

To: **COUNCIL**

Meeting Date: **09/28/2021**

Subject: **Public Meeting Report – 255 King St W – Official Plan and Zoning Bylaw Amendment – North Development Corp.**

Submitted By: **J. Matthew Blevins, MCIP, RPP – A/ Manager, Development Planning**

Prepared By: **Rachel Greene, Senior Planner**

Report No.: **21-228(CD)**

File No.: **OR07/21**

Recommendations

THAT report 21-228(CD) Public Meeting Report – 255 King St W – Official Plan and Zoning Bylaw Amendment – North Development Corp. be received;

AND THAT the application OR07/21 for 255 King St W be referred back to staff for a subsequent report and staff recommendation.

Executive Summary

Purpose

- The applicant is proposing a residential/commercial mixed-use development with 579 dwelling units contained within three high-rise buildings ranging from 15-18 storeys in height. The proposal includes a two-storey podium connecting the buildings and underground parking for a total of 690 parking spaces. Small scale commercial and convenience retail are proposed at grade.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development.
- This report is for a statutory public meeting required by the Planning Act to introduce the requested amendments to Council and the public.

Key Findings

- The property is designated Preston Towne Centre Core Area in the City's Official Plan. The amendment has been requested to modify the existing site-specific policy 8.10.14 to permit the requested number of dwelling units on the site
- The property is zoned C1RM2 s.4.1.125 (mixed-use commercial and multiple residential with a site-specific exception) and RM3 s.4.1.125 (multiple residential with a site-specific exception). The zoning amendment has been requested to permit the following new site-specific zoning provisions:
 - Maximum of 600 dwelling units
 - Maximum building height of 18 storeys
 - Reduced residential parking requirement of 1.15 spaces per dwelling unit (750 parking spaces reduced to 690 for a difference of 60 spaces)
 - No parking minimums for proposed commercial floor area
 - No minimum setback for parking spaces to be located within a parking structure
- Proposed development does not include affordable units and tenure has not been confirmed.

Financial Implications

- Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Background

The applicant is proposing to redevelop the subject site with 3 towers connected by a two-storey podium. The subject property is the former location of the Kress Hotel. The site is now vacant with the exception of the driveway access to the apartment building at 237 King St W which is to remain. The proposed development includes up to 600 dwelling units with some ground floor area of each tower for future commercial, convenience retail and amenity uses.

The proposal includes 15-storey, 17-storey and 18-storey towers connected by a common podium. The development provides for a total of 690 parking spaces. The conceptual site plan has been included in Attachment No. 1 and the concept elevations and renderings have been included in Attachment No. 2.

The subject property is adjacent to three designated heritage properties and four listed properties on the Municipal Heritage Register. The Heritage Impact Assessment (HIA)

will be reviewed by the City's Municipal Heritage Advisory Committee (MHAC) prior to a recommendation report being considered by Council.

In accordance with the Planning Act, the City must hold a public meeting in order to formally consider the requested Official Plan and Zoning By-law amendments and receive public and Councillors' comments.

Location:

The subject property is legally described as Part of 9 and Part of Lot 8, and Part of Lots 11 to 13, Registered Plan 730 and, Part of Lots 1 to 3 (North of Main Street) and Lots 1 to 3 (East of Woolwich Street), Registered Plan 522, formerly the Town of Preston, City of Cambridge. The lands are municipally known as 255 King St W and are located on the northeast corner of King St W and Fountain St N as shown in Figure 1.

Existing/Surrounding land uses:

The subject property abuts an existing 13-storey apartment building to the north (Kressview Springs) and existing low-density residential dwellings fronting on Fountain St N. The Canadian Pacific Rail and Riverside Park are located to the East. Existing commercial uses are located to the south along with P&H Milling Group on the south side of King St W. Existing low-density residential dwellings are located to the west fronting on Fountain St N and the former Preston Springs Hotel site is located across the street on the west side of Fountain St.

