



777 Laurel Street File OR05/23

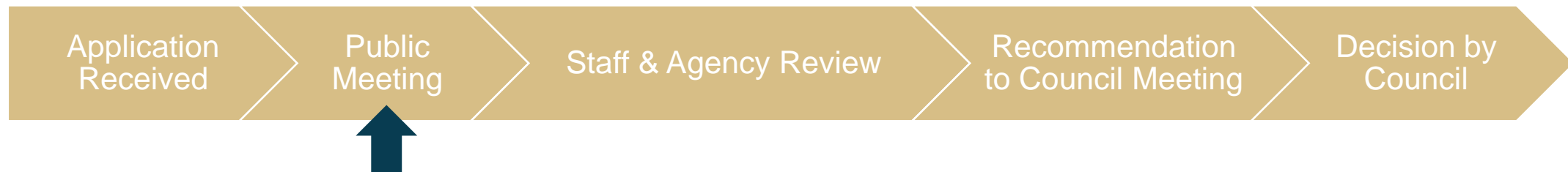
September 5th, 2023 - Public Meeting

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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.

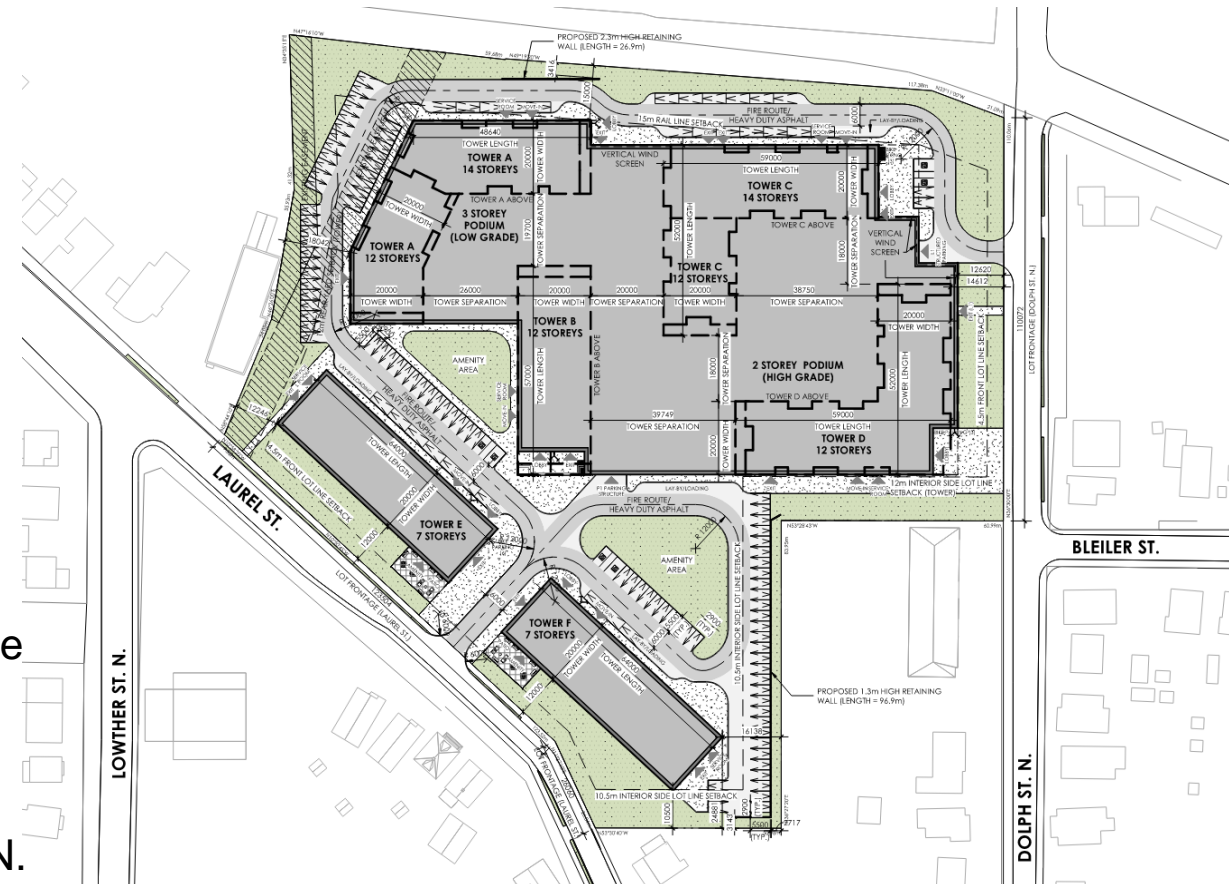
Property Information

- Lot Area: 3.17 hectares
- Existing Official Plan Designation: Built-up Area and Business Industrial
- Existing Zoning: General Industrial – M3



Proposed Development

- Planned Development of 1046 apartment units within multiple buildings.
 - Range in heights between 7-14 storeys
 - 604 one-bedroom; 183 two-bedroom, and 47 three-bedroom units
 - 1,046 total parking spaces provided within surface and structured parking areas (residential and visitor).
 - Three-storey podium connecting Towers A –D will provide parking for residential units. Surface parking areas are intended for visitor parking.
 - Access to site provided via Laurel Street and Dolph St. N.



Concept Renderings

777 Laurel Street (OR05/23)
camposm@cambridge.ca



View of site looking east towards Dolph St. N.



View of site from Laurel Street

Official Plan Amendment Application

Existing Designation: Business Industrial
Density Residential

Proposed Designation: High

Development Standard	Existing Official Plan Policy	Proposed
Maximum Density	2.0 FSI	3.0 FSI
Maximum Height	8 stories	14 stories

Zoning By-law Amendment Application

Existing Zoning: General Industrial – M3
Residential RM1

Proposed Zoning: Multiple-

Development Standard	Existing RM1 Zoning	Proposed RM1 Zoning
Maximum Density	250 UPH	330 UPH
Amenity Area	20 sq. m. per one-bedroom unit: 15,160 sq. m. 30 sq. m. per two or more-bedroom units: 8,640 sq. m.	15 sq. m. per unit Total of 16,293 sq. m. overall
Minimum Parking Rate	1.25 spaces per unit	1.0 spaces per unit (0.9 spaces per dwelling unit and 0.1 spaces per unit for visitors)

Questions?



Thank you!

Questions?

Michael Campos, BES

Senior Planner – Urban Design