

# 15 Clover Avenue, Cambridge

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**IBI GROUP**

15 Clover Avenue, Cambridge

Formal Public Meeting

January 31, 2023

## Outline

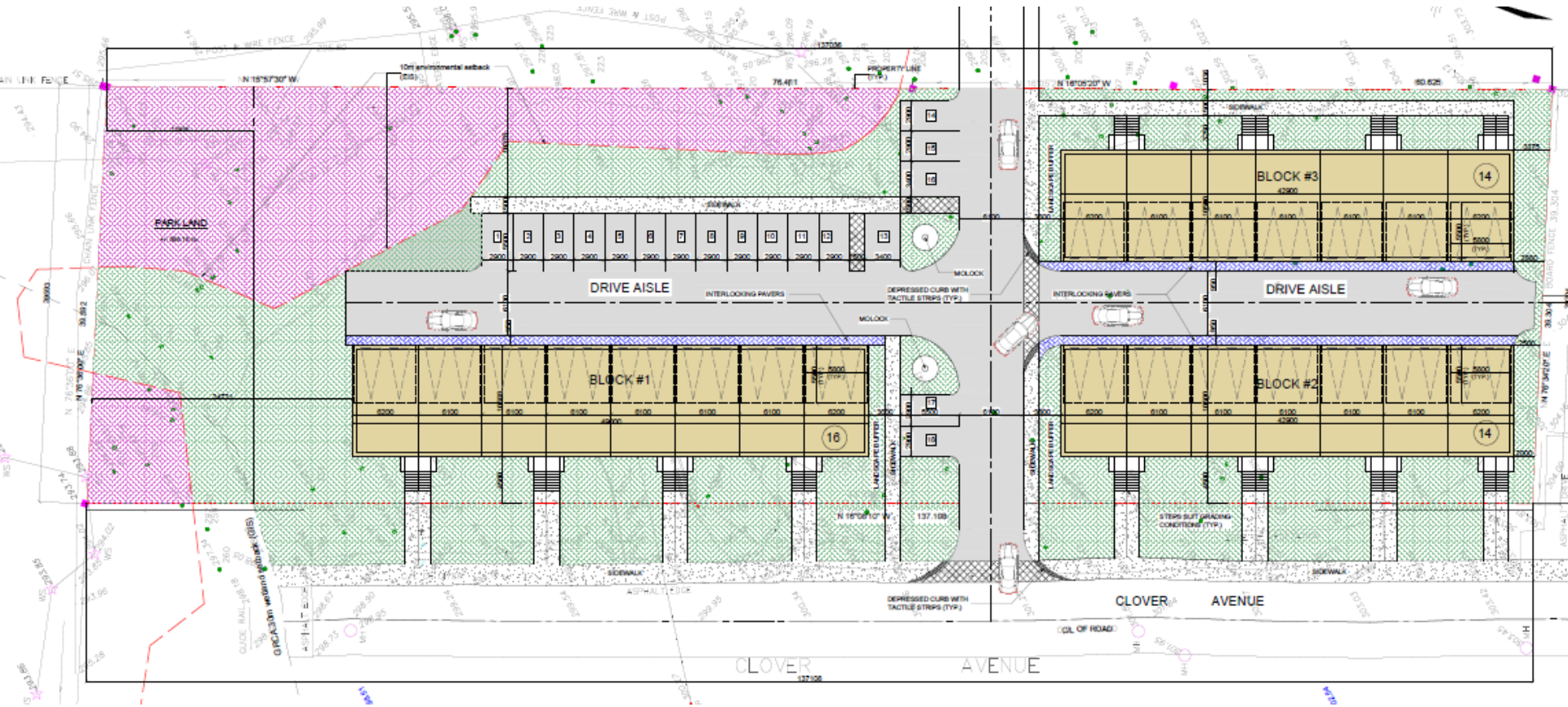
- Original Development Proposal
- City, Agency and Community Consultation
- Revised Development Concept
- Key Revisions
- Amended Planning Application
- Q&A

## Original Development Proposal

- 3 blocks of stacked townhouses
- 44 residential units
- 62 parking stalls (18 visitor)