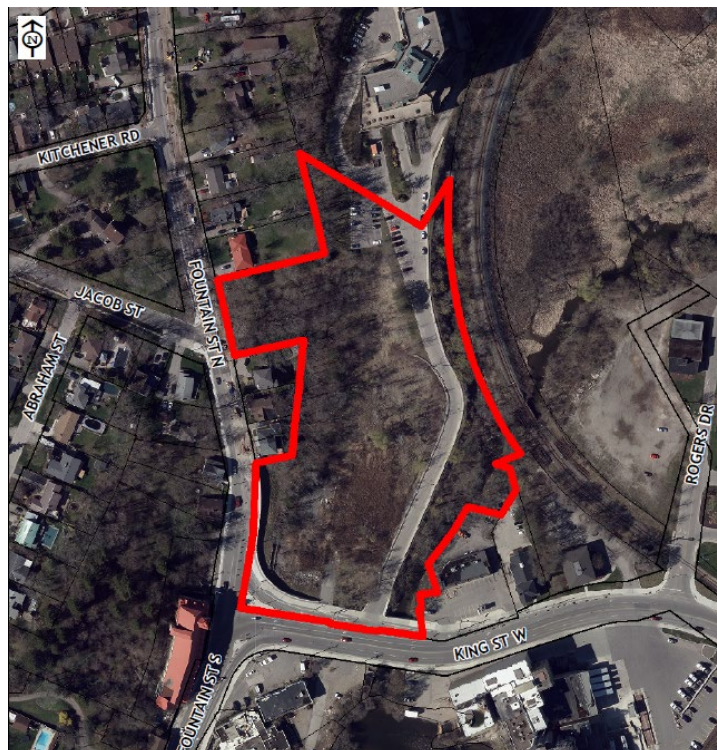


Figure 1 Location Map

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is required by the Planning Act to provide an opportunity for the public and Councillors to give input on the proposal.

Comments

A statutory public meeting is required by the Planning Act to provide an opportunity for Council and the public to give input on the proposal. The application is under review by City Staff and external agencies and a subsequent recommendation report will be prepared. Responses to public submissions will be considered in the subsequent report.

Considerations in the review of the application will include (but are not limited to) the following:

- Proposed height and density
- Suitability of requested site-specific amendments;
- Land use compatibility with surrounding existing development and permitted uses
- Urban Design
- Proposed tenure and provision of affordable housing, if any;
- Proposed number and location of parking facilities
- Stormwater Management
- Environmental considerations
- Transportation implications including impact of Light Rail Transit (LRT)
- Heritage Impact Assessment
- Record of Site Condition

- Comments received from Council, the public and agency circulation
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo's Official Plan; City of Cambridge Official Plan; and the City of Cambridge Zoning By-law.

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 taking a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the application back to staff to continue the processing of the planning application. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario Land Tribunal (OLT) after the timeline for processing the application set out in the Planning Act has passed. If Council were to decide to refuse this application at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If appeals are filed under either of these scenarios then that would then leave the decision about this planning application to the outcome of the OLT process.

Existing Policy/By-Law

City of Cambridge Official Plan (2021)

The City of Cambridge Official Plan (OP) designates the subject property as 'Preston Towne Centre' and is also located within a 'Regeneration Area'.

The subject site has an existing site-specific policy 8.10.14. This policy applies to 255 King St W and 237 King St W (Kressview Springs). Development applications filed in 1988 and 1999 resulted in the site-specific policy, limiting the number of residential units to 313 dwelling units across the two sites based on the maximum permitted density (Units Per Hectare x lot area) under the 1981 Cambridge Official Plan as well as exempting the sites from the height provisions. This site-specific policy was carried forward in the 1999 and 2012 Official Plans. Therefore, an amendment is required for increased density on the subject site.

The density in the current OP for core areas is now calculated using Floor Space Index (FSI) which is floor area of all buildings divided by the area of the lot. A Regeneration Area is where a transition of use is anticipated during the planning horizon of the OP through Secondary Plan studies. In Regeneration Areas where no Secondary Plans are yet in effect, an FSI of 0.5-2.0 and a maximum building height of 8 storeys is permitted. The Preston Towne Centre allows the same FSI but only a maximum building height of 5 storeys.

