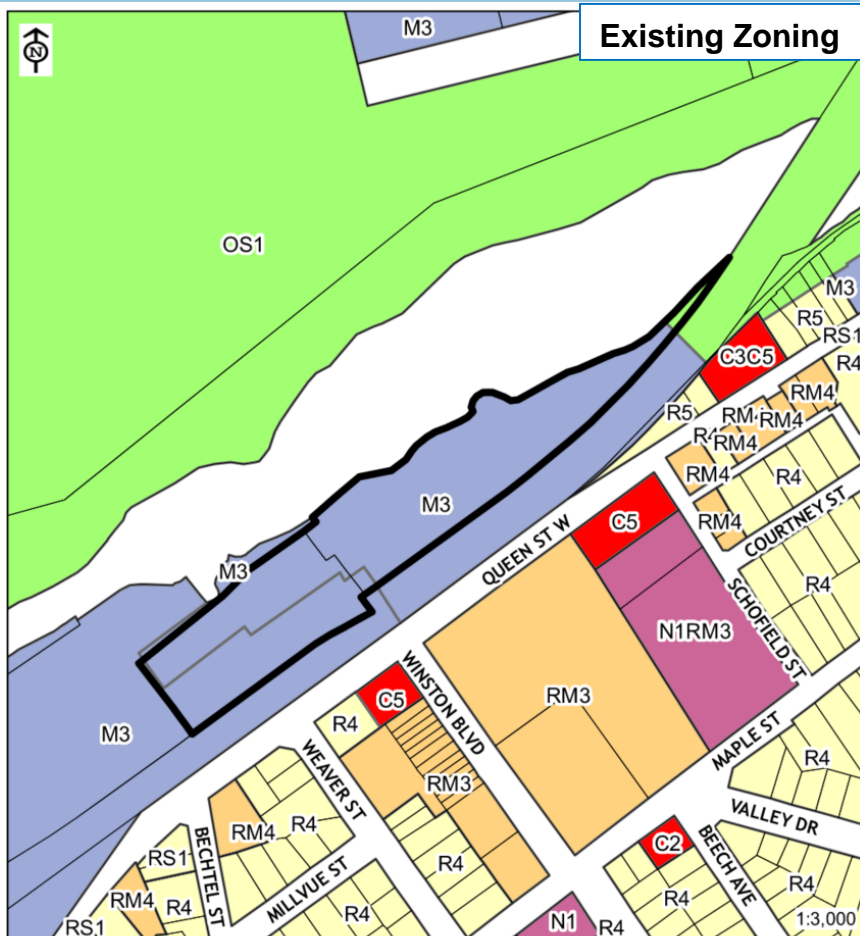
SITE **Land Use**

- Low / Medium Density Residential
- Business Industrial
- Natural Open Space System



