



1390 Pineview Avenue - File R09/22

March 21, 2023 Public Meeting



Purpose

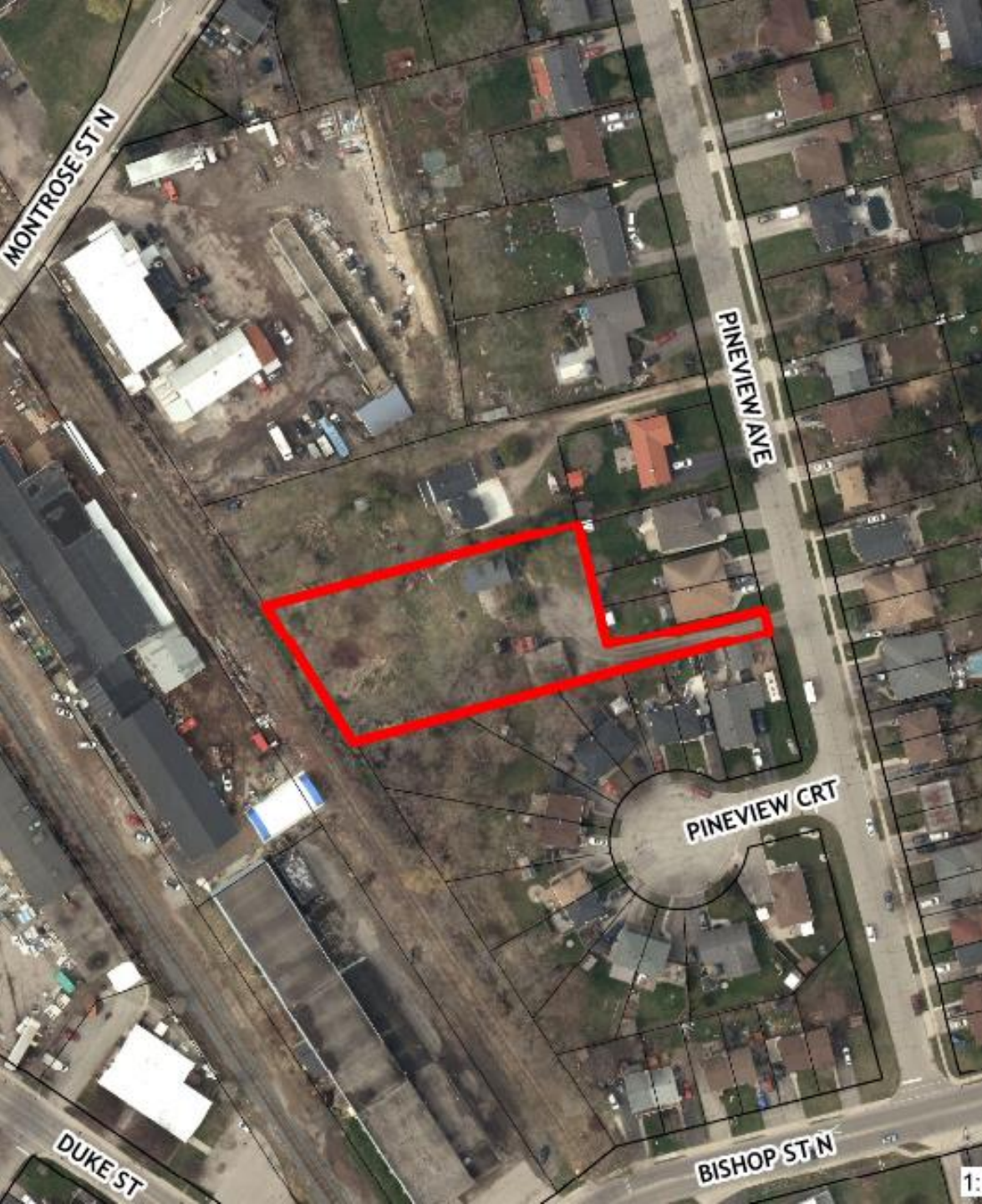
- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.



- **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

Property Information

- The property is located north of Bishop Street N, on the west side of Pineview Avenue
- Lot Area: 3,573 square metres
- Frontage: 7 metres
- Existing Official Plan Designation: Built-up Area and Low/Medium Density Residential
- The subject lands are also located in a Regeneration Area
- Existing Zoning: RS1 Semi-Detached Residential
- Existing single detached dwelling and accessory structures proposed to be demolished



1390 Pineview Avenue (R09/22)
Committee Phone Number:
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- The site plan for the Pineview AVE. development shows a layout with six units, common elements, and a retaining wall. The plan includes dimensions, bearings, and area measurements for each unit and common area.
- Units and Common Elements:**
- UNIT 6** (0.052ha/0.128ac)
 - UNIT 5** (0.047ha/0.117ac)
 - UNIT 4** (0.056ha/0.138ac)
 - UNIT 3** (0.033ha/0.082ac)
 - UNIT 2** (0.033ha/0.082ac)
 - UNIT 1** (0.031ha/0.076ac)
 - COMMON ELEMENTS** (0.097ha/0.271ac)
 - COMMON ELEMENT** (0.006ha/0.015ac)
- Other Features:**
- RETAINING WALL**
 - 15.0m Railway Setback**
 - PINEVIEW AVE.**
- Dimensions and Bearings:**
- Unit 6: 48.8, 45.0, 41.3
 - Unit 5: 11.0, 11.0, 11.0
 - Unit 4: 11.0, 11.0, 11.0
 - Unit 3: 11.5, 11.5, 11.2
 - Unit 2: 11.5, 11.5, 11.2
 - Unit 1: 11.5, 11.5, 11.2
 - Common Elements: 11.5, 11.5, 11.2
 - Common Element: 11.5, 11.5, 11.2
 - Retaining Wall: 11.5, 11.5, 11.2
 - Setback: 15.0m
 - Other: 11.5, 11.5, 11.2

Applications

Proposed Zoning By-law Amendment:

Existing Zoning: RS1 (Semi-detached Residential)

Proposed Zoning: R6 (Single Residential) with site specific provisions:

- Reduction of minimum corner lot frontage from 15m to 11m
- Permission for single detached lots to front on a private condominium road

Proposed Vacant Land Plan of Condominium

- Proposed to create the six (6) lots and common elements (private road)
- The Plan of Condominium is a separate planning application and the Region of Waterloo is the approval authority

Considerations for Review:

- Consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan, Region of Waterloo Official Plan and City of Cambridge Official Plan
- Compatibility with surrounding existing development
- Servicing and Stormwater Management
- Comments received from members of Council, public, City staff and agency circulation

Recommendation

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.



Thank You

Questions?

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