

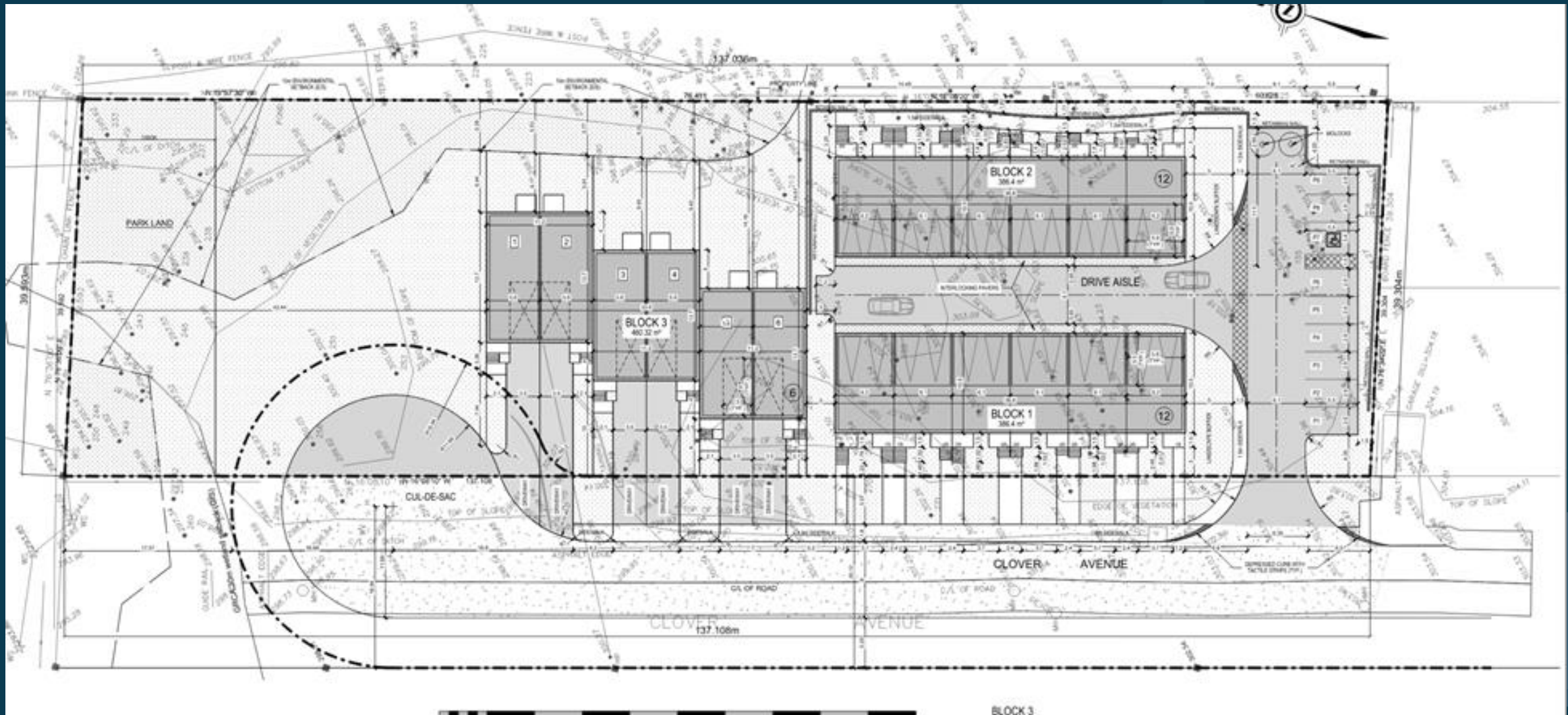


15 Clover Avenue OPA/ZBA – OR01/20

March 28th, 2023



Concept Plan



02

Conceptual Rendering – Street-Fronting Townhouses



03

Conceptual Rendering – Street-Fronting Townhouses and Stacked Townhomes



Neighbourhood Meeting (March 6th)

- Virtual meeting was held on March 6th between residents and the applicant.
- No agreements made to further change the built-form or number of units.
- Applicant agreed to provide the following:
 - the addition of playground features/parkette area on the lands to the north of the street-fronting townhomes for residents to enjoy;
 - additional tree plantings on site and along Clover Avenue; and,
 - the possible inclusion of two additional parking spaces associated with the stacked townhomes (to be reviewed through the Site Plan process should the OPA/ZBA applications be approved by Council).

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;
- Environmental protection of significant features;
- 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.

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.



Thank you!

Questions?

Lisa Prime

Chief Planner

Michael Campos

Planner

