



# 20 Ripplewood Road R05/23

August 29<sup>th</sup>, 2023





# Property Location – 20 Ripplewood Road



City of Cambridge

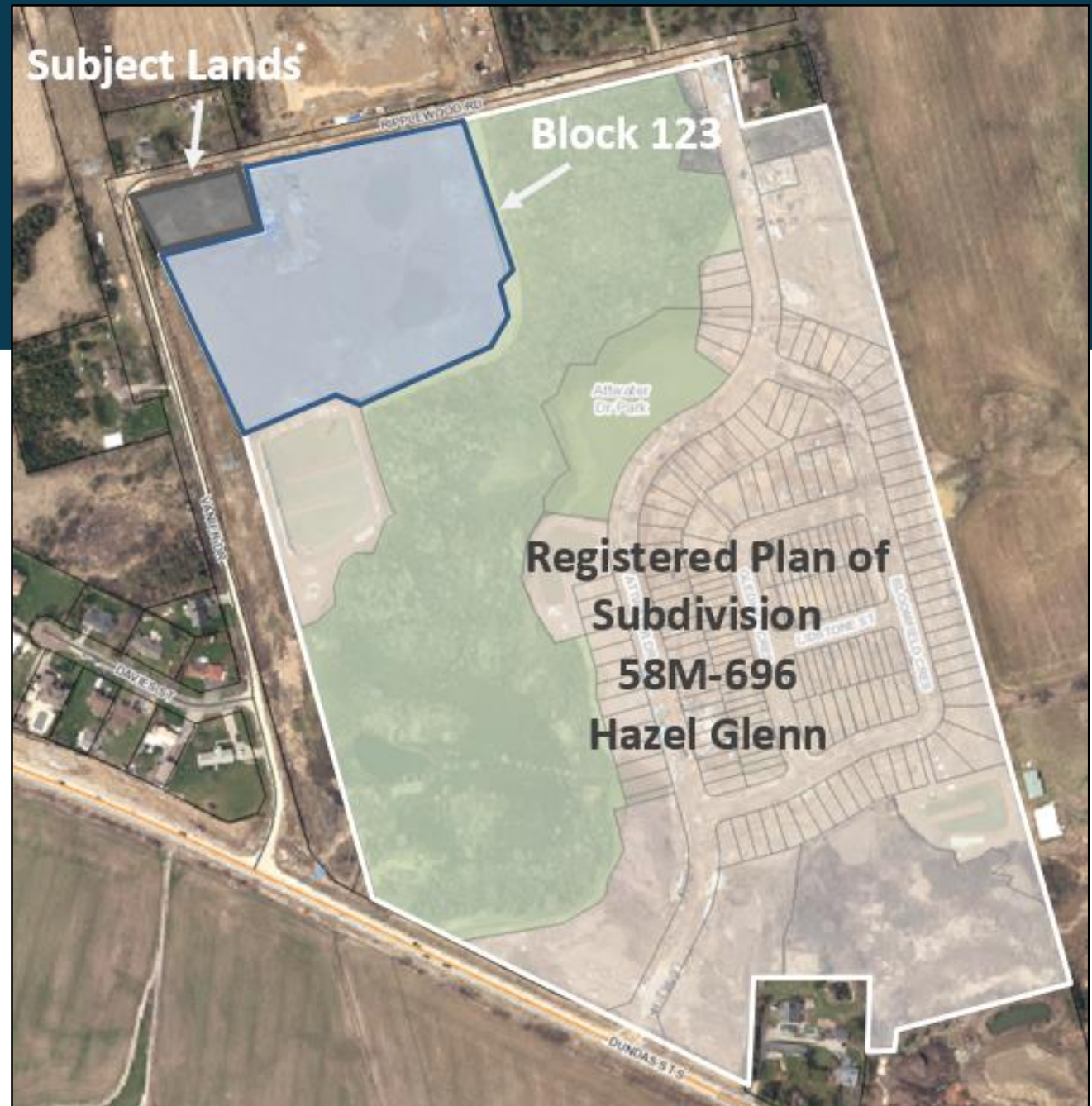


# Requested Proposal

One residential townhouse block to be developed in conjunction with Block 123 of the Hazel Glenn subdivision.

The proposal would create one combined cluster townhouse development.

A Zoning By-law Amendment and Draft Plan of Subdivision application is required to facilitate the proposed townhouse development.





