

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)
Meeting Date: 9/27/2022
Subject: 22-115-CD Public Meeting – 932 Eagle Street N – OPA and ZBA – BHR Properties
Submitted By: Lisa Prime, Chief Planner
Prepared By: Rachel Greene, Senior Planner
Report No.: 22-115-CD
File No.: OR07/20
Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 22-115-CD Public Meeting – 932 Eagle Street N – OPA and ZBA – BHR Properties be received;

AND THAT; application OR07/20 for 932 Eagle Street North be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared for the statutory public meeting required by the Planning Act to introduce the requested Official Plan and Zoning By-law Amendments to Council and the Public, which if approved, would facilitate the development of the property with 15 stacked townhouse units with 20 surface parking spaces.

Key Findings

- The subject lands are designated Low/Medium Density Residential in the City’s Official Plan and zoned R5 Residential permitting one single detached dwelling and accessory uses.
- The proposed development would require the existing house and shed to be demolished.
- The proposal would contribute to the City’s objective of providing a range and mix of housing options and directing 45 per cent of new development to the built-up area.

- The proposed development represents an efficient use of the subject lands. The proposal would utilize existing municipal services.

Financial Implications

- Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Not Applicable

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

The proposal to redevelop the land with stacked townhouse dwellings would contribute to the City's housing options by providing for a mix of housing types to serve a diverse range of needs in the community.

BACKGROUND:

Property

The applicant has submitted Official Plan and Zoning By-law Amendment applications to facilitate the development of the subject lands known municipally as 932 Eagle Street North and legally described as Plan 715 PT Lot 13, City of Cambridge, Regional Municipality of Waterloo. The property is rectangular in shape and has an approximate area of 0.18 ha (0.45 acres) and frontage of 30.5 m (100 ft) along Eagle Street North.

The subject lands currently contain an existing single detached dwelling and shed which are proposed to be demolished to accommodate the development. The grading of the site is generally flat but slopes towards the northwest of the property. Mature trees are concentrated on the northern end of the site.

The subject lands are located on the north side of Eagle Street North, between Russ Street and Shettleston Drive. The subject lands are shown on the aerial below:

