

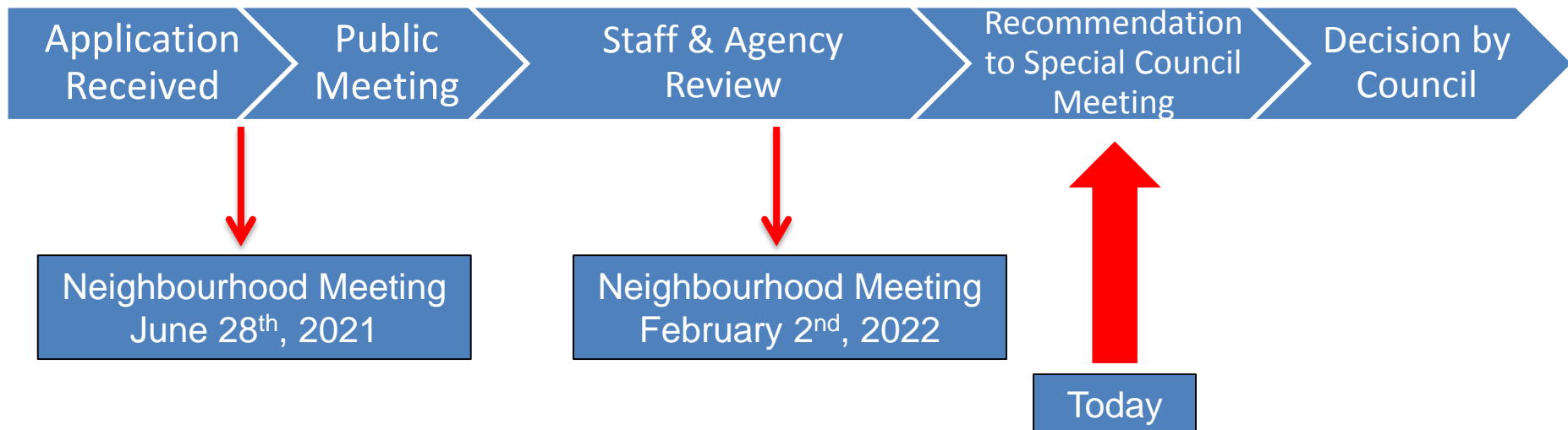
193 Water St. S. and 62 Highman Ave. OR06/21