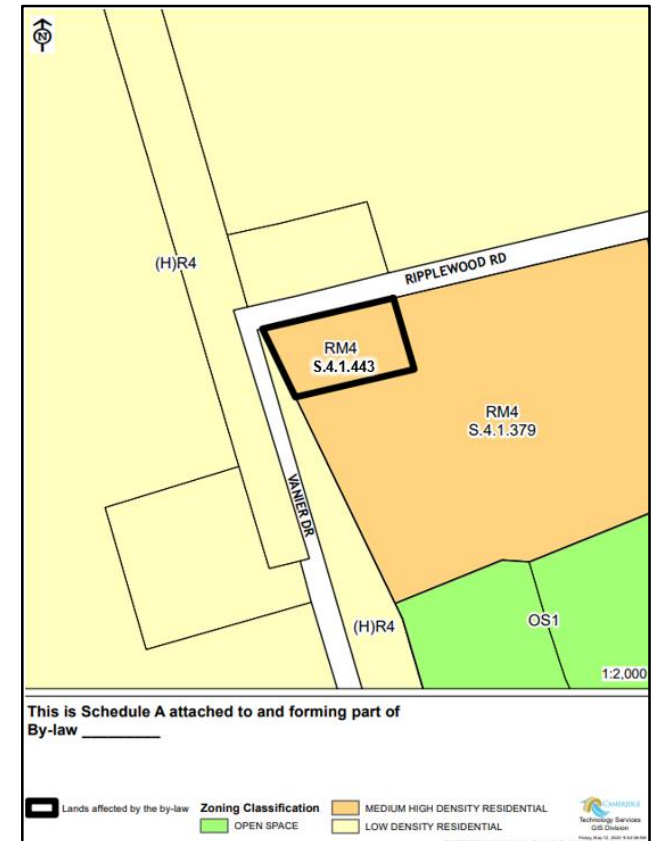
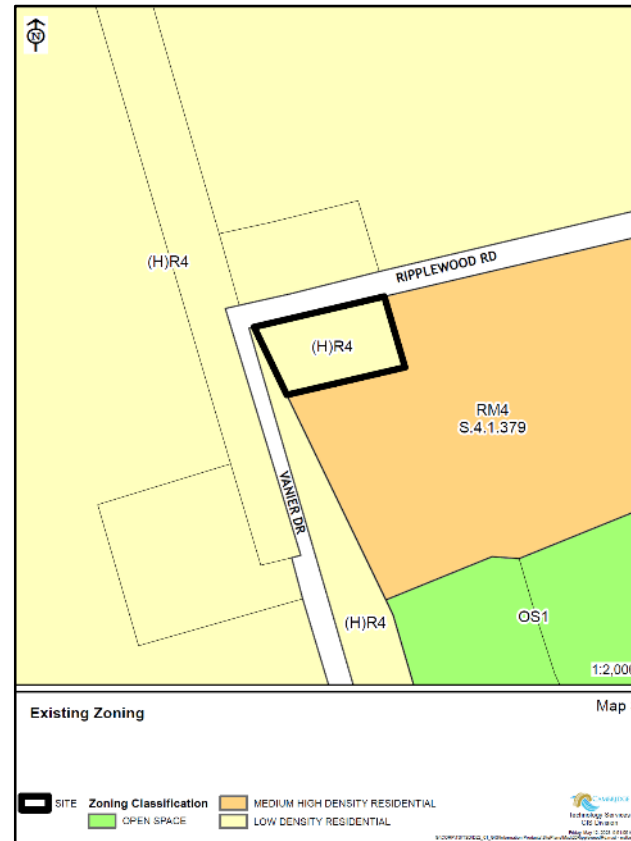
# Zoning By-law Amendment Application