The Official Plan Amendment proposes to maintain the Preston Towne Centre designation, designate the Natural Open Space System, and modify the site-specific policy to permit the proposed development with:

- A maximum of 600 dwelling units
- A maximum FSI of 2.0
- A maximum building height of 18 storeys

City of Cambridge Zoning By-law No. 150-85, as amended

The subject property is currently zoned C1RM2 s.4.1.125 and RM3 s.4.1.125. C1RM2 is a compound zone permitting commercial and multiple residential uses and RM3 is exclusively multiple residential. Compound zones allow any permitted use exclusively or in combination from all the zones. S.4.1.125 is a site-specific exception which permits:

- 313 dwelling units across 255 and 237 King St W
- Minimum 4.5 m setback from King St
- Maximum building height of 295.7 m (or 5 storeys) within 30 m of King St
- Parking spaces located within a parking structure permitted 0m setback
- Lot lines created through condominium shall not be used for the purposes of parking, planting strips, fencing, and zoning regulations

The proposed Zoning By-law Amendment would zone the property C1RM2 and would modify the site-specific exception to permit the following:

- Total of 600 dwelling units on 255 King St W
- Maximum building height of 18 storeys
- Reduced minimum residential parking requirement from 1.25 spaces per dwelling unit to 1.15 spaces per unit
- No minimum parking requirement for commercial floor area
- Parking spaces located within a parking structure permitted 0m setback

An 'H' holding provision will be put in place which can be lifted once the applicant has provided a Record of Site condition (RSC) acknowledged by the Ministry of Environment, Conservation and Parks.

Financial Impact

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Public Input

The statutory public meeting required under the Planning Act is being held on September 28th, 2021 and official notification was provided to the Cambridge Times on August 26th, 2021. In addition, notice was provided to all assessed property owners within a 120m (393.7ft) radius of the site and anyone else who requested notice. Any interested parties or members of the public will be provided with the opportunity to speak to this proposal at the September 28th, 2021 public meeting. All public comments received will be included in the future recommendation report to Council.

The application and supporting studies can be found at the following link:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Internal/External Consultation

The application and supporting information have been circulated to the departments and agencies listed in Attachment No.3. All comments received will be included in a future planning recommendation report.

Conclusion

This report summarizes the proposed development and requested Official Plan and Zoning By-law Amendments for 255 King St W. A staff recommendation report will be prepared for this proposal upon completion of the review of the file. Public and Council comments received through the review will be considered and responded to in the future recommendation report.

A statutory public meeting is required by the Planning Act to provide an opportunity for the public to give input on the proposal and is in alignment with the strategic plan's objectives to provide an opportunity for people to participate in community building.