September 27th, 2022 – Special Council Meeting

Michael Campos, Planner: camposm@cambridge.ca

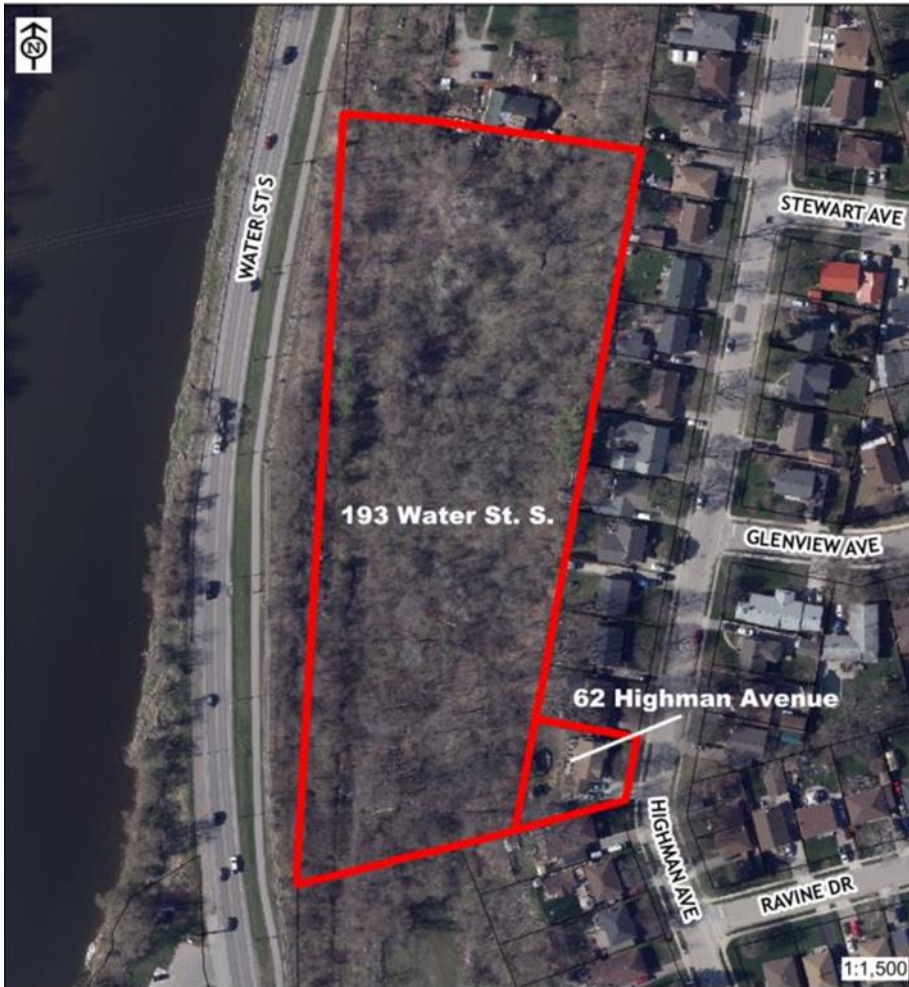
193 Water St. S. & 62 Highman Ave.

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Location

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- The property is situated approximately 280 metres south of the Galt Core Area.
- 193 Water St. S. is located along the eastern side of Water St. S., south of Ainslie St. S. and north of Myers Road.
- 62 Highman Avenue is located on the western side of Highman Avenue, immediately east of 193 Water St. S.

