

To: PLANNING COMMITTEE (STATUTORY PUBLIC MEETING)

Meeting Date: 3/21/2023

Subject: 23-180-CD Public Meeting – 1390 Pineview Avenue – Zoning By-law Amendment and Vacant Land Condominium

Submitted By: Lisa Prime, Chief Planner

Prepared By: Rachel Greene, Senior Planner

Report No.: 23-180-CD

File No.: R09/22

Wards Affected: Ward 3

RECOMMENDATION(S):

THAT Report 23-180-CD Public Meeting – 1390 Pineview Avenue – Zoning By-law Amendment and Vacant Land Condominium, be received;

AND THAT application R09/22 for 1390 Pineview Avenue be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

To introduce to Council and the public the proposed Zoning By-law Amendment and associated Vacant Land Condominium for six (6) lots for single detached dwellings on a private condominium road.

Key Findings

- The proposed development of six (6) single detached dwellings will result in intensification of an existing underutilized lot within an existing low-density neighbourhood in proximity to the Preston Core.
- The proposed development supports the Region and City objective of directing 45 percent of new development to the Built-up Area, particularly within Regeneration Areas, and will provide additional housing stock within the City.

Financial Implications

Any costs of the application are borne by the applicant.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
- ☒ Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Increase housing options

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property

The subject property is municipally addressed as 1390 Pineview Avenue and is legally described as Pt Lot 37 Plan 715, Pts 1 and 2 RP67R3065, City of Cambridge, Regional Municipality of Waterloo.

The subject lands are located in the Preston area north of Bishop Street North, on the west side of Pineview Avenue and abutting the CN rail to the west. The subject property has a total lot area of 3,573 square metres and provides approximately 7 metres of frontage onto Pineview Avenue. The lands are currently occupied by a single detached dwelling and accessory structures which are proposed to be demolished. The subject lands are shown in Figure 1.



Figure 1 Aerial Image of the subject lands

Surrounding Land Uses

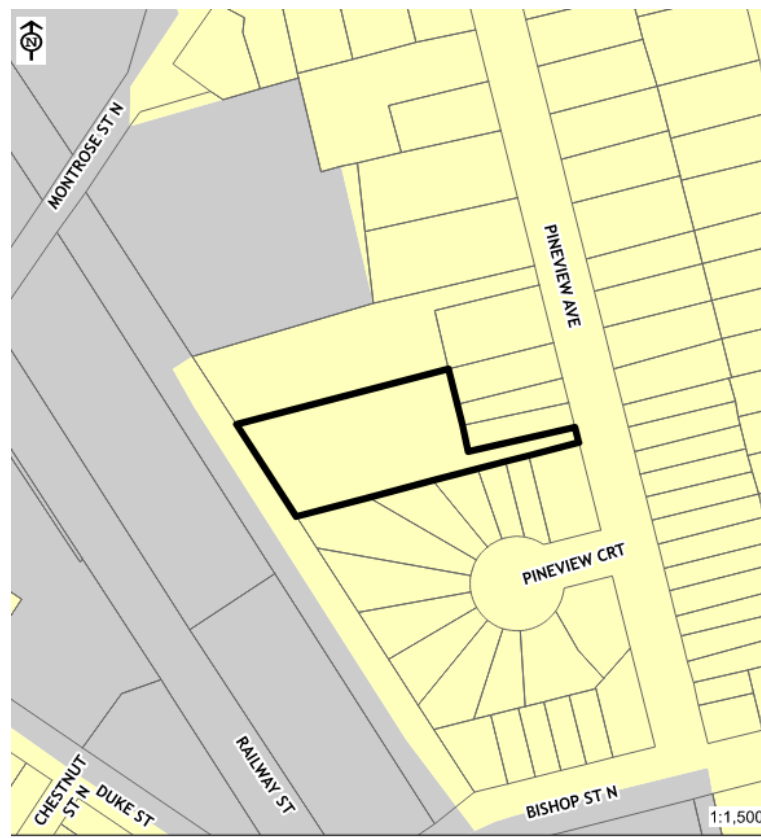
The surrounding area is characterized by low-rise residential housing to the north, east, south with industrial uses located to the west of the CN rail. King Street East, located to southwest of the site provides a range of commercial uses within walking distance of the subject lands.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-up Area and Low/Medium Density Residential as per Maps 1A and 2 of the City's Official Plan.

The existing land use designation in the City's Official Plan is shown on Figure 2 below.