**Existing Zoning:** Permits single detached homes

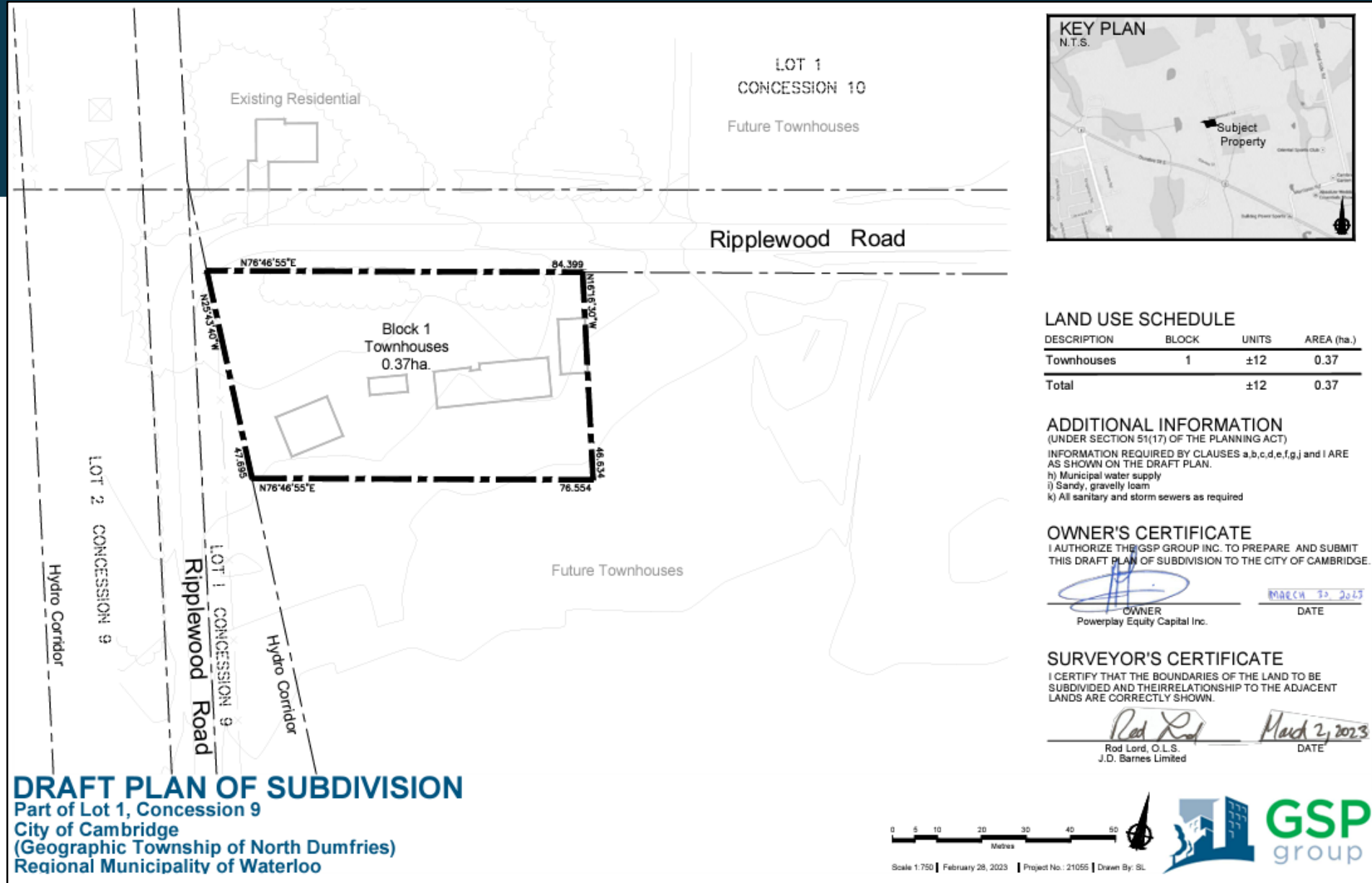
**Proposed Zoning:** Permits townhomes

## Site Specific Provisions:

- Maximum height of 3 storeys
- Minimum front yard setback of 3 metres to the dwelling and 5.8m to the garage.
- Minimum side yard setback of 0.6 m, permitted to be finished with hardscaping, not grass.
- Maximum permitted encroachment of eaves or gutters into the minimum required interior side yard shall be 0.42 m in situations where the minimum interior side yard setback is 0.6m.
- A lot with a frontage on a private road will be considered to have frontage on a public road.



# Proposed Draft Plan of Subdivision



# Staff Opinion

The proposal represents good planning and contributes to the creation of additional housing stock for the city that has been designed to complement, enhance and complete the surrounding neighbourhood.

It makes sense to include this piece of land in the development of the adjacent subdivision to create a complete 'squaring out' of the adjacent subdivision, representing good planning.

Planning Staff recommends approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

# Questions?



# Thank you!

## Questions?

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