Signature

Division Approval

Name: N/A

Title: N/A

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager, Community Development

City Manager Approval



Name: David Calder

Title: City Manager

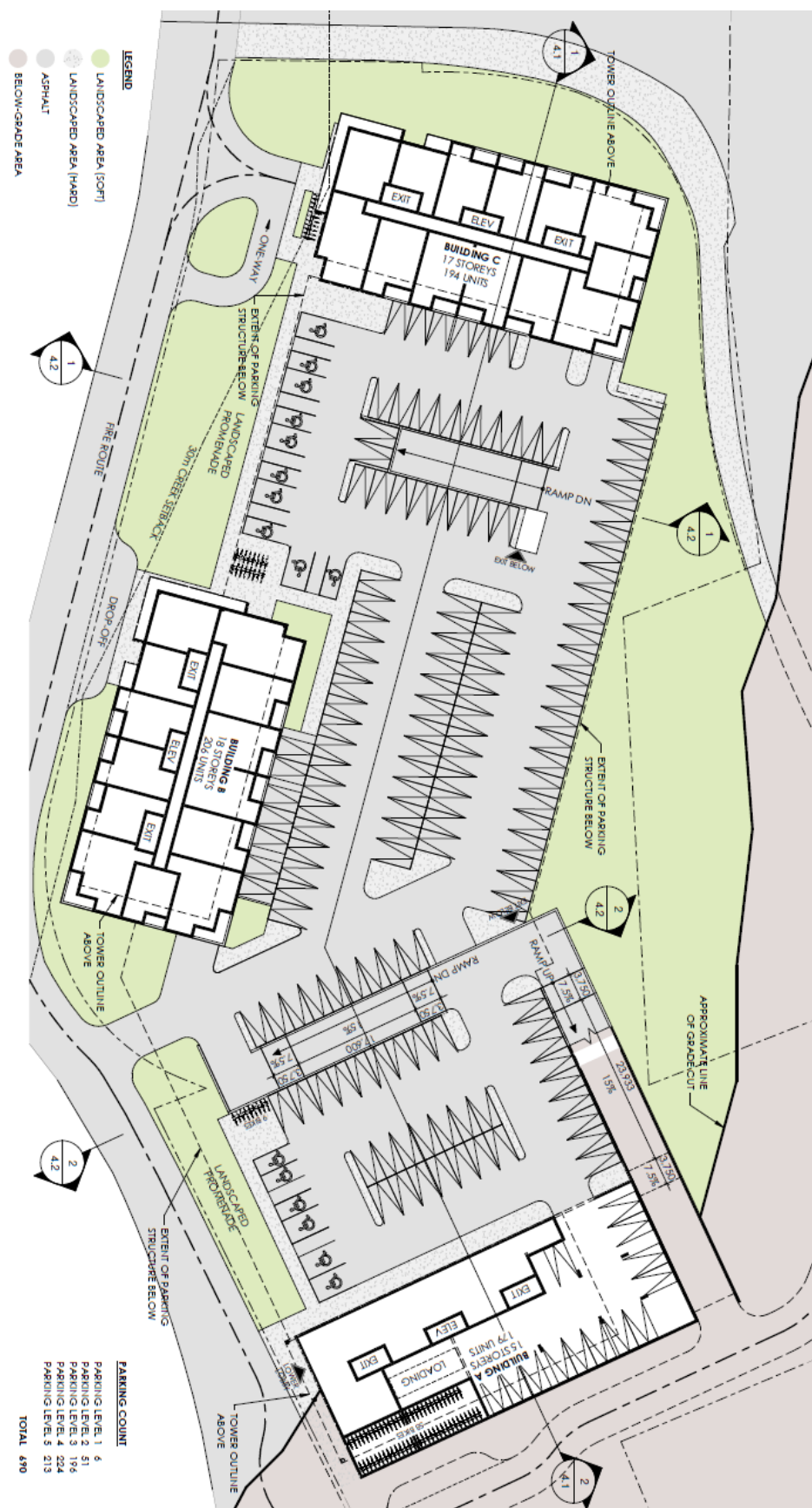
Attachments

- Attachment No.1 – Concept Site Plan
- Attachment No. 2 – Conceptual Massing Plans
- Attachment No. 3 – Internal/External Consultation & List of Supporting Studies
- Attachment No. 4 – Existing Official Plan Map
- Attachment No. 5 – Existing Zoning Map

Attachment No. 1 – Concept Site Plan (At Grade Upper)

