

212 Queen Street West OR09/21

September 27, 2022– Special Council Meeting

Michael Campos, Planner: camposm@cambridge.ca

Planning Process– 212 Queen Street West

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Location

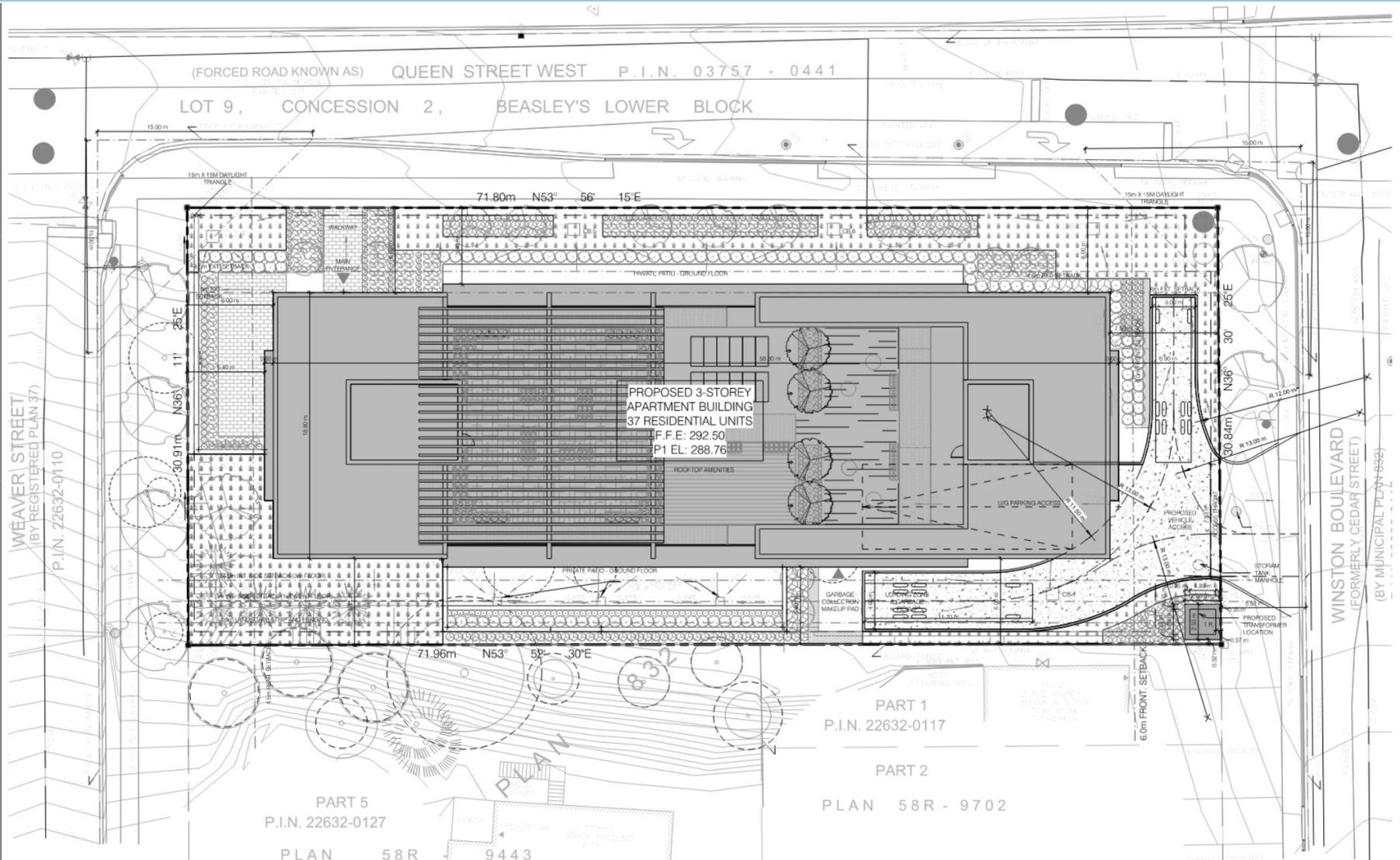
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- The subject lands are located approximately 600 metres west of the Hespeler Core.
- The site is bounded by Weaver Street to the west, Queen Street West to the north and Winston Blvd to the east.
- Total area of 2,219.26 square metres (0.22 hectares).

Development Proposal

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1 SITE PLAN
1:150

Original Rendering

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Revised Rendering

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Public Meeting – 212 Queen Street West

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Proposed Official Plan & Zoning By-law Amendment

- An **Official Plan Amendment** is proposed to increase the permitted density on the subject lands.
 - The amendment seeks to retain the ‘Low/Medium Density Residential’ designation with an increased density of 167 units per hectare, whereas the Official Plan currently permits a maximum density of 75 units per hectare.
- A **Zoning By-law Amendment** is also proposed, which seeks to rezone the subject lands from the current “Residential – R4” and “Commercial – C5” zones to a “Multi-Residential – RM2” zone, along with a site-specific provision pertaining to density.
 - The RM2 zone currently permits a maximum density of 150 units per hectare. As previously mentioned, a total density of 167 units per hectare is proposed as part of this application.

212 Queen Street West- Considerations

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Considerations:

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

Staff Recommendation

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- **THAT** Report 22-128-CD Recommendation Report – 212 Queen Street West – Official Plan Amendment and Zoning By-law Amendment – 2303623 Ontario Inc. (c/o Blackthorn Development Corp.) be received;
- **AND THAT** Cambridge Council adopts the proposed Official Plan Amendment to permit a maximum allowable density of 167 units per hectare within the “Low/Medium Density Residential” designation applied to the subject lands through Site-Specific Policy Number 55, 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 rezone the subject lands from “Residential – R4” and “Commercial – C5” to the “Multiple-Residential – (H)RM2” zone with a site-specific provision s.4.1.431 to permit increased density and a holding provision.
- **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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