193 Water St. S. & 62 Highman Avenue

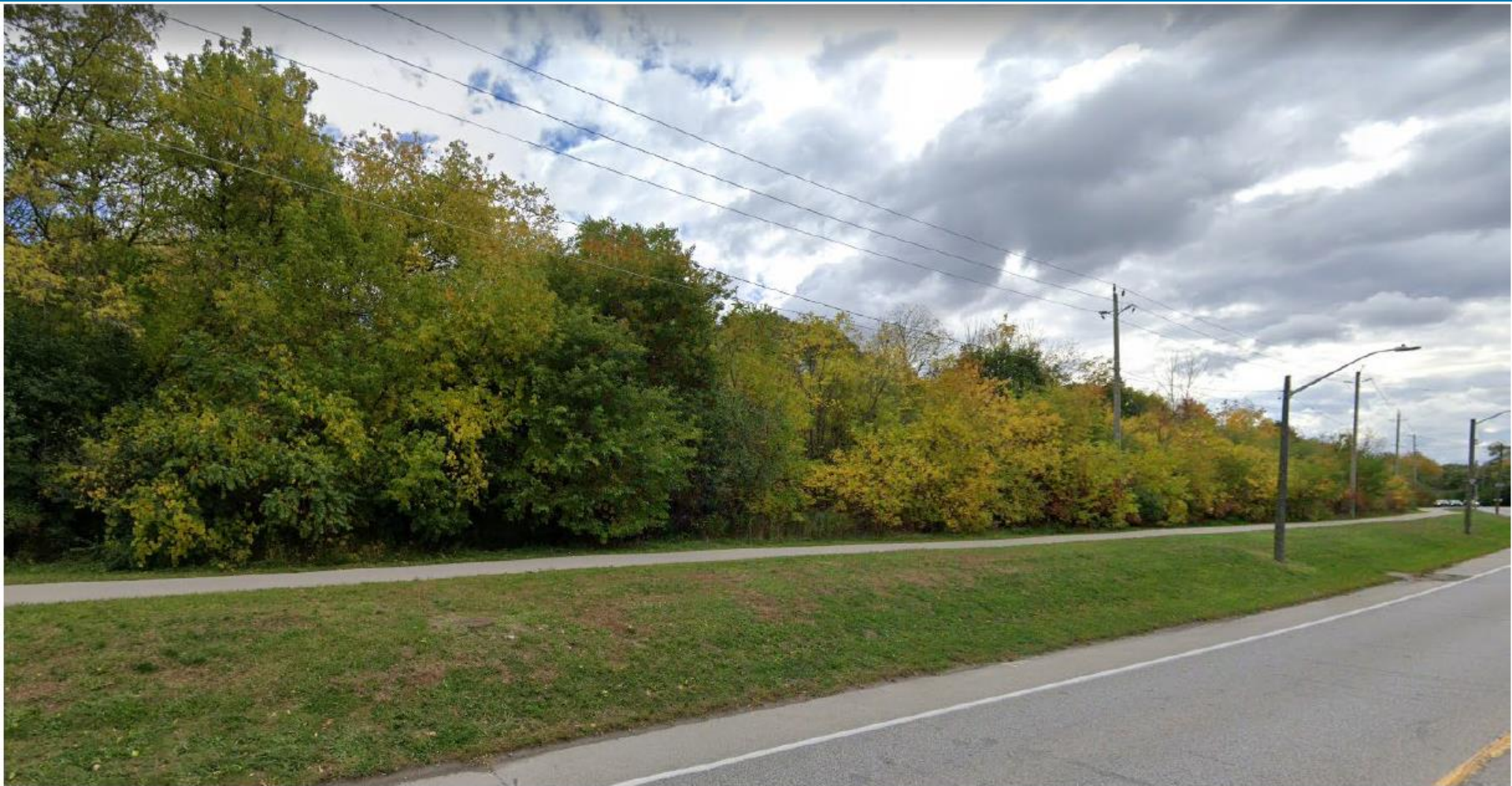
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Street View of Existing Dwelling at 62 Highman Avenue, Looking West (Source: Google Streetview)

