

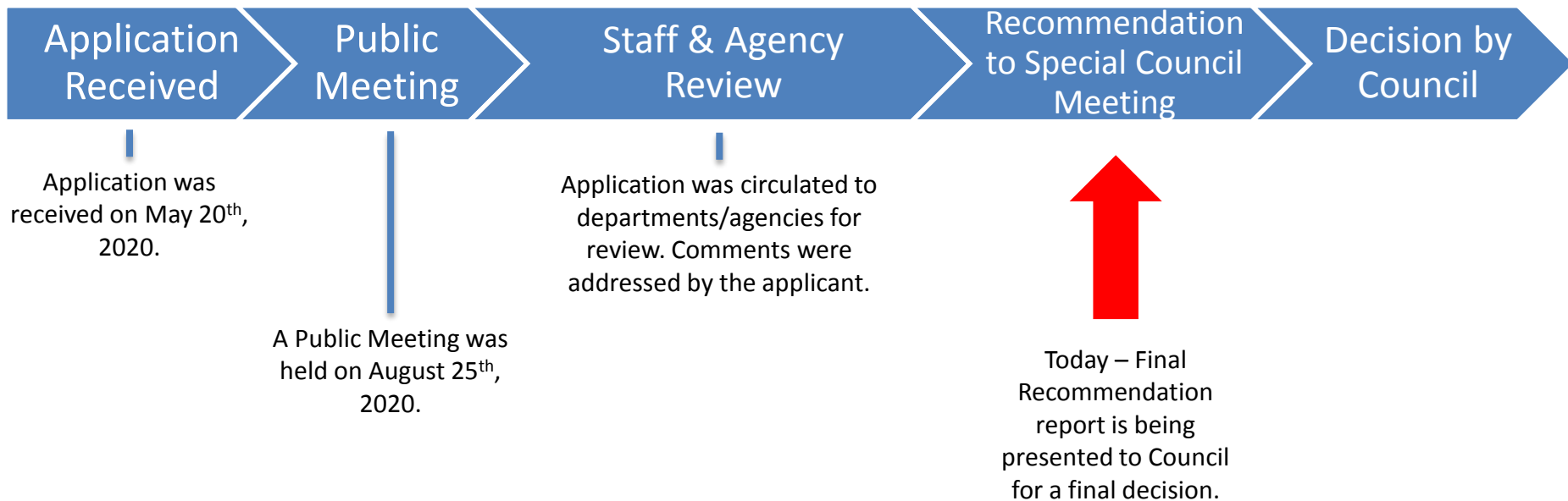
# 15 Clover Avenue

## OPA/ZBA – OR01/20

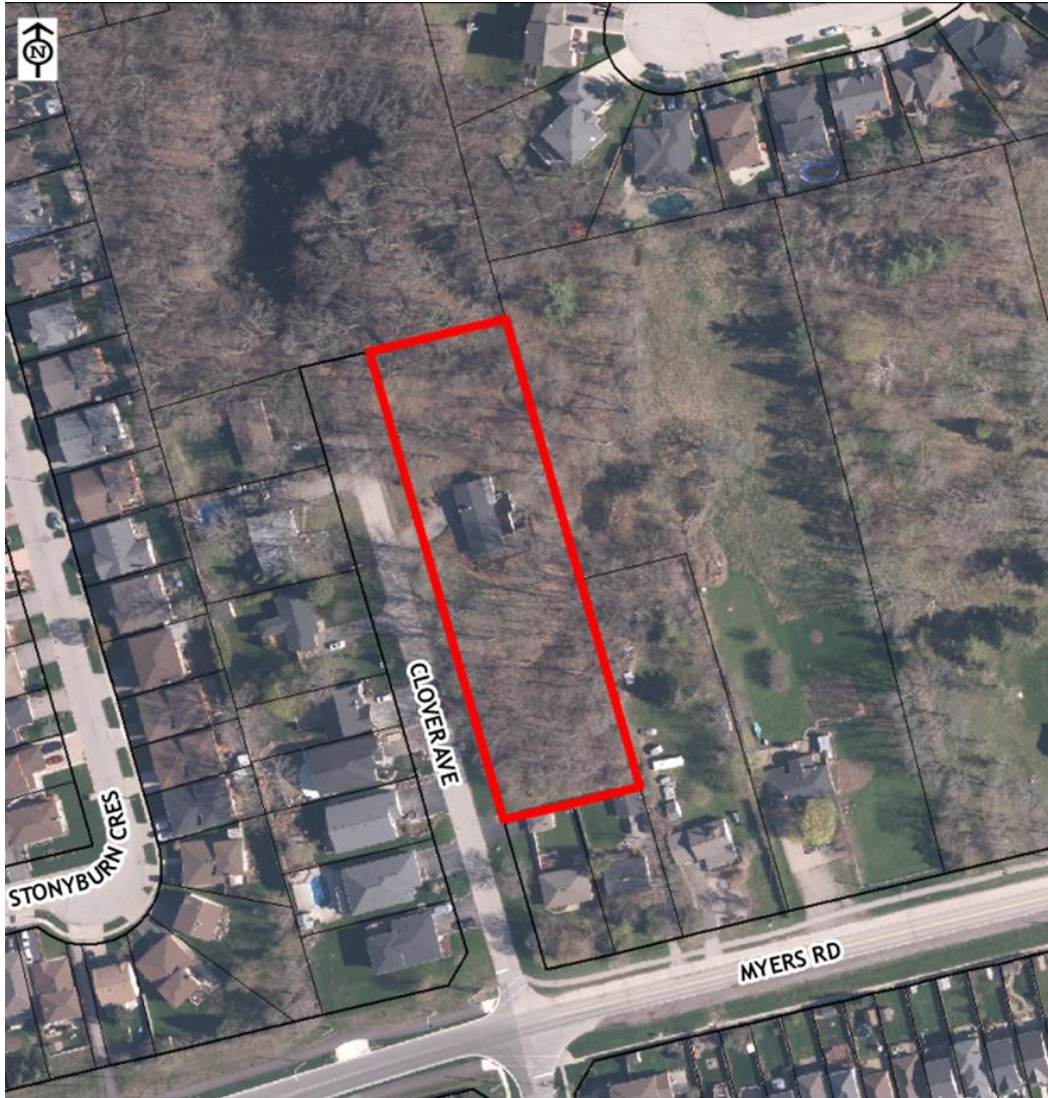
January 31, 2023 - Council Meeting

# Planning Process -15 Clover Avenue

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# Location -15 Clover Avenue camposm@cambridge.ca



- The subject lands are located on the east side of Clover Avenue, north of Myers Road and situated within southeastern Galt.
- The site has a total area of 0.54 hectares and is currently vacant.
- The property is designated “Low/Medium Density Residential”.
- Site is zoned Residential – R4

## Proposal

- The applicant is proposing the redevelopment of the subject lands for 30 residential units consisting of 24 stacked townhouse units within two, four (4) storey buildings and six (6), three-storey street-fronting townhouse units.
- A total of 45 parking spaces are proposed for the development, whereas 36 total spaces are required.
- A portion of the lands are being rezoned to the Open Space Zone to protect the locally significant environmental feature (wetland). A 10-metre buffer has been implemented between the feature and the development.



BLOCK 3



Renderings – 15 Clover Avenue  
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## Conceptual Rendering – Street Fronting Townhouses





# Renderings – 15 Clover Avenue

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## Conceptual Rendering – Stacked and Street Fronting Townhouses