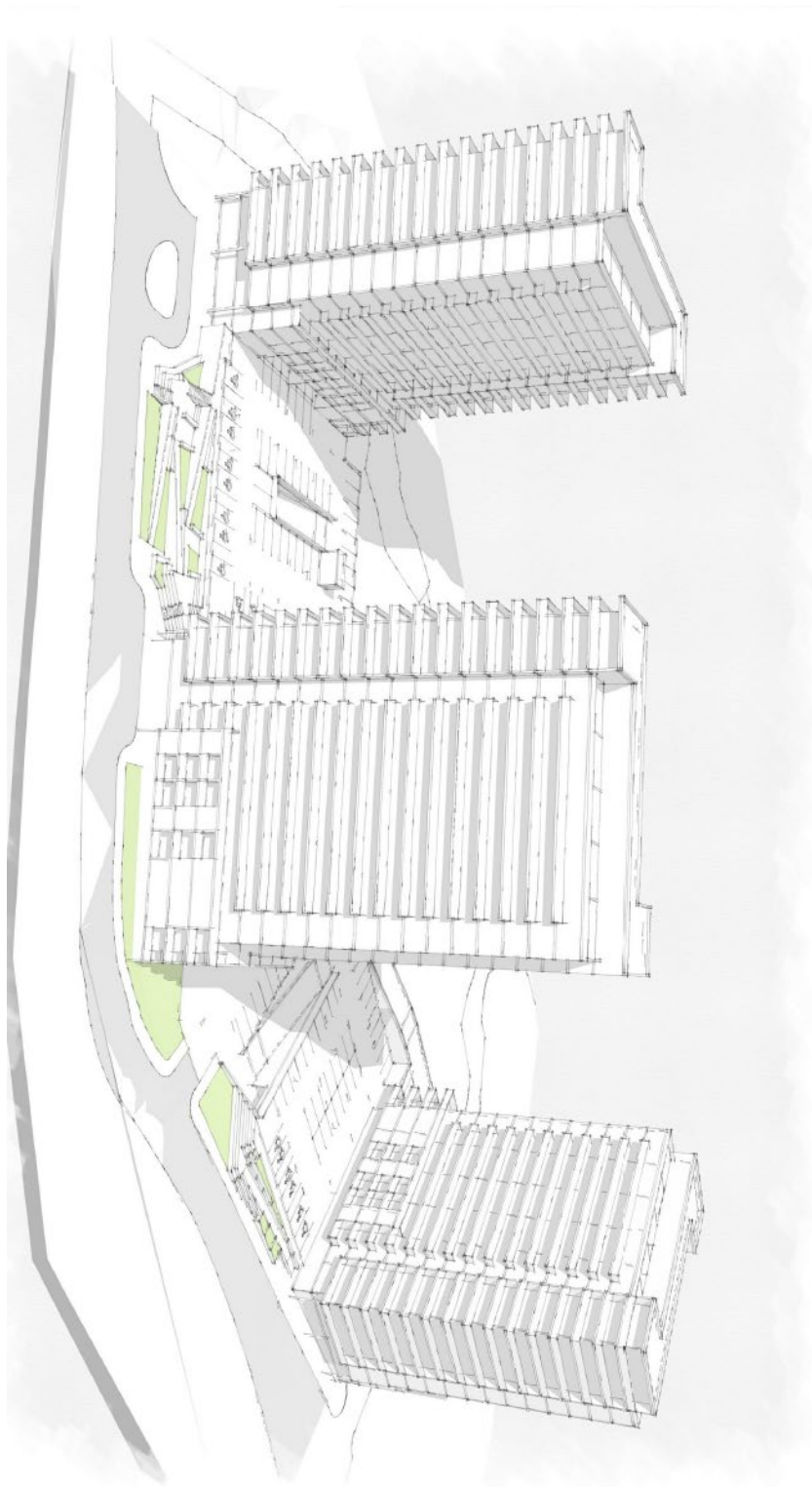


Attachment No. 1 – Concept Site Plan (At Grade Lower)

