

To: COUNCIL

Meeting Date: 8/15/2023

Subject: 23-229-CD – Recommendation Report – 325 Shantz Hill Road Zoning By-law Amendment for Affordable Housing

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jacqueline Hannemann, MCIP, RPP – Senior Development Planner

Report No.: 23-229-CD

File No.: R09/22

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 23-229-CD – Recommendation Report – 325 Shantz Hill Road Zoning By-law Amendment for Affordable Housing be received;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the subject lands from R3 to OS1 and RM3 s.4.1.442 with site-specific provisions to permit the development of 24 stacked townhouse units;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsection 34(17) of the Planning Act have been met;

AND FURTHER THAT the By-law attached to report 23-229-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Zoning By-law Amendment application for 24 stacked townhouse units on the subject lands.

Key Findings:

- The proposed development provides an opportunity to transform a property into a multi-unit residential development with 24 affordable housing units.
- The proposed development would support the Regional and City objective of directing 45 percent of new development within the Built-up Area as well as providing for additional housing stock for the City of Cambridge.

Financial Implications

- Habitat for Humanity is exempt from paying City application fees per Council Motion 58-16 and as outlined in City Managers Report 16-012(OCM)
- The Development Charges Act exempts non-profit housing developments from paying development charges, provided the residential development is developed by a corporation to which the Not-for-Profit Corporations Act, 2010 applies and whose primary objective is to provide housing. As Habitat for Humanity is a not-for-profit corporation as defined in the DC Act, the development charges will be waived for this proposed development and must be funded from the City's budget for waived DCs.
- Any further costs associated with the with the development of the site are borne by the applicant/developer.

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 located at 325 Shantz Hill Road. The property is an irregular shape and has a total area of 8,172m². The property has approximately 40m of frontage along Shantz Hill Road.

The subject lands are shown in Figure 1.