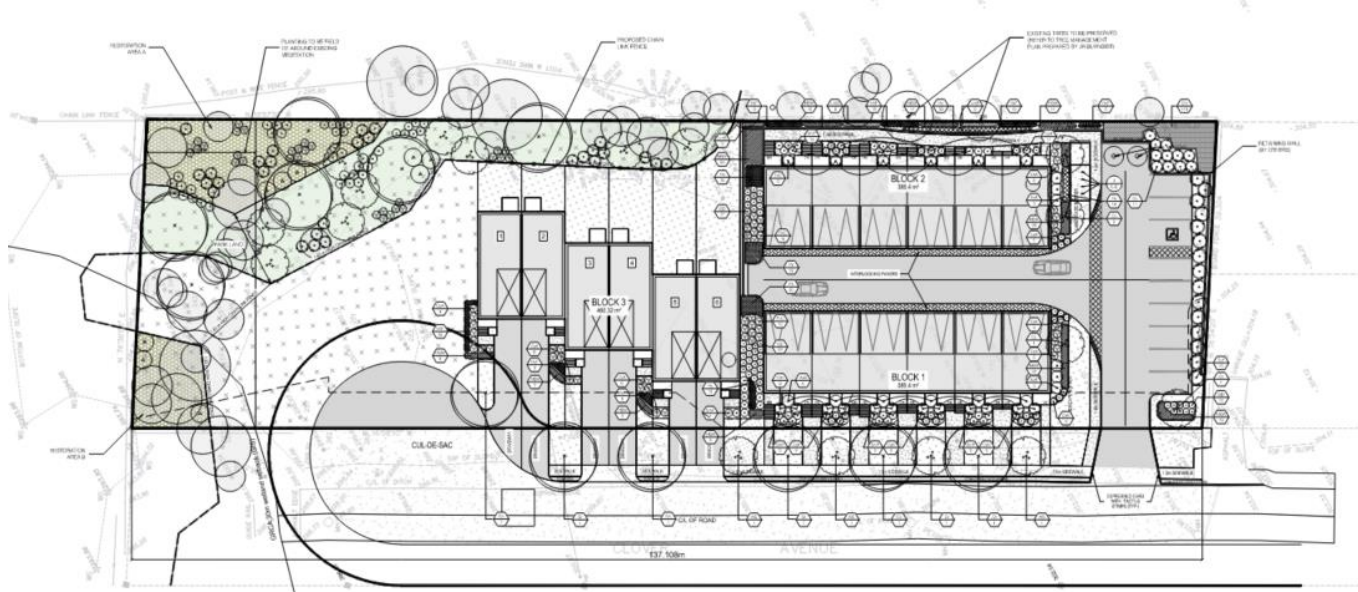




# Tree Management Plan

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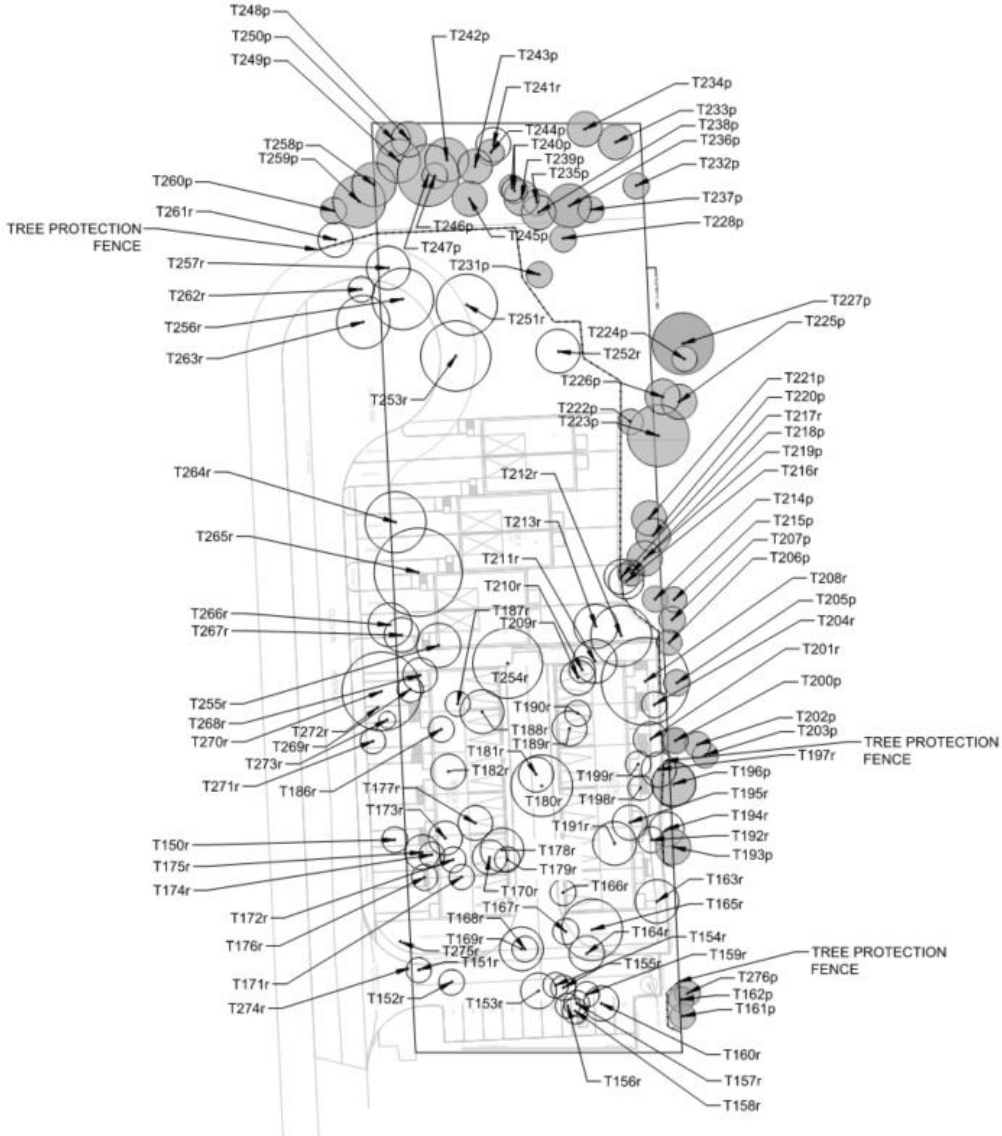
- As part of the proposed development, a total of 74 trees will be removed from the site, while 48 trees will be preserved.
- Compensation for the removal of trees will be calculated as part of a future site plan application for the lands.
- All of the trees located within the protected OS1 zone will be preserved.