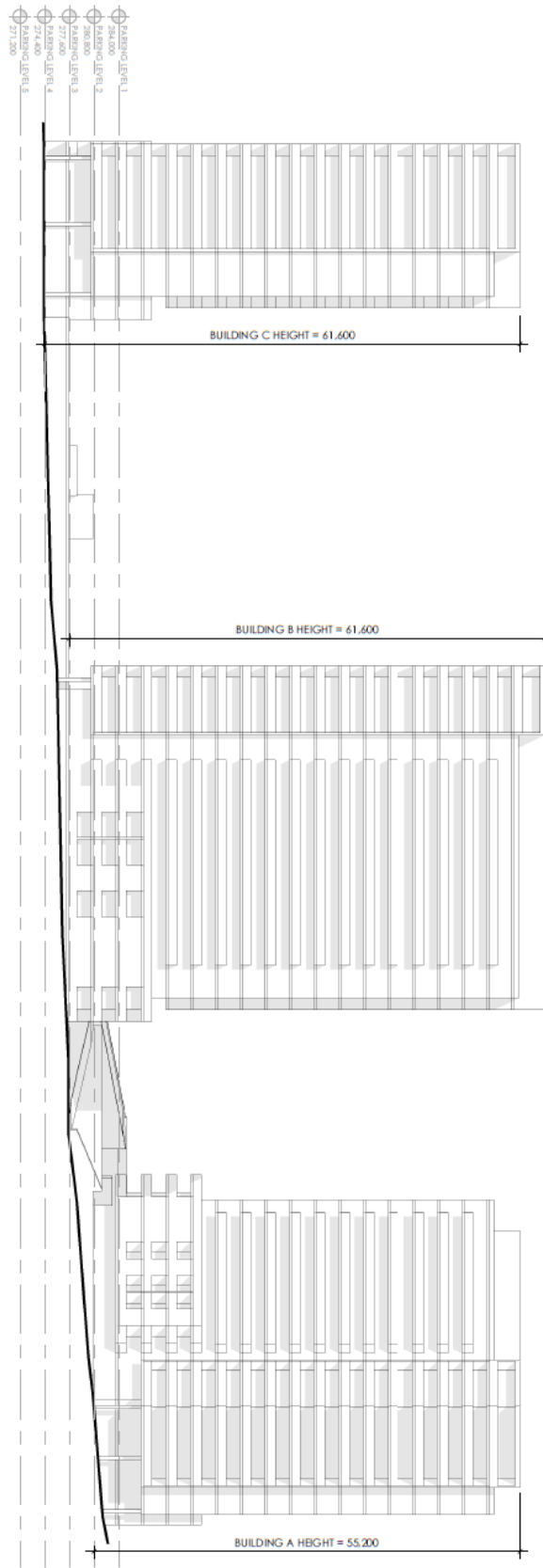


Attachment No. 2 – Conceptual Massing Plans

View of the east elevation



East Elevations



Attachment No. 3 - Internal/External Consultation & List of Supporting Studies

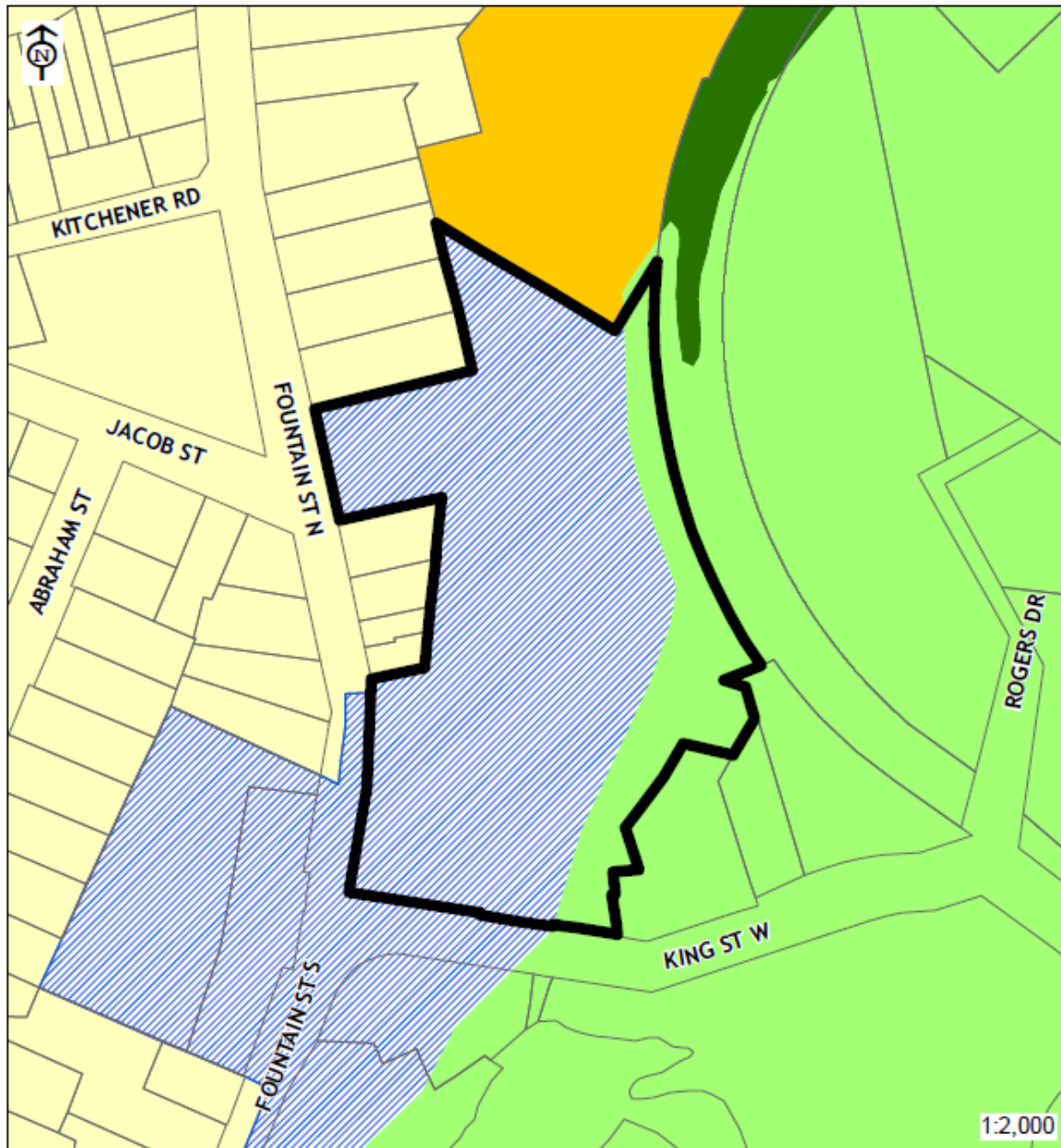
This application has been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning & Development Committee for consideration.

- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Operations, Forestry & Horticulture Division
- City of Cambridge Fire Department
- City of Cambridge Building Services Division
- City of Cambridge Accessibility Coordinator
- City of Cambridge Economic Development Division
- Regional Municipality of Waterloo
- Grand River Conservation Authority
- Waterloo Region District School Board
- Waterloo Catholic District School Board
- Energy+ Inc. (Hydro)

List of Supporting Studies/Documents







- Planning Justification Report
- Urban Design Brief
- Site Plan/Design Report including Shadow Study
- Noise and Vibration Study
- Preliminary Geotechnical Study
- Slope Stability Analysis
- Functional Servicing Report
- Transportation Impact Study
- Vegetation Management Plan
- Pedestrian Wind Assessment
- Heritage Impact Assessment