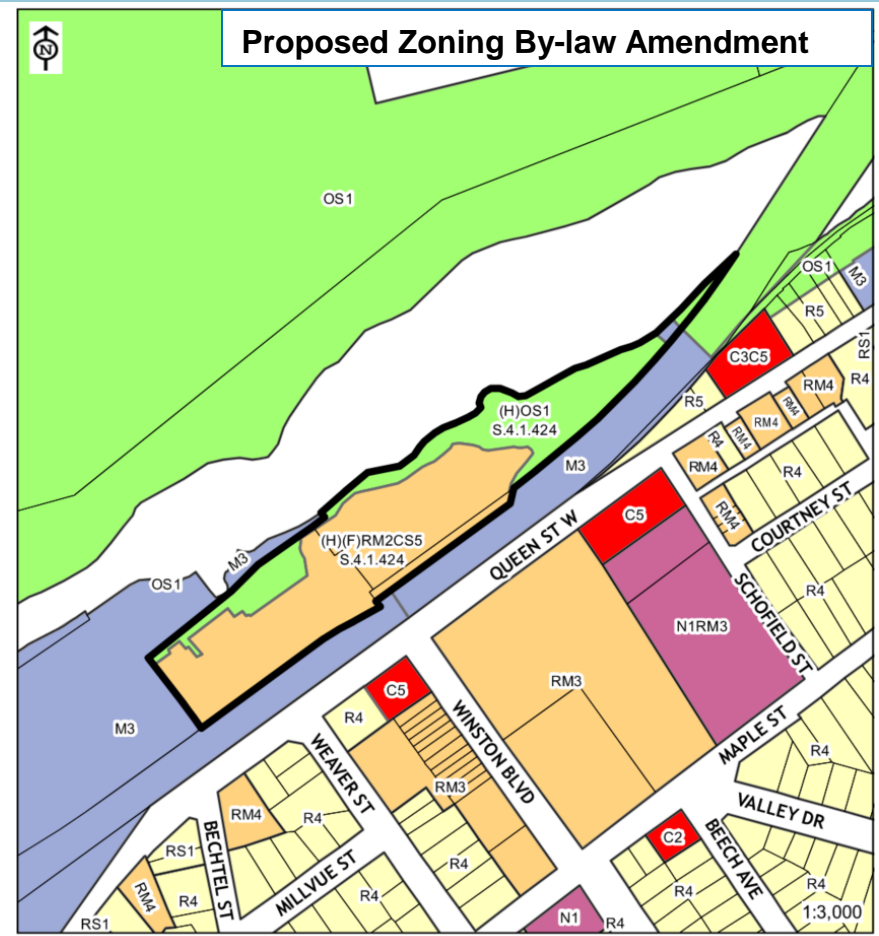
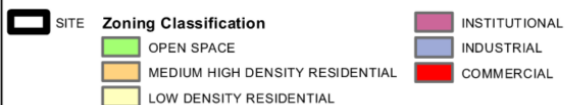
 High Density Residential
 Natural Open Space System
 Subject Lands