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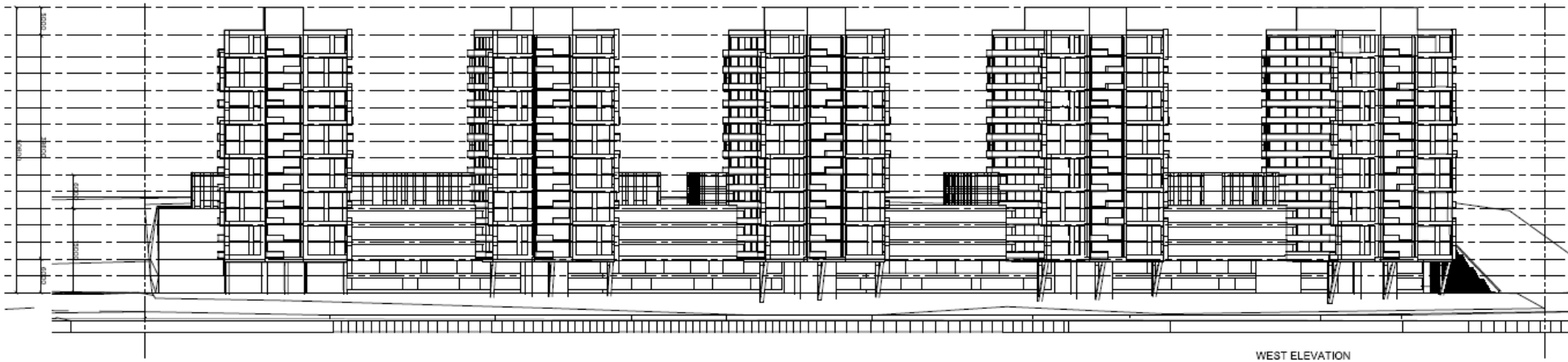
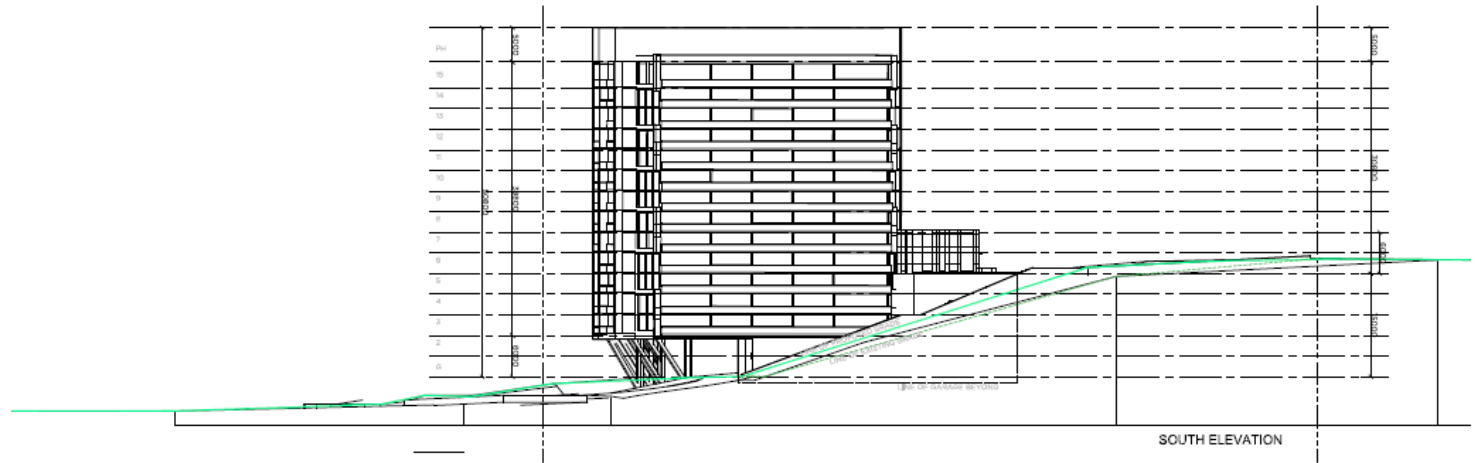


Street View of 193 Water Street South from Water St. S., Looking East (Source: Google Streetview)

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Proposed Elevations

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Proposal

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Figure 1: View of proposed development looking east from Water St. S.



Figure 2: View of proposed development looking west from Highman Avenue.



Proposed Planning Applications– 193 Water St. S. & 62 Highman Ave.

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Proposed Official Plan and Zoning By-law Amendments

An Official Plan Amendment is required that seeks:

- To re-designate 193 Water Street South from the “Natural Open Space System” designation to the “High Density Residential” designation; and,
- To add a site-specific policy to modify the “High Density Residential” designation to permit an increased FSI of 3.61.

A Zoning By-law Amendment application is proposed that seeks:

- To rezone 193 Water St. S. from “Open Space One” (OS1) to the “Residential” (RM2) zone, which permits apartment houses containing four or more dwelling units; and,
- To rezone 62 Highman Avenue from the “Residential” (R4) zone to the “Open Space” (OS4) zone to permit a proposed parkette.

Proposed Planning Applications– 193 Water St. S. & 62 Highman Ave.

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The following site-specific zoning provisions are requested for the proposed development at 193 Water St. S.:

- To permit a maximum density of 511 units per hectare;
- To revise the definition of “Lot Frontage” in order to indicate that the western property line be considered the front lot line;
- To permit a minimum front yard of 2.0 metres (6.56 feet);
- To permit a minimum interior side yard of 7.0 metres (22.97 feet);
- To permit a minimum total amenity area of 19,650 square metres (211,511 square feet);
- To permit required parking for apartment dwelling units to be calculated at 1 space per dwelling unit and 0.20 visitor spaces per dwelling unit; and,
- To permit a parking stall size of 2.75 metres by 5.6 metres (9.02 feet by 18.37 feet).