Extract from Map 2 of the
City of Cambridge Official Plan



Figure 2 Existing Official Plan Map

City of Cambridge Zoning By-law 150-85, as amended

Existing Zoning: RS1 Semi-Detached Residential

Proposed Zoning: R6 Single Residential

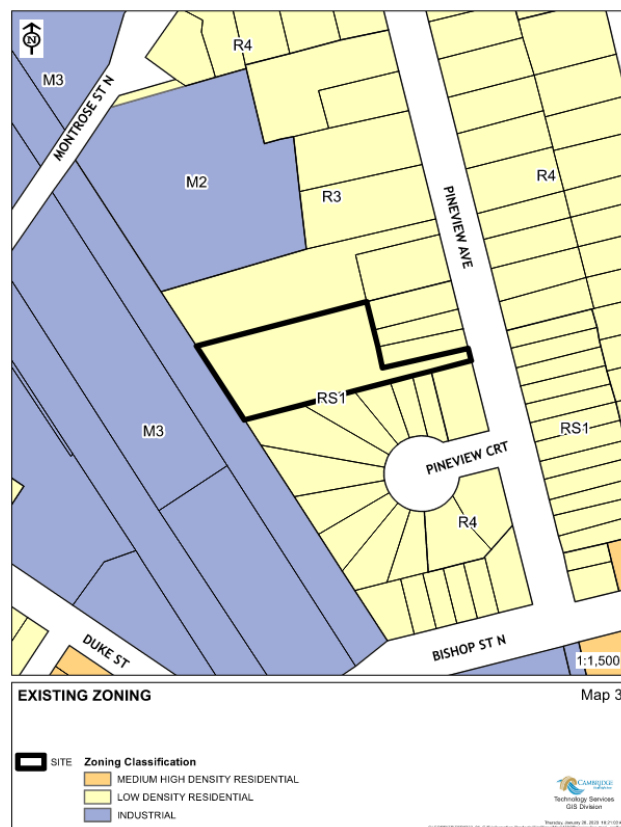
Proposed Site-specific Zoning Provisions:

Development Standard	Existing Zoning By-law 150-85 (R6)	Proposed (R6)
Minimum Corner Lot Frontage	15 metres	11 metres

The following special provision is also required to permit the development of single detached dwellings on a private condominium road:

- Notwithstanding S.2.1.13, a lot in the R6 zone shall be permitted to be developed on a private condominium road.

The existing zoning is shown on Figure 3 below.



ANALYSIS:

Proposal

The applicant is proposing a Zoning By-law Amendment on the subject lands for the development of six (6) single detached dwellings. Access to the development is provided from Pineview Avenue and the proposed development is planned to be connected to municipal services. Each lot will have an individual driveway, as well as front and rear yard amenity space.

The proposed form of tenure of the development is a “vacant land condominium” and is proposed to be served by a private condominium road rather than a municipal road. A vacant land condominium is a form of condominium ownership when the buildings are constructed after final approval and creation of the condominium corporation. The condominium road would be constructed followed by the creation of the dwelling lots (referred to as units in the condominium). This is similar to a traditional plan of subdivision except served by a private condominium road. The proposal does not include building elevations and drawings as the dwellings are proposed to be built at a later date.

The proposed plan of condominium for the subject lands is provided in Figure 4 below.