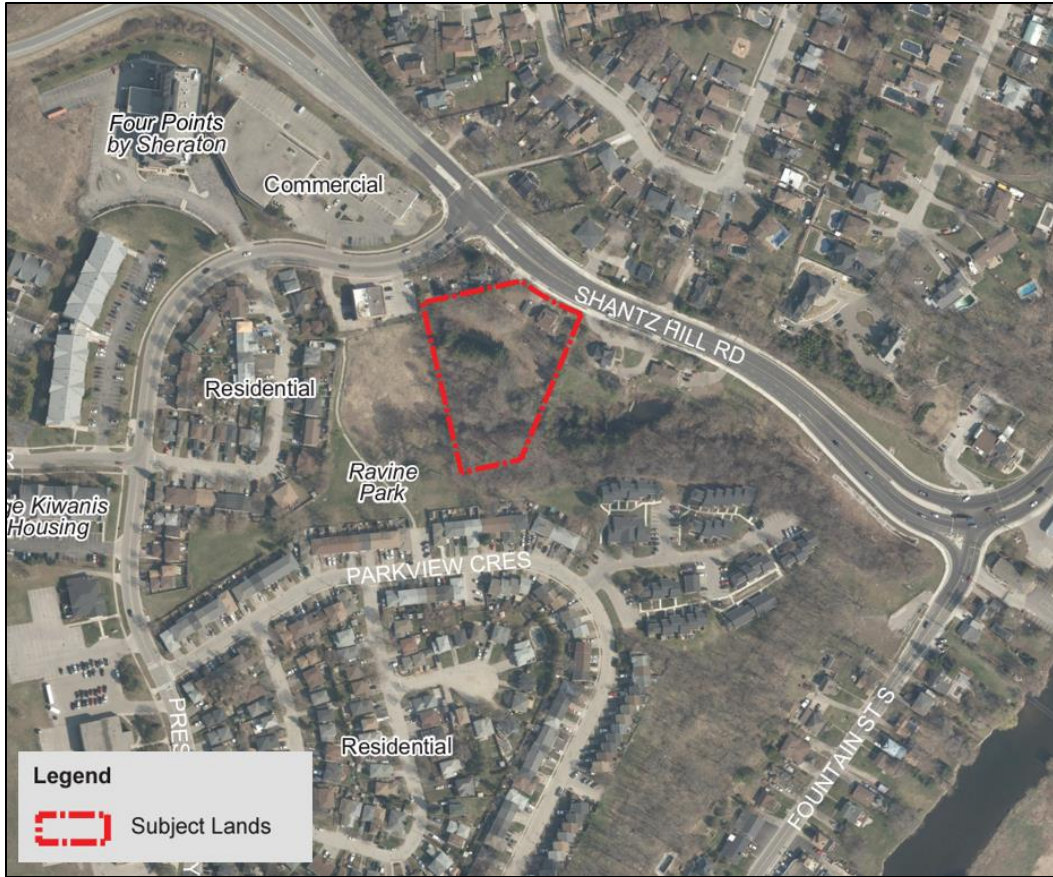


Figure 1 – Aerial Map of Subject Lands

Shantz Hill Road is identified as an Existing Transit Corridor, and Existing Regional Road access to an integrated regional transportation network which includes regional roads and public transit.

The property is currently vacant but at one time, contained a single detached dwelling and a detached garage. These have been demolished in order to accommodate the proposed redevelopment. The rear portion of the property is within the Grand River Conservation Authority (GRCA) regulation limit and contains wetlands, steep slopes and a regulated watercourse. No development is permitted in the natural heritage feature and associated 15 metre buffer. As such, there is a large portion of the property that cannot be developed.