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EXISTING ZONING

Map 3



This is Schedule A attached to and forming part of By-law

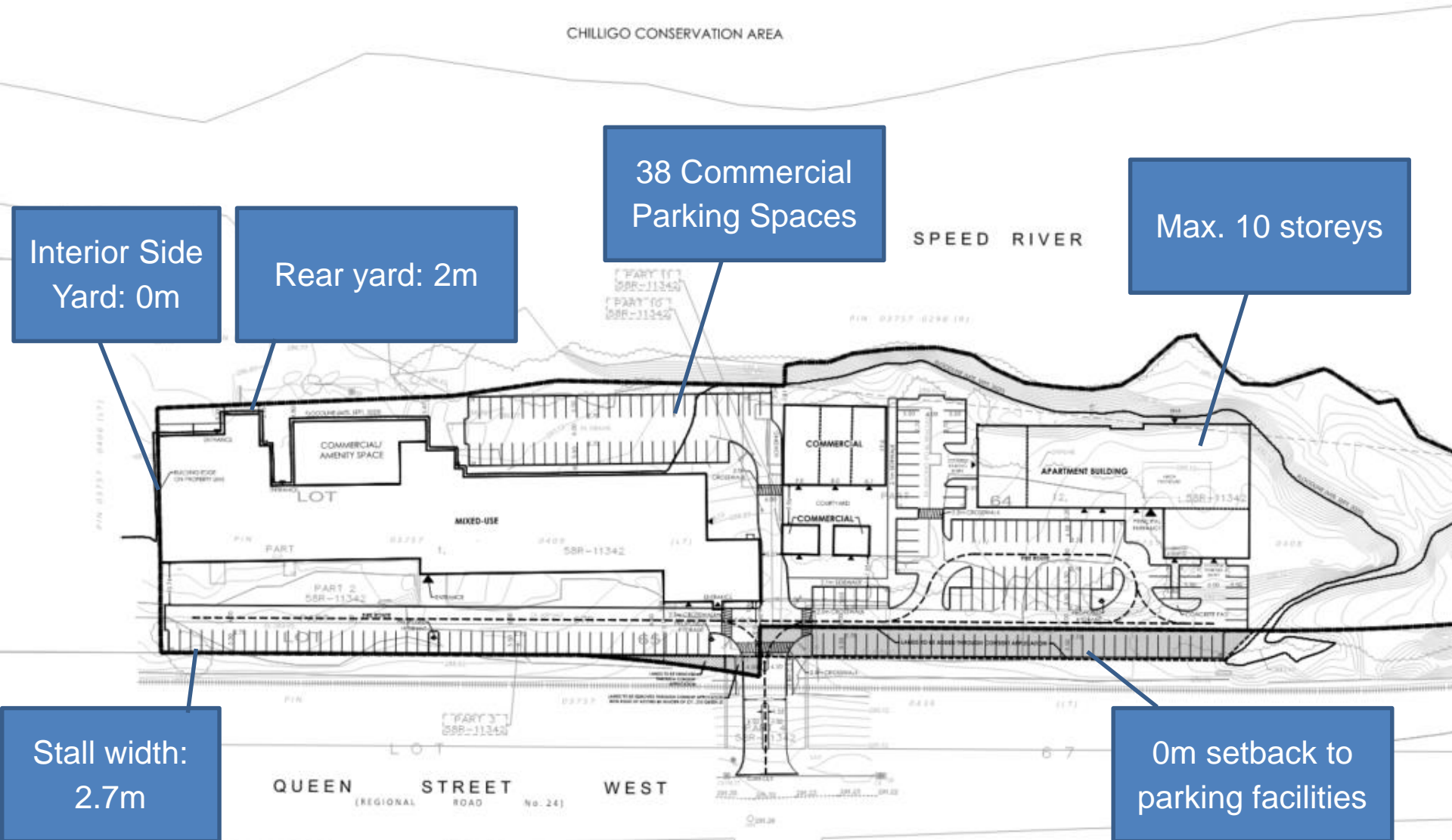


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Concept Plan



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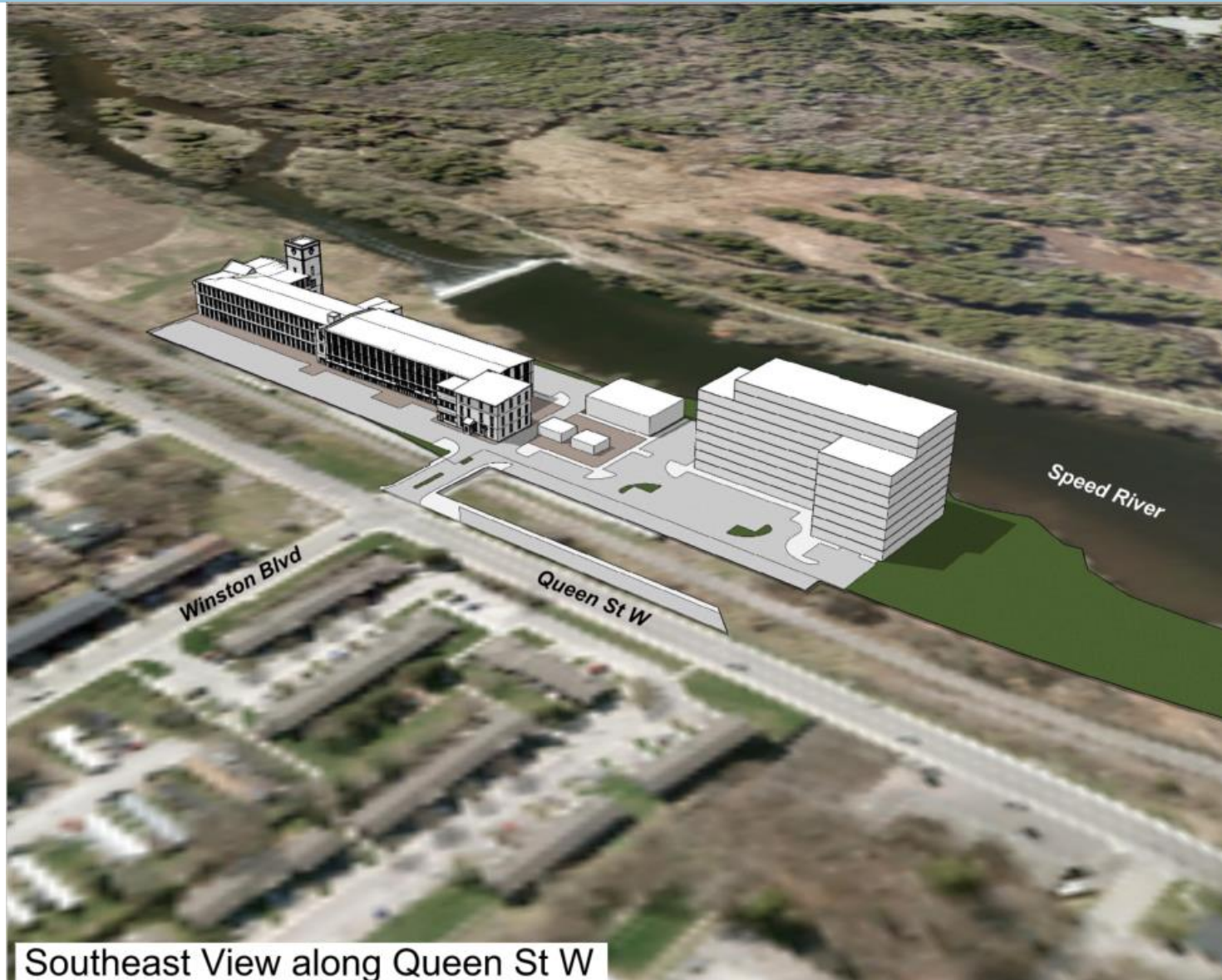