Policy Review – 193 Water St. S.

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- The proposed development meets the intent of the City of Cambridge Official Plan:
 - Supports healthy and liveable communities, due to its location, complementing the mix of uses and encouraging alternative modes of transportation;
 - Locates High Density Residential in proximity to the Galt Core Area and within the Built-up Area;
 - Accommodates forecasted residential growth by introducing a range of mix of housing units;
 - Supports Affordable Housing by dedicating 50 total units;
 - Conforms with Location Criteria for Multi-Unit Residential Development;
- **Locally Significant Natural Areas (LSNA)**
 - To qualify as an LSNA, a natural feature must be a wetland; a wooded area identified by the Ministry of Natural Resources; contain significant wildlife habitat; perennial or intermittent watercourse; environmentally significant groundwater discharge and recharge area.
 - According to the EIS conducted, the site does not satisfy the criteria to be considered a woodland and no significant habitats were encountered.

Environmental Impact Study

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- An Environmental Impact Study was submitted as part of the development application. The Study confirmed the following:
 - No Evaluated Wetlands on or adjacent to the property;
 - The existing treed area does not satisfy the criteria to be considered a Woodland, as defined by the Ministry of Natural Resources and Forestry;
 - No Evaluated wetlands on or adjacent to the subject property;
 - No habitats of threatened or special concern species were found on the property; and,
 - No endangered Species or their habitat were found on the property.

