



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.

932 Eagle Street North (OR07/20)
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca



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

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- 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 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 |

Concept Plan



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



Eagle Street North

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North Elevation – Entrances to units 7-15



Eagle Street North

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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