

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 9/27/2022

Subject: 22-132-CD – Public Meeting Report – 581-595 Langs Drive – Official Plan and Zoning By-law Amendment – c/o Douglas Stewart, IBI Group

Submitted By: Lisa Prime, Chief Planner

Prepared By: Michael Campos, Planner

Report No.: 22-132-CD

File No.: OR07/22

Wards Affected: Ward 1

RECOMMENDATION(S):

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.

EXECUTIVE SUMMARY:

Purpose

- This report has been prepared for the statutory public meeting required by the Planning Act to introduce the requested Official Plan Amendment and Zoning By-law Amendments to Council and the public, which if approved, would facilitate the redevelopment of 581-595 Langs Drive (“the subject lands”) to a seven-storey, mixed-use apartment building containing 136 affordable dwelling units and a Youth Community Centre on the ground floor.
- An Official Plan Amendment is required to redesignate the subject lands from “Low/Medium Density Residential” to “High Density Residential” to permit the proposed density of the development at 135 units per hectare.
- A Zoning By-law Amendment is required to rezone the subject property from the “Multiple-Residential – RM4” zone to “N1RM3”, which is a compound zone that will permit both institutional and residential uses, with site-specific exceptions to accommodate the proposed apartment building.

Key Findings

- The proposed application presents an opportunity for intensification within the Built-Up Area that will provide for additional affordable rental housing units within Cambridge while supporting the Region's Housing Master Plan.
- The subject lands are located in an area where intensification is encouraged by Provincial, Regional and City policies. The proposal would contribute to the City's objectives of providing a range and mix of housing and directing 45 percent of new development to the Built-Up Area.
- The proposed intensification represents the efficient use of the subject lands and existing municipal infrastructure.

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: Increase housing options

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

The proposed development will provide affordable rental housing units within a mixed-use building containing a Youth Community Centre, which will support the growing diverse population in the City.

BACKGROUND:

Property:

The subject lands are located on the north side of Langs Drive, just west of the intersection with Concession Road, in the centre of a triangle formed by Hespeler Road to the east, King Street East/Coronation Boulevard to the southwest and Highway 401 to the north. The site has an approximate area of 10,117 square metres (108,900 square feet) and provides frontage onto Langs Drive. The subject lands are currently

developed with eight blocks of townhouse buildings, a Youth and Teen (Community) Centre, a children's park and amenity areas.

Location:

The subject lands are municipally addressed as 581-595 Langs Drive in the City of Cambridge and are legally described as Block A, Plan 1259, Cambridge S/T 403417; S/T 383629, Cambridge. The property is located within an established neighbourhood, with a Seniors Community Home abutting the property immediately to the west. To the north and east of the site are single detached and multiple residential dwellings within a mature residential area. Further east is Hespeler Road (approximately 1km from the subject lands), a long corridor consisting of primarily retail and commercial properties. Finally, south of the site and on the opposite side of Langs Drive is William G. Davis Public School.

The subject lands are shown in Figure 1 below:



Figure 1: Aerial Image of the Subject Lands

ANALYSIS:

The applicant has submitted applications to the City of Cambridge for an Official Plan Amendment and Zoning By-law Amendment to facilitate the redevelopment of the site for a seven-storey, mixed-use apartment building consisting of 136 residential dwelling units and a Youth Community Centre on the ground floor. All of the proposed dwelling units are intended to be affordable rental units. The Region of Waterloo (owner of the subject lands) has confirmed that approximately one third (1/3) of the units will be rent-geared-to-income. One third of the units will be low end of the market rent and one third of the units will be below average market rent. The proposed multi-storey development

will provide unit types that range from one to five bedrooms in order to offer a diverse range of housing units to future residents.

The applicant is also proposing to include a Youth Community Centre on the ground floor of the proposed building with direct frontage onto Langs Drive. The site currently contains a similar use on the site, however, the proposed development will provide a larger and more modern space to accommodate the different activities and programs that are available to the broader community. In addition to the residential dwellings and the Community Centre, the building will contain office space for Regional Staff who will facilitate day to day activities for the building.