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- The trees that are not shaded in grey are recommended for removal to accommodate the development.



# Proposed OPA – 15 Clover Avenue

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## Proposed Official Plan Amendment:

**Existing Land Use Designation(s):** Built-up Area - Map 1A and Low/Medium Density Residential - Map 2

## Proposed Site-Specific Policies:

	City of Cambridge Official Plan	Proposed
Maximum Density	40 units per hectare (Section 8.4.6.3)	56 units per hectare



# Proposed ZBA – 15 Clover Avenue

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## Proposed Zoning By-law Amendment:

**Existing Zoning:** R4

**Proposed Zoning:** Multi-Residential - RM3 with S.4.1.435 and OS1

Proposed Site-Specific provisions:

	Zoning By-law 150-85 (RM2)	Proposed
Minimum Front Yard Setback	6 metres	4.5 metres (stacked townhouses)  3.36 metres (street-fronting townhouses)
Minimum Rear Yard Setback	7.5 metres	5.8 metres (stacked townhouses)  6.44 metres (street-fronting townhouses)

## 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;
- Improvements and urban cross section for Clover Avenue
- Appropriateness of the proposed site-specific zoning requests associated with the proposed development; and,
- Comments received from members of Council, public, City staff and agency circulation.



## Policy Review

- Aligns with Provincial, Regional and City goals and objectives with respect to intensification.
- Locates residential intensification within an existing residential neighbourhood of the City.
- Contributes to the City's objective of providing for a range and mix of housing options and directing 45 percent of new development to the Built-up Area.
- The wetland found at the northern end of the property is being protected through the rezoning process by applying the Open Space – OS1 zone. Additionally, appropriate buffering was implemented between the development and the environmental feature found on the lands.
- The proposal represents good planning that contributes to the creation of multi-unit residential housing in a desirable built form.

## **Recommendation:**

**THAT** Report 23-160-CD Recommendation Report – Official Plan and Zoning By-law Amendment – 15 Clover Avenue (c/o Dave Galbraith, IBI Group) be received;

**AND THAT** Cambridge Council adopts the proposed Official Plan Amendment to permit a maximum allowable density of 56 units per hectare within the “Low/Medium Density Residential” designation applied to the subject lands through Site-Specific Policy Number 59, 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” to the “Multiple-Residential – RM3” and “Open Space – OS1” zones with site specific provision S.4.1.435 to permit reduced front yard and rear yard setbacks.

**AND THAT** Cambridge Council is satisfied that the requirements for a public meeting in accordance with subsection 34(17) of the Planning Act have been satisfied;

**AND FURTHER THAT** the by-laws attached to this report be passed.



# CONTACT INFORMATION

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