## Official Plan Amendment and Zoning By-Law Amendment

- Permit density (82 units per hectare)
- Rezone site RMS and OS1
- Permit FY setback of 4.5 m, Lot Area of 122 sq.m, RY of 5.8 m and SY setback of 2 m



44 Units in 3 Stacked Townhouse Blocks

## City, Agency and Community Consultation

- Application circulated to City departments and outside agencies for comment
- Informal Meeting of Council
- Neighbourhood Information Meeting (Zoom Virtual Meeting)
- Meetings with staff and commenting agencies
- Resubmission in mid 2022

## Summary of Neighbourhood Comments

- Concern with proposed density
- Type of housing
- Concern with loss of landscape / vegetation
- Transportation impacts and adequacy of parking
- Impact of reduced setbacks
- Impacts on adjacent natural features

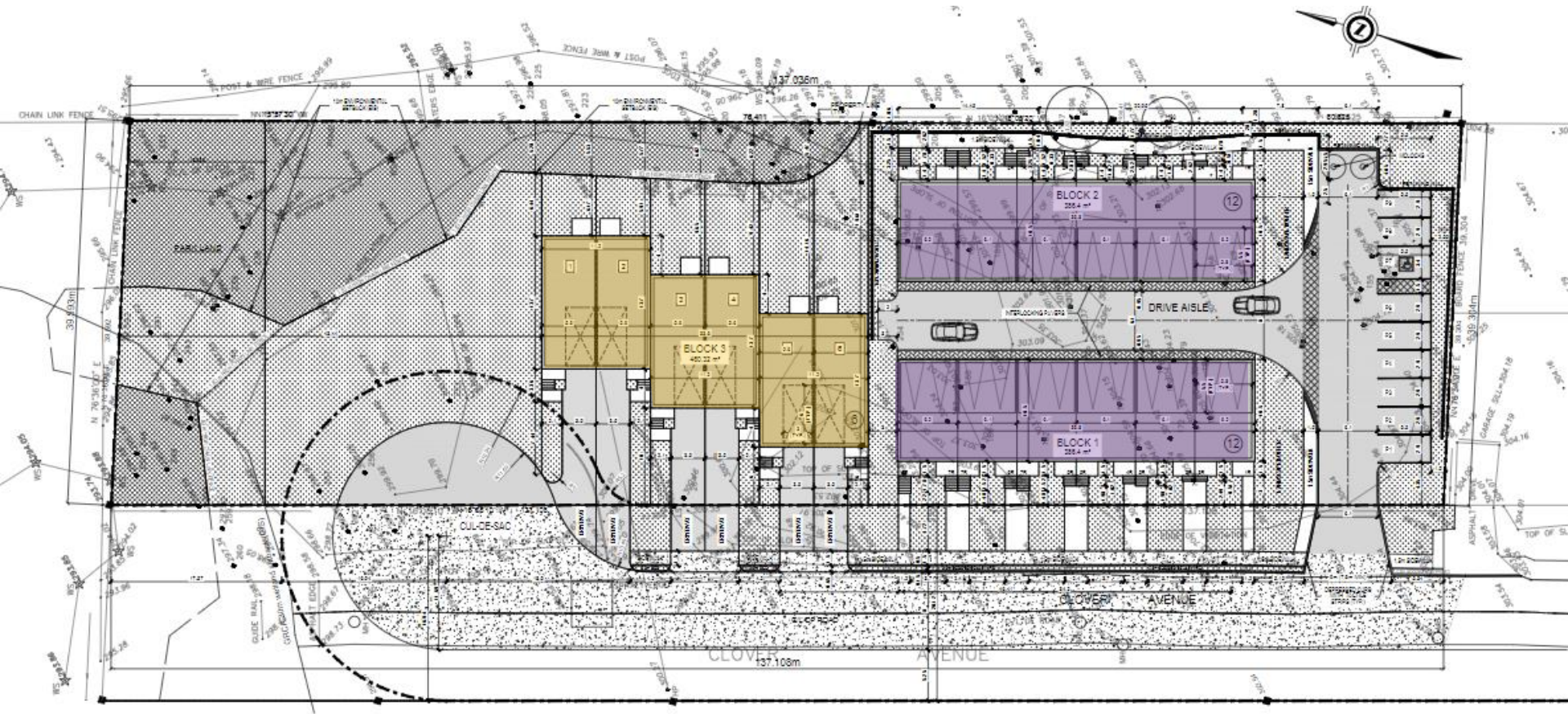
## Revised Development Concept

- 30 total units, of which 6 are proposed as street townhouses (reduced by 14)
- 33 parking spaces for stacked towns (9 being visitor)
- Street towns will have min. 2 spaces per unit
- Drive aisle shifted south on site
- Introduced turning circle to enhance fire protection





