

932 Eagle Street North OR07/20

September 27, 2022 Special Council Meeting



Purpose of Meeting

- Formally introduce 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.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and future notification.



Changes to the proposal may occur between the public meeting and recommendation to Council.

Anyone interested in staying informed must request to be on the mailing list for this application



- Located on the North side of Eagle Street North between Russ Street and Shettleston Drive
- Existing single detached dwelling and shed are proposed to be demolished
- The subject lands are designated Low-Medium Density Residential in the Official Plan
- The subject lands are currently zoned R5 Residential which permits a single detached dwelling and accessory uses

Proposal

- The applicant is proposing a multiple residential development of a stacked townhouse consisting of the following:
 - Maximum of 15 dwelling units
 - Building height of 2 ½ storeys (10.5 m from finished grade)
 - 20 surface parking spaces, 6 bicycle parking spaces
 - Single vehicular access from Eagle Street N
 - Sidewalk connection wraps around building providing access to each unit
 - Covered porches/balconies provided for each dwelling unit
- Tenure and the provision of affordable housing have not been determined at this time

Proposed Official Plan Amendment:

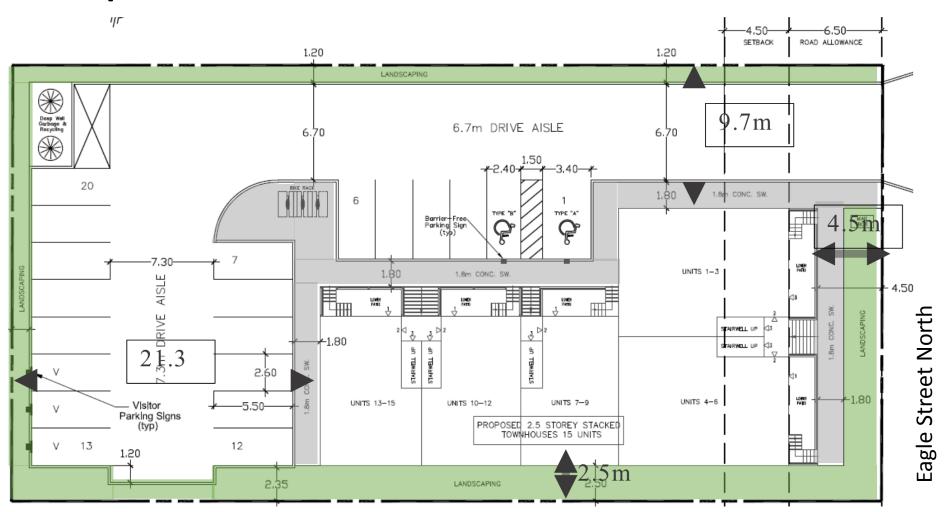
• Site-specific policy provision to the Low-Medium Density Residential designation to permit a maximum density of 83.3 units per hectare where 40 units per hectare is currently permitted

Proposed Zoning By-Law Amendment:

 Rezone from R5 Residential to RM3 Multiple Residential with the following site specific provisions:

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	2.5 m (along westerly lot line)
	3.0 m adjacent to all other zones	
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

Concept Plan



Front Elevation – Entrances to Units 1-6 (East Elevation)



Eagle Street North

North Elevation – Entrances to units 7-15



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;
- Land use compatibility with surrounding existing development
- Appropriateness of the proposed increased residential density
- Appropriateness of the proposed site-specific zoning requests
- Urban Design
- Servicing and Stormwater management
- Comments received from members of Council, public, City staff and agency circulation

Recommendation:

- 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.

CONTACT INFORMATION

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