Attachment No. 4 – Existing Official Plan Map



Extract from Map 2 of the City of Cambridge Official Plan

Map 5

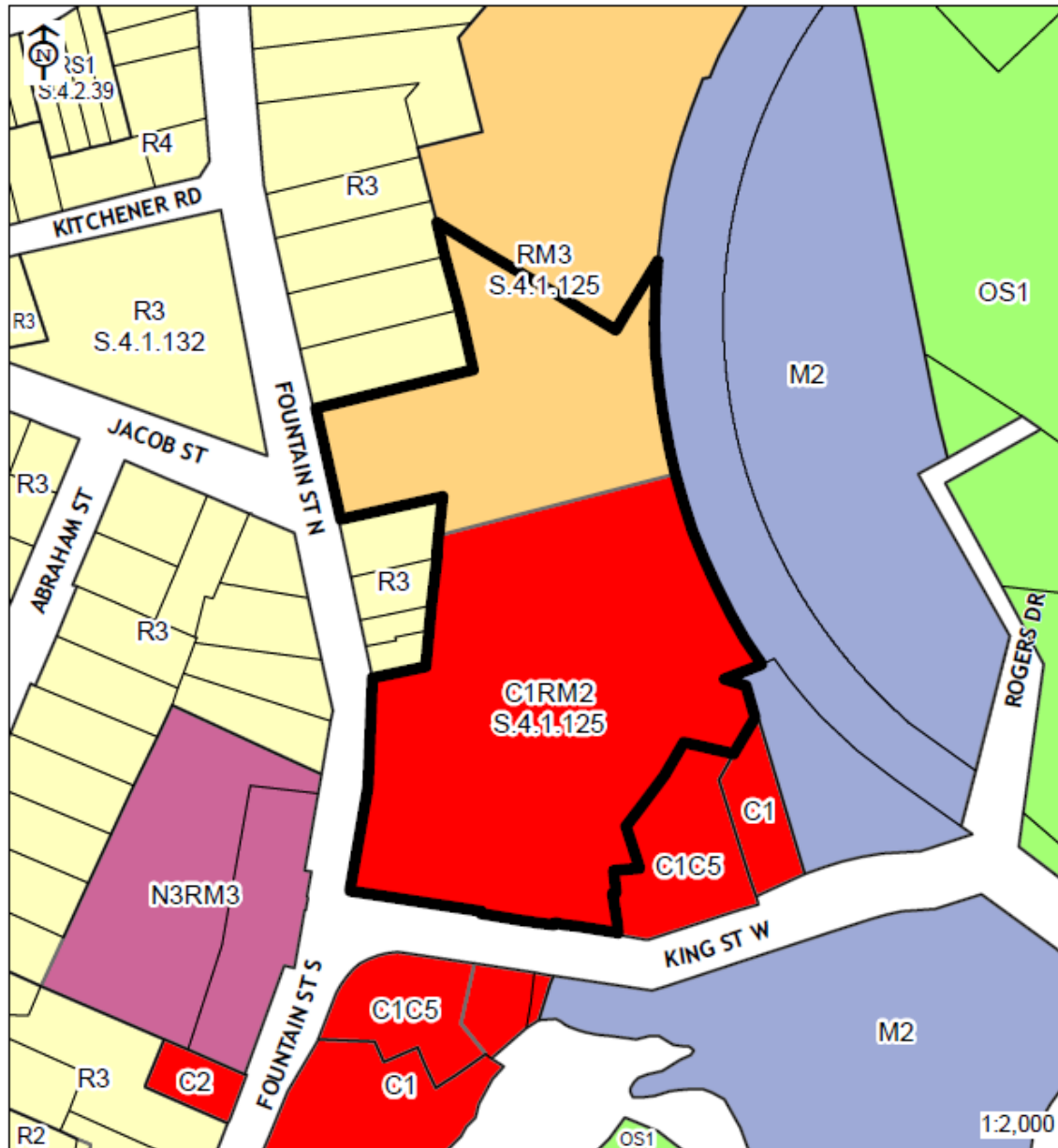
-  SITE
-  Galt City Centre; Preston Towne Centre; Hespeler Village
-  Low / Medium Density Residential
-  High Density Residential
-  Recreation, Cemetery and Open Space
-  Natural Open Space System



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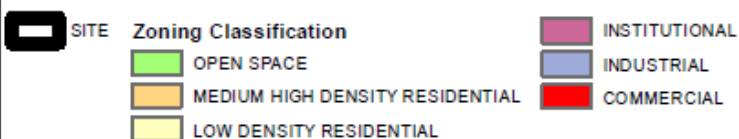
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Attachment No. 5 – Existing Zoning Map



EXISTING ZONING

Map 3



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