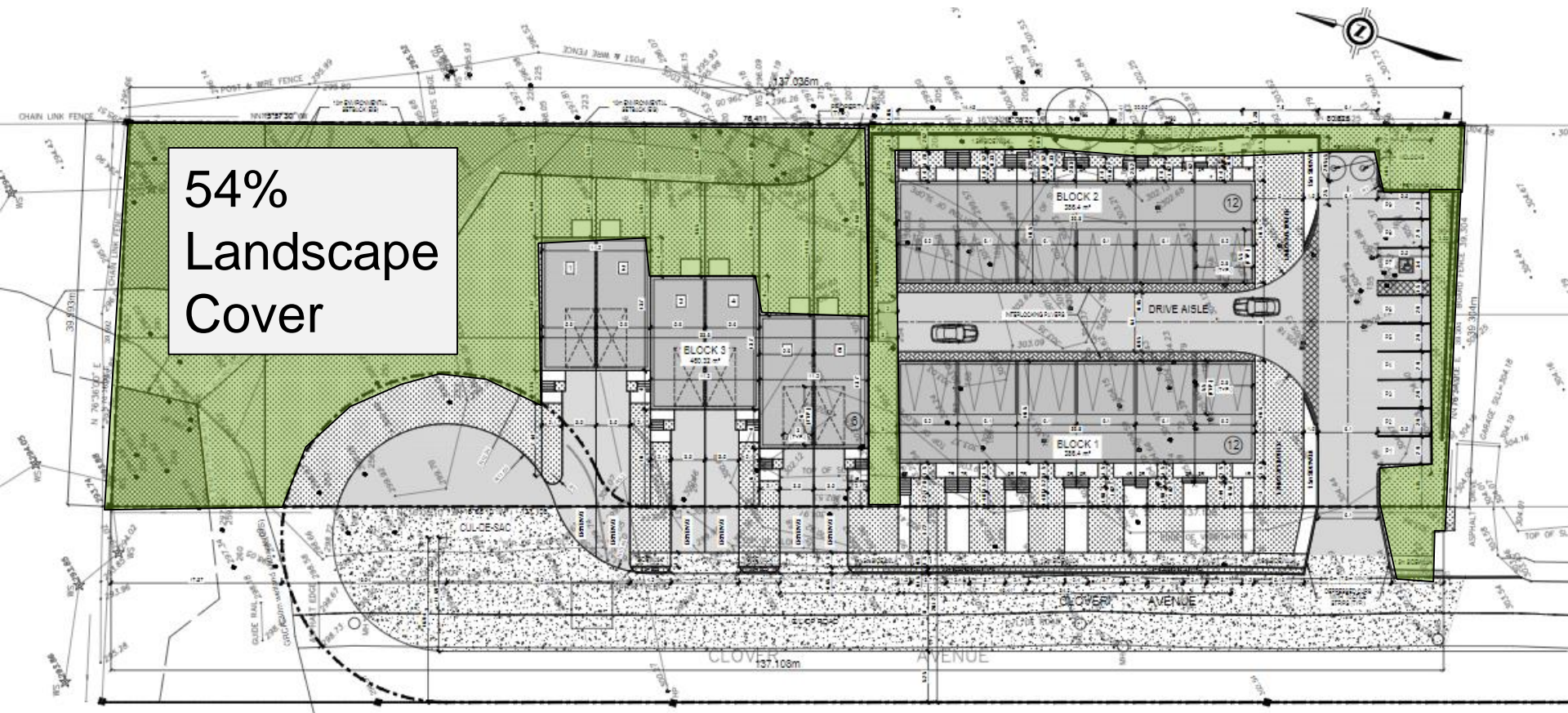
# Revised Development Concept



Now 30 Total Units Including 6 Street Towns



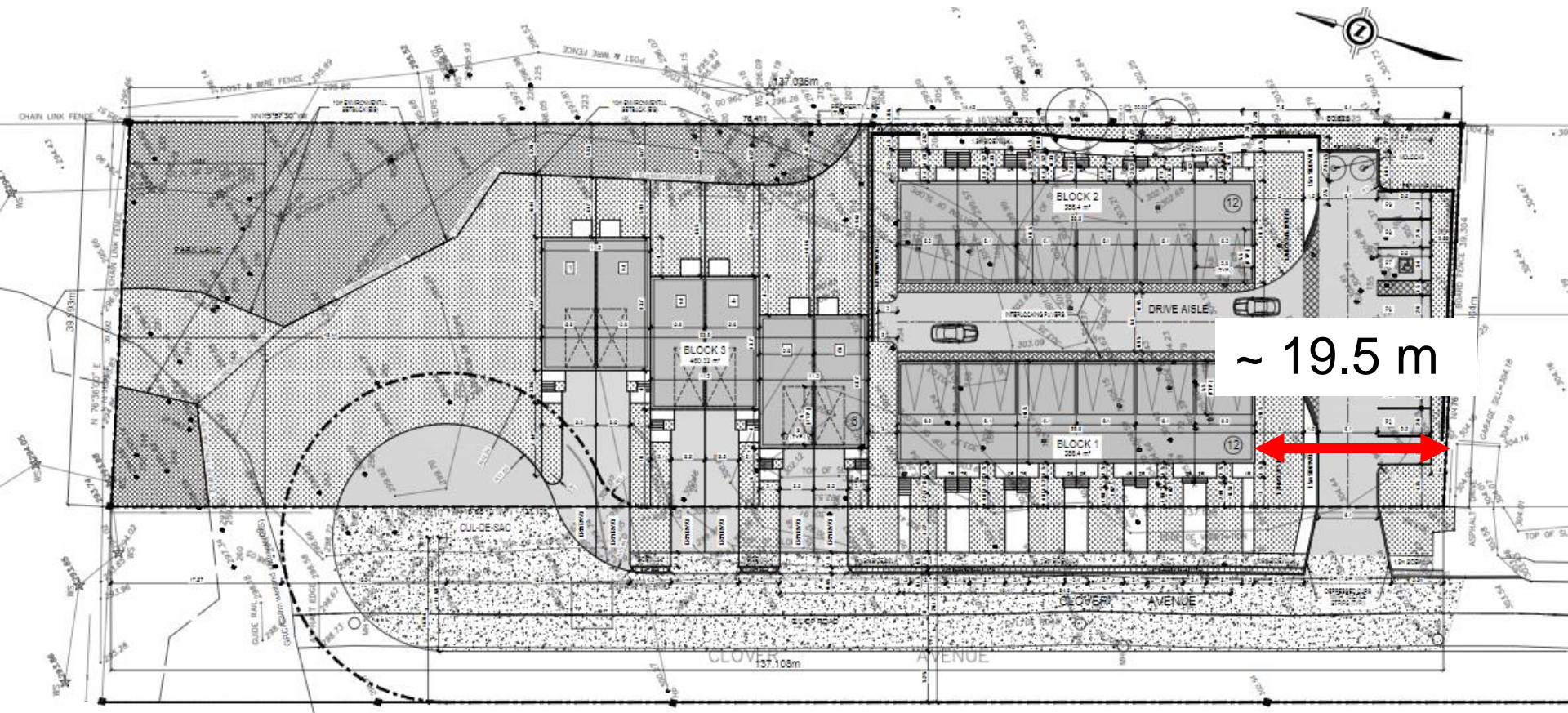
## Revised Development Concept



Increased Landscape Coverage, Compensation Plantings and Buffer



# Revised Development Concept



Increase Side Yard Setback





## Proposed Street Townhouses





## Proposed Stack Townhouse Design





View looking south-east to development





View facing proposed development





Typical Stacked Town Cross Section

# Thank you!