



# 581-595 Langs Drive OR07/22

September 27th, 2022 – Special Council Meeting

Public Meeting

Committee Phone Number: 519-623-1340 x4799

Michael Campos, Planner: [camposm@cambridge.ca](mailto:camposm@cambridge.ca)

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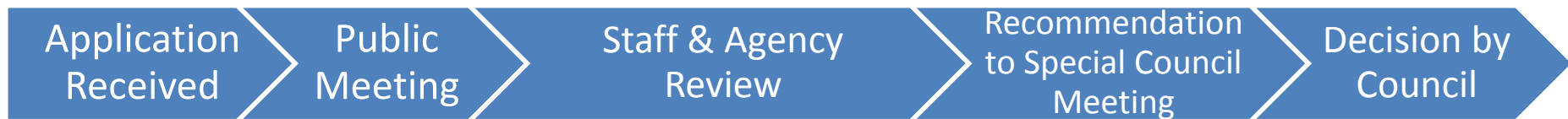
## Purpose of Meeting

- To formally introduce the proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification in accordance with the Planning Act.
- Notice was provided in the Cambridge Times.
- Please contact Michael Campos, Planner at [camposm@cambridge.ca](mailto:camposm@cambridge.ca) in order to receive further information and future notification

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# Location

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- The subject lands are located approximately 1km west of Hespeler Road, on the north side of Langs Drive.
- The site has an approximate area of 10,117 square metres (1.0 hectares).
- The site is currently developed with eight blocks of townhouse buildings, a Youth Community Centre, and Children's park and amenity areas.



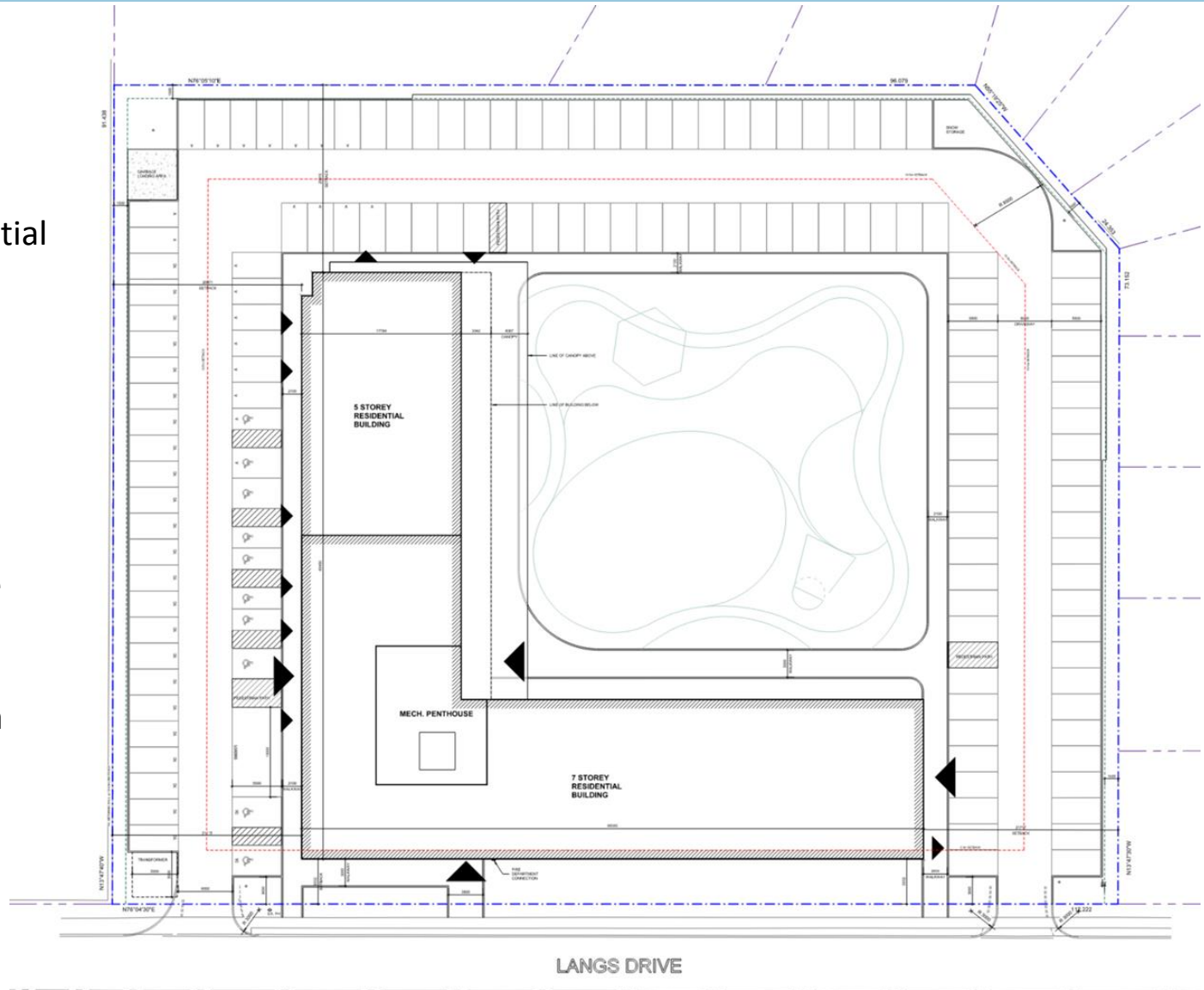
# Development Proposal

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Mixed-use Development containing:

- 136 affordable residential rental units
- 142 parking spaces
- Ground Floor Youth Community Centre
- Internal multi-purpose rooms;
- Outdoor Amenity Area



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# Proposed Official Plan and Zoning By-law Amendments

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- An **Official Plan Amendment** is required to redesignate the property from the current “Low/Medium Density Residential” designation to the “High Density Residential” designation.
  - The High Density Residential designation permits a maximum Floor Space Index (FSI) of 2.0. The proposed development would have a maximum FSI of 1.4, which would be in conformity.
- A **Zoning By-law Amendment** is proposed to rezone the subject lands from the current “Multiple-Residential – RM4” zone to a compound “N1RM3” zone to permit the proposed apartment building and Youth Community Centre, along with the following site-specific provisions:
  - To permit a minimum front yard setback of 5.0 metres;
  - To permit a maximum density of 135 units per hectare;
  - To permit a reduced residential parking rate of 0.70 spaces per dwelling unit; and,
  - To permit a reduced visitor parking rate of 0.15 spaces per dwelling unit.

# 581-595 Langs Drive- Considerations

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- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with the 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;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning requests associated with the proposed development;
- Proposed density of the development related to the subject lands and adjacent properties;
- Proposed parking for the mixed-use development; and,
- Comments received from members of Council, public, City staff and commenting agencies.



# Staff Recommendation

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- **THAT** Report 22-132-CD – Public Meeting Report – 581-595 Langs Drive – Official Plan and Zoning By-law Amendment – c/o Douglas Stewart, IBI Group be received;
- **AND THAT** application OR07/22 for 581-595 Langs Drive be referred back to staff for a subsequent report and staff recommendation.

# CONTACT INFORMATION

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