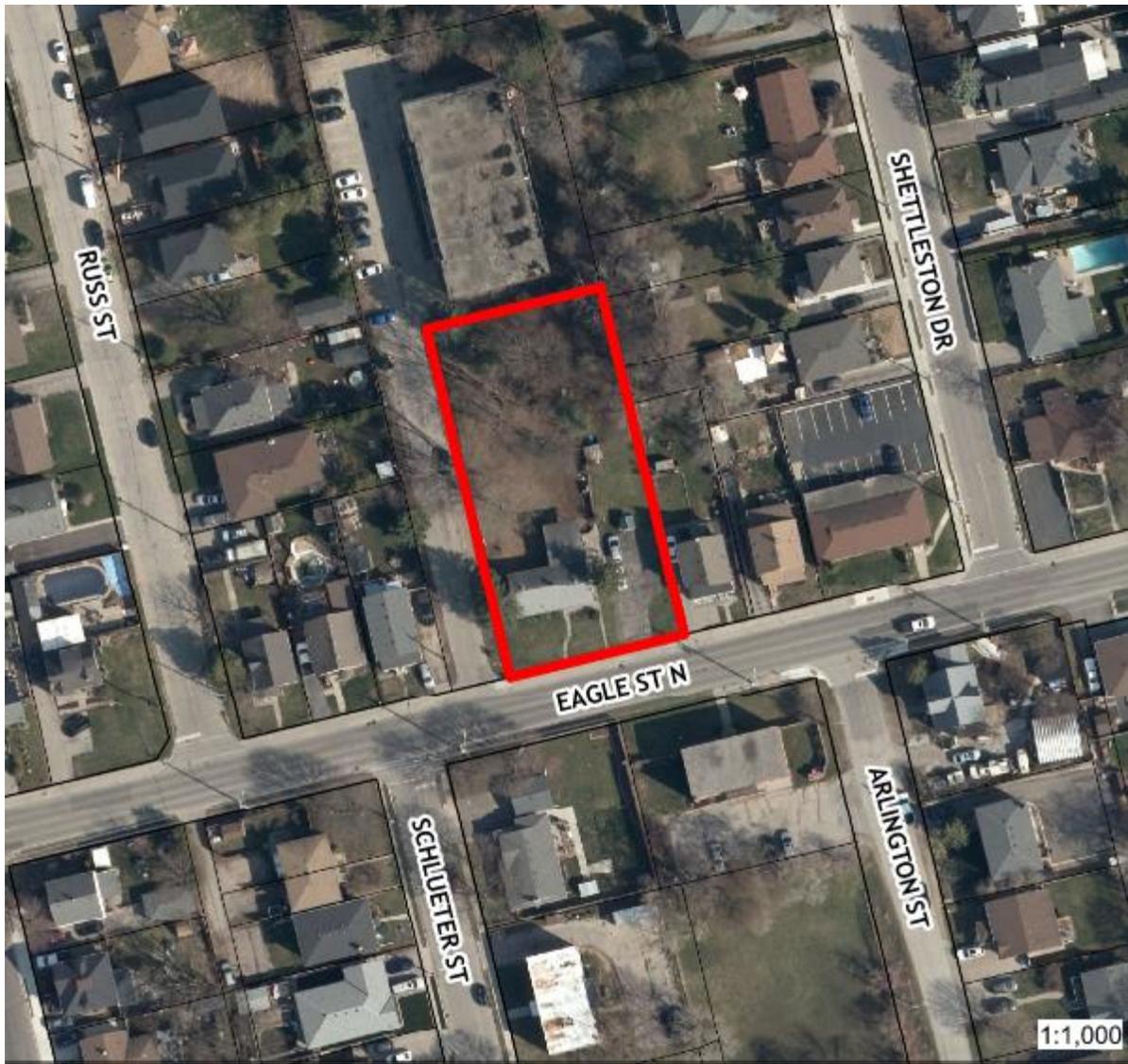


Figure 1: Aerial Photo of 935 Eagle Street North

Existing Surrounding Land Uses

Residential uses primarily surround the subject lands. The neighbourhood is comprised of a mix of single detached dwellings and low-rise apartment buildings. The site is located just outside the Preston Regeneration Area. The site is within proximity of Arlington Park located south of Eagle Street N as well several elementary schools, churches and seniors living facilities. The neighbourhood is adjacent to the natural area along the Speed river with pedestrian connection off Russ Street to the Mile Run Trail and Riverside Park.

Existing bus transit is available along Eagle Street North.

The site is directly adjacent to a two-storey single detached dwelling to the east and an access driveway to the west leading to the three storey apartment north of the site.

ANALYSIS:

The applicant is seeking approval to develop the subject lands with a two and a half (10.5 m) storey stacked townhouse block containing 15 dwelling units. The plan provides 20 surface parking spaces with vehicular access from Eagle Street N. Pedestrian access to each unit would be via on site sidewalks.

The applicant has submitted Official Plan and Zoning By-law Amendment Applications for the subject lands in order to accommodate the proposed stacked townhouse development on the site. The applicant is requesting a site-specific amendment to the Low/Medium Density Residential designation in the Official Plan in order to permit increased density on the subject lands to facilitate the proposed intensification of the site. The request to rezone the property from its existing R5 Residential zone to RM3 Multiple Residential zone with site specific provisions would permit the proposed stacked townhouse development with reduced setbacks, common amenity area and landscaping.

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed application and to provide input on the proposal.

Following the statutory public meeting, City Planning Staff will review comments received from the public meeting, City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Official Plan and Zoning By-law Amendment applications are currently under review by City staff and applicable commenting agencies. Considerations for the review of these applications include (but are not limited to) the following:

- Consistency with the policies of the Provincial Policy 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 By-law No. 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation for increased residential density;

- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Comments received from members of Council, public, City staff and agency circulation.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

The City of Cambridge Official Plan (2012) designates the subject lands as “Built-up Area” on Map 1A and “Low/Medium Density Residential” on Map 2 (included in this report as Appendix C).

The Built-Up Area encourages the intensification of lands as part of the City’s growth management strategy and directs that “infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible.”

The “Low/Medium Density Residential” designation permits a maximum of 40 units per hectare and permits a variety of built forms including single detached dwellings, townhouses and walk up apartments.

The proposed development is planned to have a density of 83.3 units per hectare and therefore a site-specific amendment to the Official Plan is required.

The Official Plan promotes compatible higher density development in locations that meet the criteria for multi-unit residential development and compatibility. Location criteria includes proximity to amenities, schools, transit and whether the site has the ability to accommodate parking, landscaping, servicing, etc. Compatibility factors to be taken into consideration include, but are not limited to, the scale, height, massing, visual impact, orientation and architectural character of the existing neighbourhood and the proposed development.

City of Cambridge Zoning By-law 150-85, as amended

The subject lands are presently zoned R5 Residential in the City's zoning by-law which permits a single detached dwelling and accessory uses. The existing zoning classification does not permit townhouse dwellings. In order to proceed with the development, a Zoning By-law Amendment is required to rezone the lands to RM3 Multiple Residential.

The applicant is proposing the following site-specific provisions to facilitate the development:

Development Standard	Required	Proposed
Maximum Density	40 units per hectare	83.3 units per hectare
Minimum Front Yard Setback	6.0 m	4.5 m
Minimum Interior Side Yard	7.5 m adjacent to R/RS-Class 3.0 m adjacent to all other zones	2.5 m (along westerly lot line)
Minimum Common Amenity Area	30 square metres per unit	0 (proposing private amenity area instead)
Minimum Landscaped Open Space	30%	18%
Planting Strips	1.5 m	1.2 m

The current zoning map of the subject lands has been included as Appendix D.

FINANCIAL IMPACT:

Any costs of the application are borne by the application. The future recommendation report will provide additional financial implications.

PUBLIC VALUE:

Engagement:

The intent of the Statutory Public Meeting is to provide an opportunity to the public to be involved in the decision-making process with respect to new development proposed in their neighbourhoods. Participants are able to share their feedback, whether that be in support of the application or in opposition. This opportunity will allow for engagement between the community and the applicant, as well as with staff, in order to gain insight on the impacts the development may have on surrounding residents and the area. The Public Meeting is a key milestone in the planning approval process that introduces the development to the community and allows for further engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Not applicable.

PUBLIC INPUT:

The statutory public meeting under the Planning Act is being held September 27, 2022 and official notification was provided in the Cambridge Times. In addition, notice was provided to all assessed property owners within 120 metres (393.7 feet) radius of the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the meeting.

The studies provided in support of the applications are available on the City of Cambridge Current Development website: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

All public comments received will be considered as part of the review of the application and will be included in the future recommendation report to Council.

Posted publicly on the City's website as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix E. Any comments received will be considered in the preparation of a future planning recommendation report.

CONCLUSION:

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to Council. A statutory public meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposal.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 22-115 Appendix A – Proposed Site Plan
2. 22-115 appendix B – Concept Elevation
3. 22-115 Appendix C – Existing Official Plan Map
4. 22-115 Appendix D – Existing Zoning Map
5. 22-115 Appendix E – Internal/External Consultation & List of Supporting Studies