



Ramsay Planning Inc.

**15 Clover Avenue
Official Plan and Zoning By-law Amendment Applications
City File OR01/20**



Ramsay Planning Inc.

- Represent a Group of Residents living along Clover Ave and Myers Rd.
- Character of the Area:
 - an established low-density residential community, mainly comprised of single detached dwellings
 - directly on the west side of Clover Avenue are one (1) and two (2) storey single detached dwellings.
 - Immediately north is the Copperfield Drive Woodlot, which contains a wetland feature



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- Proposal:
 - two (2) blocks of **Stacked Townhouses**:
 - 4 storeys, 12 units per building
 - one parking space/unit (in private garage) plus nine visitor spaces
 - reduced setbacks 4.5 m Clover Ave, 5.8 m rear yard and 8 m between buildings
 - one (1) block **Street Townhouses**:
 - 3 storey building, 6 units
 - each unit has a driveway off of Clover Avenue.
 - 2 parking spaces per unit; 1 space in private garage and 1 space in driveway
 - reduced front yard setback of 3.36 m
 - Each unit has a private outdoor amenity area in the rear yard



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- **Issues**
 - **Conformity with the Cambridge Official Plan**
 - Scale and Massing of the Stacked Townhouse and Street Townhouse Buildings
 - Front Yard and Rear Yard Setbacks
 - Building Separation
 - Parking
 - Site Layout
 - Balconies and Amenity Area



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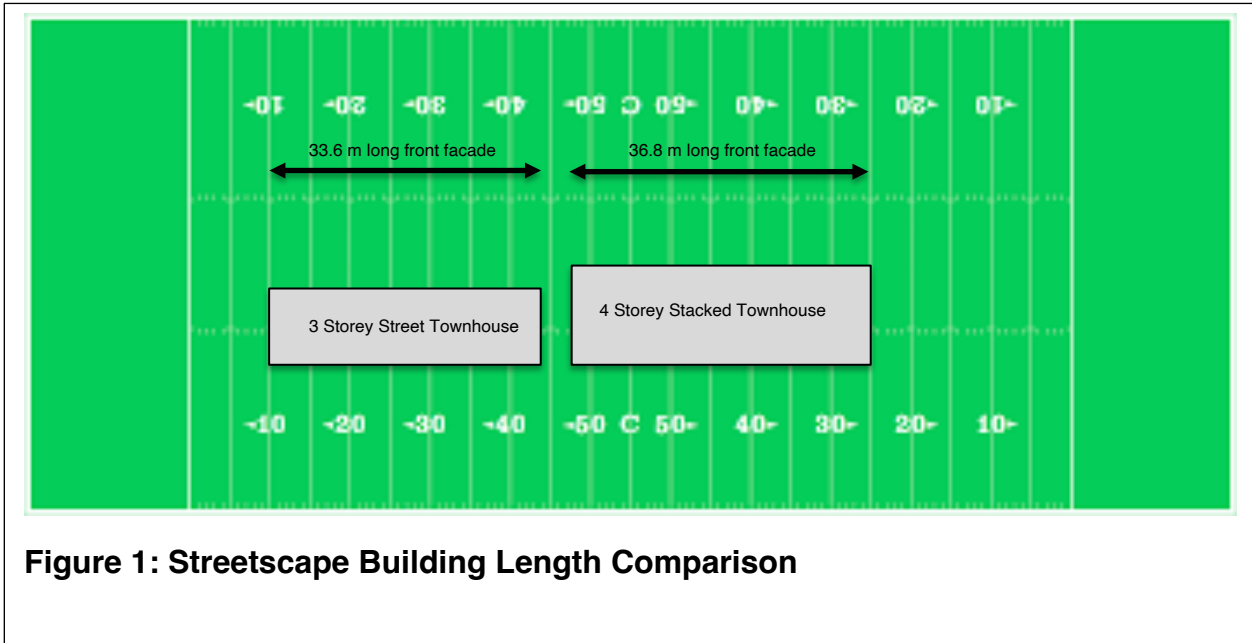


Figure 1: Streetscape Building Length Comparison



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Figure 3: Sample of 8m Central Driveway



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- Conclusions and Recommendations
 - Proposal does not conform with the City OP that requires infill and intensification to **respect** and **be compatible** with neighbouring land uses.
 - Proposal is an **overdevelopment** of the Site.
 - Scale and massing that is **out of character** for the area.
 - The proposed development will **dominate the streetscape**, dwarfing the homes along Clover Avenue.
 - The reduced setbacks and building separation will **worsen**, rather improve transition to adjoining uses.
 - The site is suitable for **some intensification**, but not the extent proposed by the Applicant.
 - I recommend that the Applications not be approved.