The proposed mixed-use building has been designed in the shape of an “L”. The frontage of the building will face Langs Drive and is planned to be seven storeys in height, with a transition to 5 storeys towards the rear of the building on its western side, as shown in Figure 2 below:



Figure 2: Rendering of Proposed Development looking South towards Langs Drive

The proposal will include a large outdoor amenity space behind the building that will feature a playground area, coloured asphalt play areas, a gazebo-like structure, as well as barbeque pits and picnic benches for larger gatherings. The site is also proposed to contain additional landscaping around the site. Indoor amenity areas are also proposed including a multi-purpose room, meeting room and community gathering space.

The proposed development provides for a total of 142 parking spaces within a surface parking lot. 96 of these spaces are dedicated for the residential use, while 21 spaces are proposed as visitor spaces. The remaining 25 spaces are intended for the Youth

Community Centre, which includes five Type A and five Type B barrier free spaces. The site will also provide for a total of 60 bicycle parking spaces, where 48 will be located within the building and 12 will be outside.

In order to facilitate the development of the subject lands for the proposed mixed-use building, 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 will be developed at a maximum FSI of 1.4.

A Zoning By-law Amendment is required to rezone the subject lands from the “RM4” zone to the “N1RM3” zone with site-specific provisions as follows:

- To permit a minimum front yard setback of 5.0 metres, whereas the Zoning By-law requires a setback of 6.0 metres;
- To permit a maximum density of 135 units per hectare, whereas the Zoning By-law permits a maximum of 75 units per hectare;
- To permit a reduced residential parking rate of 0.70 spaces per dwelling unit, whereas the Zoning By-law requires 1.0 spaces per dwelling unit; and,
- To permit a reduced visitor parking rate of 0.15 spaces per dwelling unit, whereas the Zoning By-law requires 0.25 spaces per dwelling unit.

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. Any input received at the public meeting will be considered as part of the review of these applications prior to moving forward with a final recommendation to Council.

The 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 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.

In accordance with the 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 application back to staff to continue the processing of the planning applications.

Planning Applications are subject to an appeal to the Ontario Lands Tribunal (OLT). An appeal may be filed if the application is refused 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)

The City of Cambridge Official Plan 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 development at a maximum density of 40 units per hectare.

The applicant has submitted an Official Plan Amendment to redesignate the lands to “High Density Residential”, which will permit the development of the mixed-use apartment building at a higher density with a maximum FSI of 1.4.

City of Cambridge Zoning By-law No. 150-85, as amended

The subject lands are currently zoned “Multiple-Residential – RM4”, which permits a range of residential uses except for apartment houses. As a result, in order to proceed with the development of a mixed-use apartment house on the site consisting of residential dwellings and a Youth Community Centre, the lands will need to be rezoned to accommodate the combination of uses. A compound zone is therefore proposed,

being a combination of the “Institutional – N1” zone and the “Multiple-Residential – RM3” zone. The proposed “N1RM3” zone is being requested with site-specific exceptions relating to the minimum front yard setback, density and parking, as discussed earlier in this report.

A zoning map representing the current zoning of the subject lands has been included as Appendix D of this report.

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant. 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 being held under the Planning Act is scheduled for September 27th, 2022 and official notification was provided in the Cambridge Times. In addition, notice was provided to all assessed property owners within a 120 metre (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 September 27th, 2022 public meeting. The studies provided in support of the applications are available on the City of Cambridge Current Development website found here:

<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 these applications and will be included in the future recommendation report to Council.

INTERNAL / EXTERNAL CONSULTATION:

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

CONCLUSION:

Staff will provide further comments and analysis regarding these applications 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 this 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. 22-132-CD Appendix A – Proposed Site Plan
2. 22-132-CD Appendix B – Proposed Elevations
3. 22-132-CD Appendix C – Existing Official Plan Map
4. 22-132-CD Appendix D – Existing Zoning Map
5. 22-132-CD Appendix E – Internal/External Consultation & List of Supporting Studies