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View of Queen St W Frontage

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View from Speed River

Considerations:

- Land use compatibility with the surrounding existing development and permitted uses
- Impacts of the proposed increase in height and density
- Appropriateness of the proposed site specific amendments
- Traffic impacts and CN crossing
- City Access Easement
- Proposed parking reduction and location of parking facilities
- Cultural Heritage Impacts and Urban Design
- Potential impacts from the floodplain
- Record of Site Condition and cleanup of brownfield site
- Comments received from Council, the public and agency circulation

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Public Comments

Comment Category	Response
Parking and Traffic	The number of units has been reduced and number of parking spaces increased from the original proposal. The TIS results expect minimal impact to local road network. The proposed parking ratios encourage mixed-use development and transit oriented forms of development which are considered appropriate for a regeneration area. Parking is proposed to be unbundled for residential units and bicycle parking is proposed onsite.
Heritage Commemoration	On April 21, 2022, the Heritage Impact Assessment was accepted at the City's Municipal Heritage Advisory Committee (MHAC), which assessed the cultural heritage evaluation of the proposal. Recommendations for on-site interpretation and commemoration of the mill complex will be implemented through conditions of approval identified in the Conservation Plan as part of a future Site Plan application.
Open Space Protection and Trails	Natural features (including the creek) on site will be designated and zoned as Open Space. Appropriate building setbacks are in place to ensure protection. The City has also initiated an Environmental Assessment to establish a new pedestrian bridge across the river. A trail connection through the subject lands will be reviewed as part of this process.

Recommendations:

THAT Report 22-080 (CD) Recommendation Report, Official Plan and Zoning By-law Amendments, 211-215 Queen Street West, Blacks Point Development be received;

AND THAT Cambridge Council approves the proposed Official Plan Amendment to re-designate the Subject Lands from 'Business Industrial' to 'High Density Residential' in the City of Cambridge Official Plan, to facilitate a mixed-use development comprising residential and commercial uses and to permit a maximum building height of 10 storeys and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment for 211 & 215 Queen Street West to amend the zoning of the lands from the General Industrial (M3) and General Industrial Site-Specific (M3 S.4.1.24.1) Zones to the RM2CS5 (Mixed-Use Commercial and Residential), and Open Space (OS1) Zones with a Holding (H) provision to permit the mixed-use development with site-specific provisions to facilitate the development of 229 residential units and 2,500 square metres (26,909 square feet) of at grade commercial uses;

Recommendations:

AND THAT a Conservation Plan in accordance with the recommendations of the Heritage Impact Assessment be reviewed and accepted at the site plan approval phase;

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-laws attached to this report be passed.

CONTACT INFORMATION

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