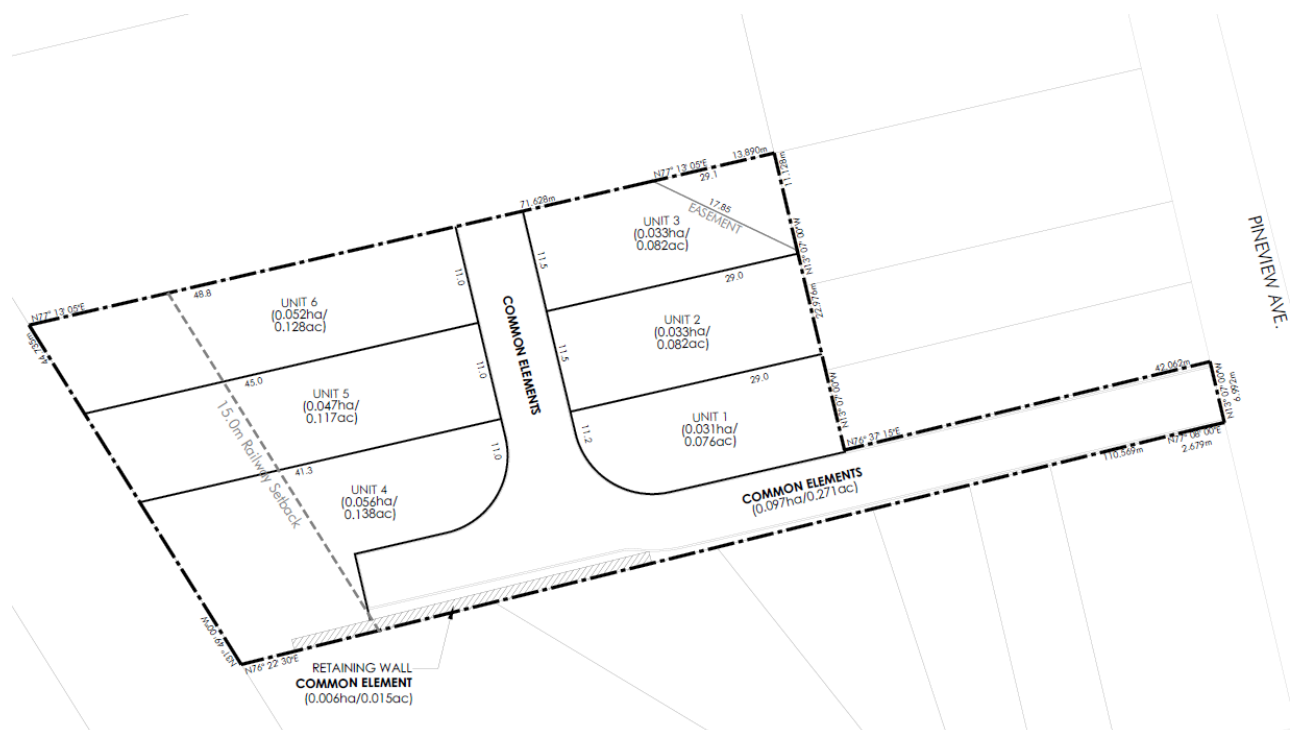


Figure 4 Proposed Concept Plan for the subject lands

Policy Overview

The subject lands are located within the Built-Up Area as identified in the Growth Plan, the Regional Official Plan, and the City Official Plan. The Built-up Area encourages the intensification of lands as part of the City's growth management strategy and directs that "infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible."

The subject property is also designated "Low/Medium Density Residential" in the City Official Plan. This designation permits a variety of built forms including single detached dwellings, townhouses and walk up apartments. Furthermore, the site is within a Regeneration Area where residential intensification is encouraged and would permit a maximum of 75 units per hectare subject to meeting compatibility criteria.

The proposed development will have a density of 16.8 units per hectare. As such, the proposal conforms to the Official Plan.

The subject land is currently zoned RS1 which permits semi-detached dwellings but not single detached. A Zoning By-law Amendment is required to rezone the lands to R6 Residential, with a reduction of the minimum corner lot width from 15m to 11m. The Zoning By-law does not permit single detached lots to front on a private condominium road and therefore the proposal includes a request to amend this provision.

A more detailed review of the policy will be provided through a future recommendation report should this application be referred back to staff for review.

Planning Process and Future Steps

A Statutory Public Meeting is a requirement of the Planning Act.

Following the statutory public meeting, City Planning Staff will review comments received from the public, City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Zoning By-law Amendment application and associated Vacant Land Condominium is currently under review by City Staff and applicable commenting agencies. Considerations for the review of these applications include, but are not limited to, the following:

- Consistency with the policies of the Provincial Policy Statement (2020);

- Conformity with 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 development;
- Servicing and Stormwater Management; and,
- Comments received from members of Council, public, City staff and agencies.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications.

The Plan of Condominium is a separate planning application and the Region of Waterloo is the approval authority. Recommendations for draft approval for Plans of Condominium are delegated to the Chief Planner.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant.

PUBLIC VALUE:

The purpose of this Statutory Public Meeting is to inform the public/local residents of the proposed development in their community and to provide an opportunity for involvement in the decision-making process regarding the proposed development. Participants may share their feedback on the proposed development with staff, the applicant, and Council. They may identify potential impacts the development may have on the surrounding residents and area. The public meeting is a key milestone in the planning process for engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Not applicable.

PUBLIC INPUT:

The public meeting notification was provided in the Cambridge Times on February 16, 2023, and was mailed out to all assessed property owners within a 120 metre (393.7 feet) radius of the subject lands. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the March 21st, 2023 public meeting. The studies provided in support of the applications are available on the City of Cambridge Current Development website: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

All public comments received will be considered as part of the review of the application and will be included in the future recommendation report to Council. The report will be posted on the City's website as part of the public report process.

INTERNAL / EXTERNAL CONSULTATION:

These applications have been circulated to the departments and commenting agencies listed in Appendix B. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

A Statutory Public Meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposal. Staff will provide further comments and analysis regarding the proposed Zoning By-law Amendment application as part of a future recommendation report to Council.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 23-180-CD Appendix A – Proposed Concept Plan
2. 23-180-CD Appendix B – Application Circulation List