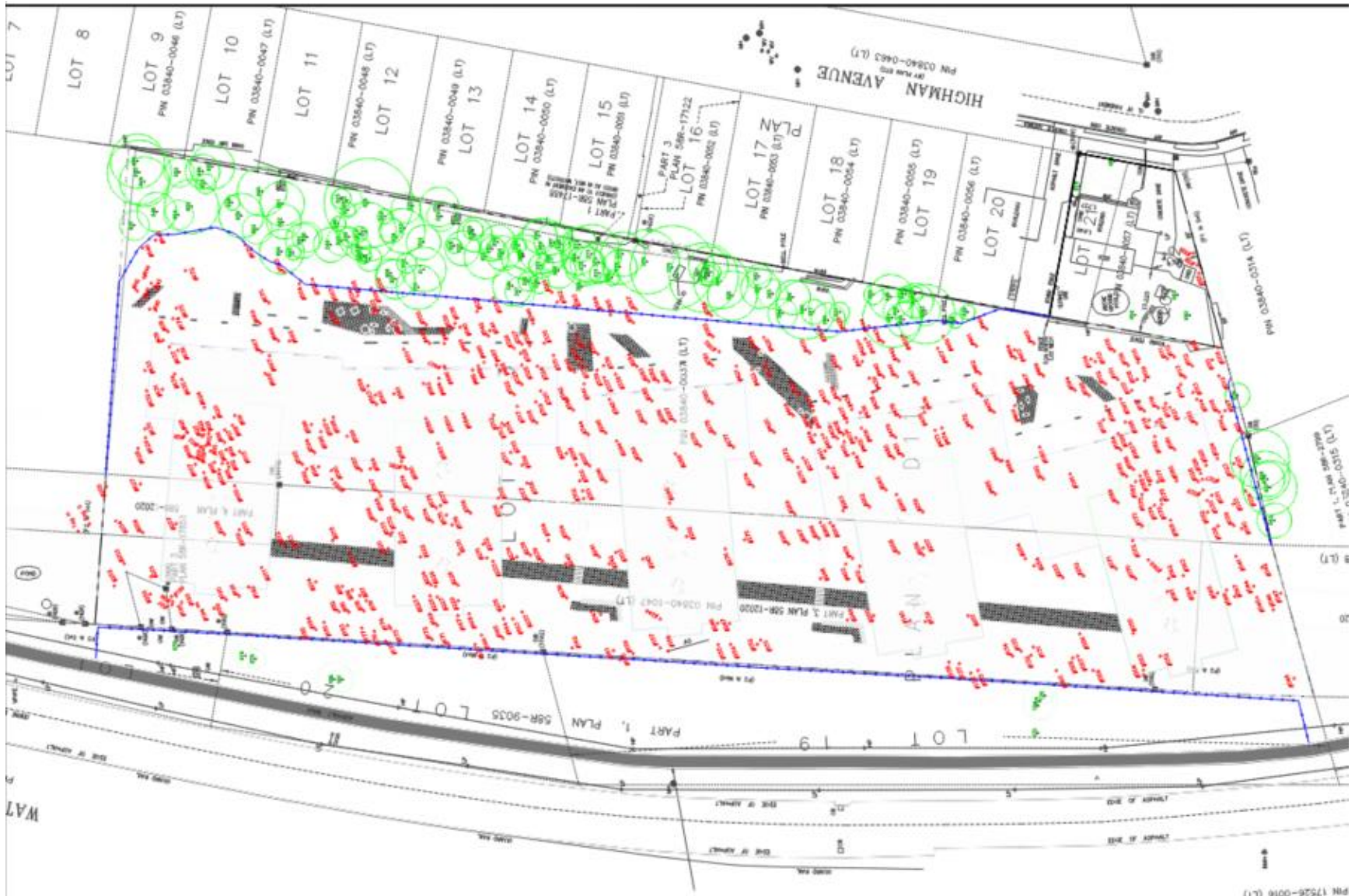
Proposed Tree Removal

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- 193 Water St. S. is covered by wooded areas throughout the site and has a significant change in topography, sloping down 16 metres from east to west;
- Originally, a total of 659 trees were proposed to be removed to accommodate the proposed development, where 275 of those trees required permits for removal.
- The applicant has since revised the proposal to maintain 107 trees along the eastern property line, abutting the residential homes along Highman Avenue.
 - The revised proposal would require the removal of 552 trees.
 - The applicant is required to replace trees on the site as follows:
 - For trees that are less than 20 cm DBH (Diameter at Breast Height), there is no cost to remove these trees;
 - For trees that are 20cm-30cm, one replacement tree is required;
 - For trees that are 31cm-40cm, two replacement trees are required;
 - For trees that are 41 cm-70 cm, three replacement trees are required; and,
 - For trees that are greater than 71cm, four replacement trees are required.

Proposed Tree Removal

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193 Water St. S. & 62 Highman Avenue

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Considerations:

- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning requests;
- Tree Removal Plan;
- Traffic Impacts;
- Potential impacts from the floodplain;
- Affordable housing;
- Proposed density of development; and,
- Comments received from members of Council, public, City staff and agency circulation.

Staff Recommendation

Committee Phone Number: 519-623-1340 x4799

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- **THAT** Report 22-103-CD – Recommendation Report – OPA & ZBA – 193 Water Street South and 62 Highman Avenue – LJM Developments (c/o John Ariens, IBI Group) be received;
- **AND THAT** Cambridge Council adopts the proposed Official Plan Amendment to re-designate the subject lands from “Natural Open Space System” to “High Density Residential” and Site-Specific Policy 8.10.89 in the City of Cambridge Official Plan to facilitate a residential development with a maximum Floor Space Index (FSI) of 3.61, and that the adopted Official Plan Amendment be submitted to the Region of Waterloo for Approval;
- **AND THAT** Cambridge Council approves the proposed Zoning By-law Amendment to re-zone the subject lands from the “Open Space – OS1” and “Residential – R4” zones to the “Multiple-Residential – (F)(H)RM2”, s.4.1.429 and “Open Space – OS4” zones with a Holding Provision, to facilitate the proposed development of 991 residential units;
- **AND THAT** a design 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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