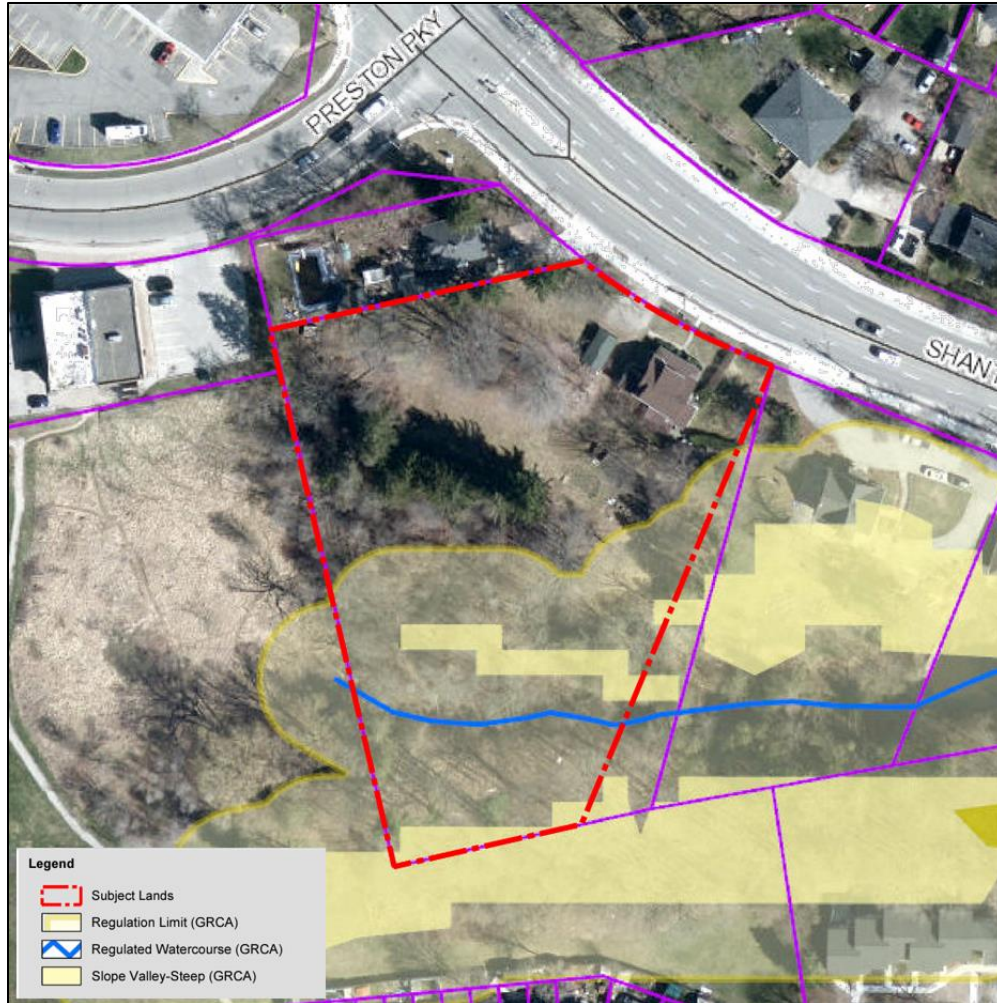


Figure 2 - Portion of the lands that are regulated by GRCA

Surrounding Land Uses

The surrounding area is characterized by residential and commercial development, generally consisting of commercial uses accessed from Shantz Hill Road and low-density residential development located to the north and south of Shantz Hill Road.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designations Built-Up Area and Low/Medium Density Residential on Maps 1a and 2 of the City's Official Plan.

The existing land use designations are shown in Figures 3 and 4 below:



Figure 3 – Current Designation on Map 1 of the Official Plan



Figure 4 – Current Designation on Map 2 of the Official Plan

Existing Zoning: R3

Proposed Zoning: RM3 with site-specific provisions and OS1.

The existing and proposed zoning is shown in Figures 5 and 6 below:

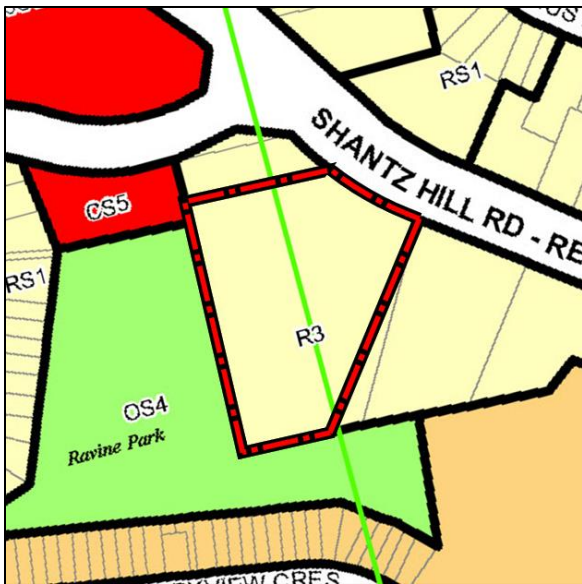


Figure 5 – Current Property Zoning

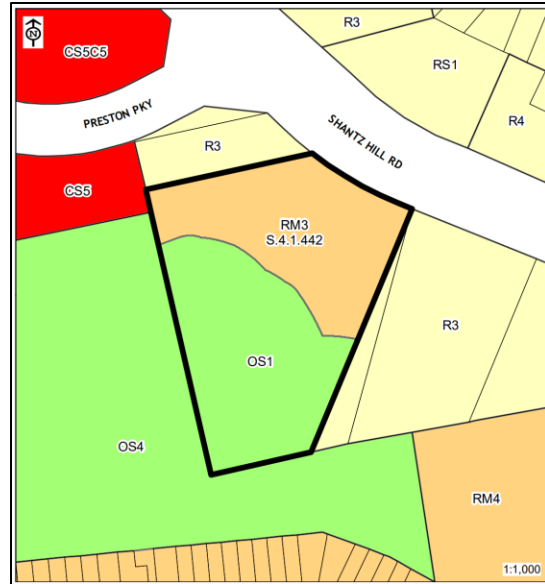


Figure 6 – Proposed Property Zoning

Proposed Site specific Zoning Provisions:

Development Standard	Existing Zoning By-law 150-85 Regulations for RM3 Zone	Proposed Zoning (RM3 with Site Specifics)
Minimum Interior side yard setback (southeast side yard)	7.5m	2.2m
Minimum Common Amenity Area	720m ² (30m ² per unit)	276m ²
Minimum Visitor Parking	0.25 spaces per unit (total of 6 visitor parking spaces required)	5 visitor parking spaces

Table 1 – Required and Proposed Zoning Specifications

ANALYSIS:

The owner is proposing an affordable housing infill development of two blocks of stacked townhouses, 3.5 storeys in height. Each block proposes 12 units for a combined total of 24 units at a density of 32 units per hectare. The townhouses will be oriented side-by-side and face towards Shantz Hill Road.

The applicant is proposing 29 surface parking spaces of which 24 would be for exclusive use of residents and 5 parking spaces would be dedicated for visitor parking spaces. One resident parking space is proposed to be a barrier free space and one of the visitor parking spaces is proposed to be a barrier free parking space. Vehicular and pedestrian access will be provided from Shantz Hill Road via a driveway and sidewalk connection. The parking spaces will be located along the driveway, with the townhouse blocks fronting onto the driveway and parking area.

The applicant has submitted a Zoning By-law Amendment application for the subject lands to facilitate the development of stacked townhouses on the property with site specific provisions to decrease the required minimum side yard setback, amenity area and visitor parking spaces. The details of the site-specific requests have been summarized above in Table 1. Figure 7 below illustrates the proposed development.

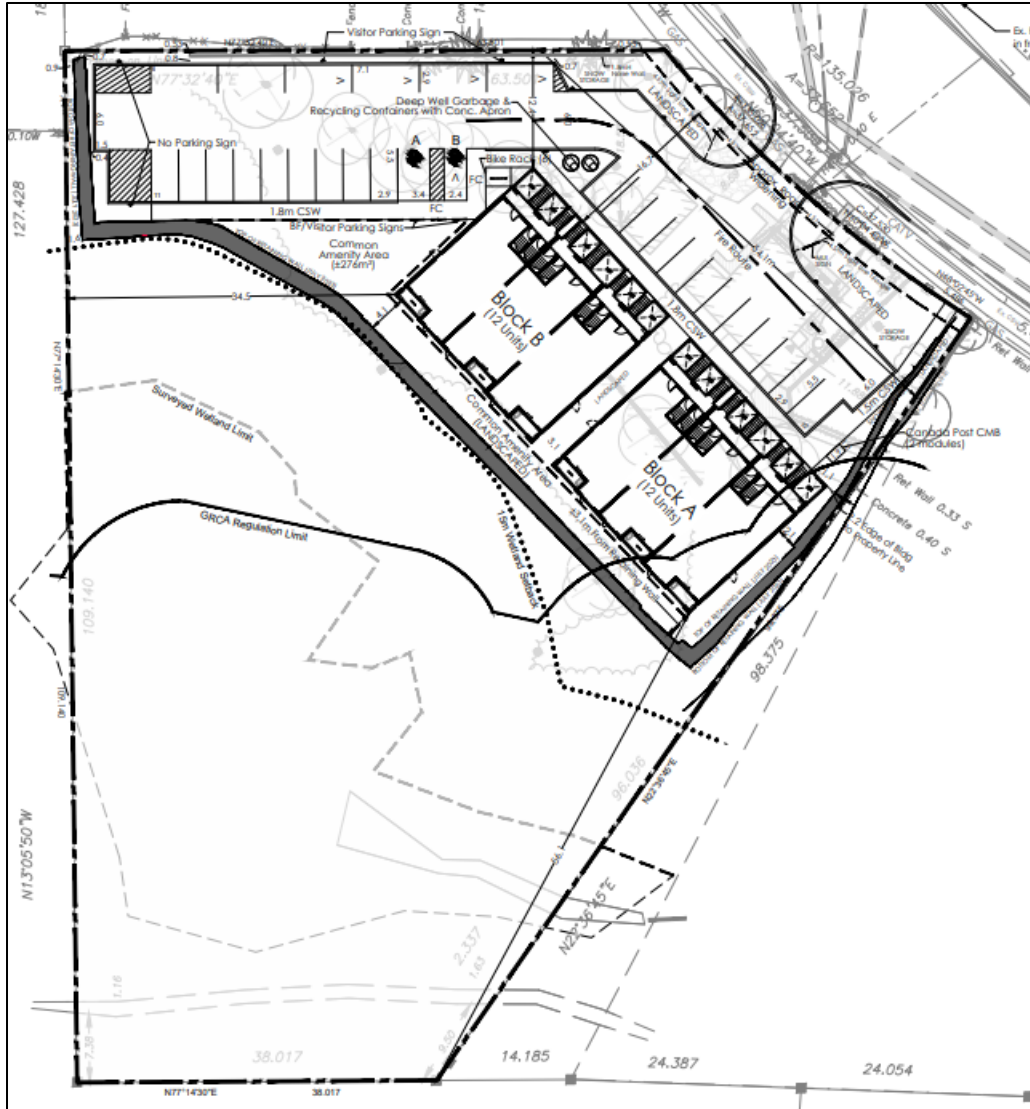


Figure 7 – Conceptual Site Plan

Policy Overview

The lands are located within the Built-Up Area identified in the Growth Plan, the Regional Official Plan (ROP) and City Official Plan (OP). The ROP and City OP requires a minimum 45% of new residential development occurring annually within the Region as a whole to be constructed within the Built-up Area. 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 lands are designated Low/Medium Density Residential in the City's Official Plan (City OP) which permits a range of residential uses, including single detached

houses, townhomes and walk-up apartments to a maximum residential density of 40 units per gross hectare.

The proposal is consistent with the Provincial, Regional and City policy direction to build healthy, sustainable communities and regarding intensification within the Built-up Area. The subject lands provide an opportunity for an appropriate residential infill redevelopment that will be compatible with the surrounding established residential neighbourhood on existing municipal services available in the area.

The proposed development meets the intent of the ROP and OP providing a compact urban form of the medium density townhouse development which is encouraged along transit routes as the bus service provides direct access to services and amenities.

The proposed reduction to the minimum interior side yard requirement is appropriate as the 2.2 metre side yard setback will allow for access and any required grading and drainage and still maintains a setback to the neighbouring property.

The reduced common amenity area is appropriate as the applicant has indicated that the area will be sufficient to provide outdoor amenity area for future residents. Ravine Park and Cyrus Park are less than a 5 minute walk from the subject property, and John Erb Park and Hillview Park are about a 10 minute walk from the subject property. Please see Figure 8 below, showing the locations of the above noted parks.



Figure 8 – Location of Parks in Proximity to Subject Property

The applicant will be providing one dedicated resident parking space for each townhouse unit on the property. This meets the requirements of the zoning by-law. The applicant is requesting a reduction of one required visitor parking space on the property, which in staff's opinion is a minor reduction request. In addition, the subject property is well serviced by existing and planned public transit which could be utilized by residents and visitors to the development. The GRT has routes along Shantz Hill Road, Fountain Street and Preston Parkway including:

- iXpress Route 206 Coronation, with a stop on Shantz Hill opposite the subject property
- iXpress Route 206 Coronation, with a stop at the corner of Preston Parkway and Shantz Hill
- Route 61 Fountain, with a stop at the corner of Preston Parkway and Shantz Hill

All other RM3 Zone and other Zoning By-law regulations are being met.

Contributions to the City

Area of Focus	Targets	Contribution
Intensification	<ul style="list-style-type: none"> 45 percent of new development to be directed to the Built-Up Area through intensification. 	<ul style="list-style-type: none"> Supports the City's direction towards intensification of existing properties within the Built-Up Area and along planned future transit.
Affordable housing	<ul style="list-style-type: none"> Provide for a range and mix of housing that takes into account affordable housing needs. 	<ul style="list-style-type: none"> Proposes the addition of 24 affordable housing units within the City.

Staff Recommendation

Staff gave consideration to Provincial, Regional and City policies, agency comments, compatibility with the surrounding neighbourhood with respect to height and density and the appropriateness of the site-specific provisions that were requested by the applicant.

It is the opinion of Planning staff that the proposed application is consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City OP and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

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 application set out in the Planning Act.

FINANCIAL IMPACT:

- Habitat for Humanity is exempt from paying City application fees per Council Motion 58-16 and as outlined in City Managers Report 16-012(OCM)
- The Development Charges Act exempts non-profit housing developments from paying development charges, provided the residential development is developed by a corporation to which the Not-for-Profit Corporations Act, 2010 applies and whose primary objective is to provide housing. As Habitat for Humanity is a not-for-profit corporation as defined in the DC Act, the development charges will be waived for this proposed development and must be funded from the City's budget for waived DCs.
- Any further costs associated with the with the development of the site are borne by the applicant/developer.

PUBLIC VALUE:

Engagement:

A Statutory Public Meeting required under the Planning Act was held on December 13, 2022.

Following the Public Meeting, members of the public/residents that provided their information at the sign-in registry at the meeting or have requested to be included on the mailing list. The City provided a notification to contacts on the mailing list of this Recommendation Report being presented to Council at the August 14, 2023 meeting.

The full application submission was posted on the City's "Current Development Applications" webpage for the public to view.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

Not applicable.

PUBLIC INPUT:

Several residents spoke at the public meeting and/or provided written submissions regarding the proposal. The general themes of the comments include:

- Traffic Safety – a Transportation Impact Study was not required by the City, Region or Ministry of Transportation as part of the Zoning By-law Amendment application.
- Noise – a detailed Environmental Noise Study was submitted and reviewed by the Region of Waterloo. The Region has accepted the conclusions, recommendations and implementation measures contained within the report including the requirement for a noise wall along the north property line and noise warning clauses to be included in agreements of purchase and sale.
- Density – the proposed density currently permitted on site is 40 units per hectare. The proposed density of the new development is 32 units per hectare.
- Size of amenity area – the property is located within walking distance to a number of municipal parks. The rear portion of the property is proposed to be protected open space lands that will provide for a more open space feel on the property.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix C.

Staff has received comments from the applicable City departments and outside agencies regarding the proposed Zoning By-law Amendment. Staff and agency

comments have been acknowledged by the applicant and will be addressed and implemented through a future Site Plan application.

CONCLUSION:

The City of Cambridge is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. With limited vacant residential land available within the City and an increase in housing costs, there is a growing need and demand for more dense housing options that can accommodate more people in smaller spaces. There is also a growing demand for affordable housing units within the City.

The proposed infill development represents an efficient use of existing municipal water and sanitary sewer services and would provide for 24 affordable housing units. The proposed residential development supports the intensification objectives of the Provincial Growth Plan and works towards the creation of a complete community.

It is the opinion of Planning Staff that the proposed Zoning By-law Amendment application is consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposal represents good planning and contributes to the creation of additional affordable housing units for the City. The proposal is generally in keeping with the character of the surrounding neighbourhood with a desirable built form that incorporates high standards of design. As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

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. 23-229-CD Appendix A – Proposed Concept Plan
2. 23-229-CD Appendix B – Public Comments and Responses
3. 23-229-CD Appendix C – Internal/External Consultation and List of Supporting Studies
4. 23-229-CD Appendix D – Proposed By-law for Zoning By-law Amendment