

To: PLANNING COMMITTEE (STATUTORY PUBLIC MEETING)

Meeting Date: 9/5/2023

Subject: 23-291-CD Public Meeting Report – Official Plan Amendment and Zoning By-law Amendment – 777 Laurel Street – 1455135 Ontario Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Michael Campos, Senior Planner – Urban Design

Report No.: 23-291-CD

File No.: OR05/23

Wards Affected: Ward 3

RECOMMENDATION(S):

THAT Report 23-291-CD Public Meeting Report – Official Plan Amendment and Zoning By-law Amendment for 777 Laurel Street and submitted by 1455135 Ontario Inc. be received;

AND THAT application OR05/23 for 777 Laurel Street be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

To introduce to Council and the Public the proposed Official Plan and Zoning By-law Amendment applications that seek to facilitate the redevelopment of an existing industrial property with residential apartments in multiple buildings, totaling 1,046 residential dwelling units across the entirety of the site.

Key Findings

- The proposed applications present an opportunity to redevelop an existing industrial property within the City’s Regeneration Area into multiple apartment buildings providing a range of residential unit types within a 15-minute walking distance of the Preston Core Area, a variety of service and community uses, transit options and parks.

- The proposed development offers the intensification of lands at a higher density within the Built-up Area where municipal services are available, and where increased density is encouraged and anticipated.

Financial Implications

- A planning application fee in the amount of \$40,000 has been paid to the City of Cambridge to process the combined Official Plan and Zoning By-law Amendment applications.
- Any costs of the application are borne by the applicant.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

The subject lands are municipally known as 777 Laurel Street and is legally described as Plan 716, Lot 216, Part of Lot 217, Plan 533, Part of Lot 3 to Part of Lot 6, RP58R9554, Parts 1 to 5, City of Cambridge, Regional Municipality of Waterloo.

The subject lands front onto the northeast side of Laurel Street, as well as onto the west side of Dolph Street North and has a total comprised area of approximately 3.17 hectares. The site provides 150 metres of frontage onto Laurel Street, and 110 metres of frontage onto Dolph Street North, while the northern limit of the property is bounded by a CP Rail freight line, which is still in use. The site is currently occupied by one large industrial multi-tenant building, containing various warehousing and manufacturing units, as well as outdoor storage facilities.

An aerial image of the subject lands is provided as Figure 1.



Figure 1: Aerial Map of the Subject Lands

Surrounding Land Uses

The subject lands are located within an established neighbourhood that is characterized generally by low-rise residential uses and commercial/industrial uses. Immediately north of the subject lands is a freight railway line that provides active service with low train volumes and speeds. Further north, lands are primarily used for industrial purposes, with some residential uses and Lawrence Park being located in the area. To the immediate west, a craft brewery operation and low-density residential dwellings exist along Laurel Street. Civic Legion Park is also found to the west of the site. While to the south of the property, detached and townhouse dwellings are found along Dolph and Laurel Streets, as well as residential uses along Duke Street. Further south is the Preston Core Area, which places the subject lands within convenient distance of a range of uses and amenities. Finally, to the east are additional residential/industrial uses.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-Up Area and Business Industrial as per Maps 1A and 2 in the City’s Official Plan. The lands are also identified as being within a Regeneration Area as per Map 6 of the Official Plan.

Proposed Land Use Designation(s): Built-Up Area and High Density Residential with Site Specific Policy on Maps 1A, 2 and 2A of the Official Plan.

Proposed Site-Specific Official Plan Policies:

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

The existing and proposed land use designations in the City’s Official Plan are shown on Figure 2.

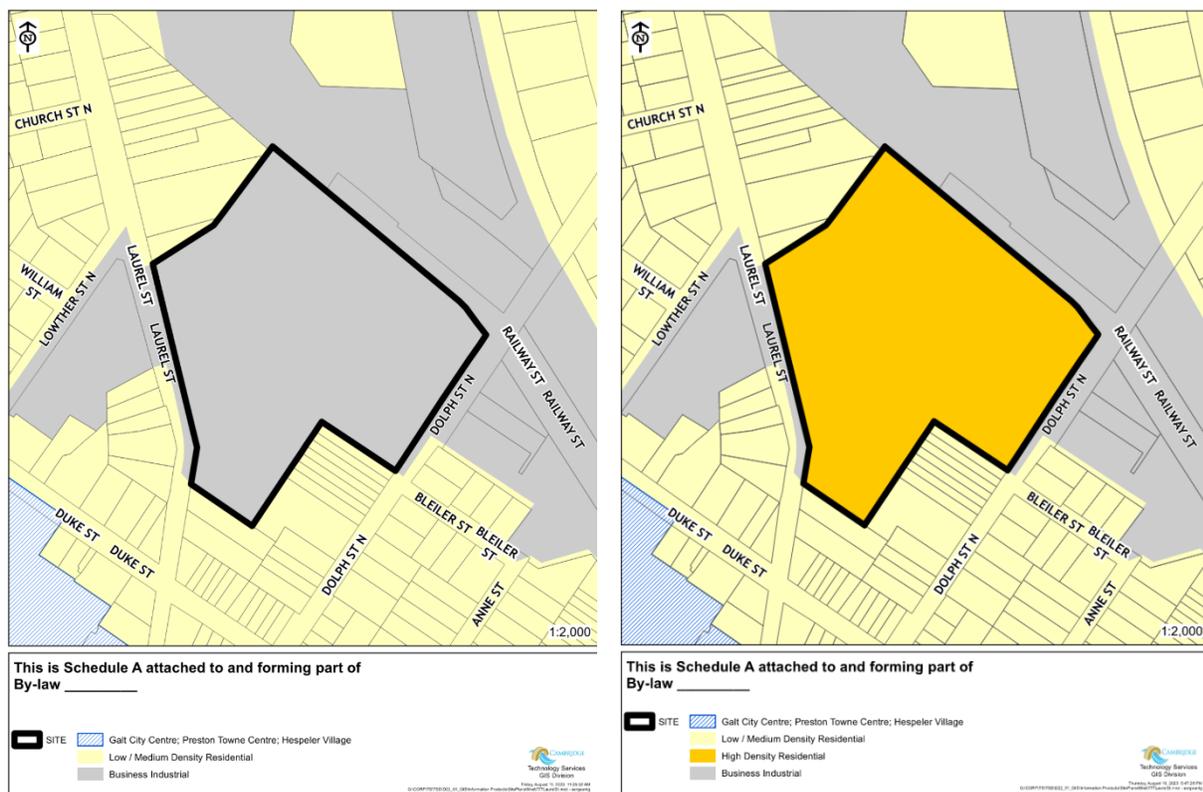


Figure 2: Existing and Proposed Official Plan Designation

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

Existing Zoning: General Industrial - M3

Proposed Zoning: RM1 with site-specific provisions

Proposed Site-Specific Zoning Provisions:

Development Standard	Existing Zoning By-law No. 150-85 – RM1 Requirements	Proposed Zoning Standard
Maximum Density (dwelling units per net residential hectare or “UPH”)	250 UPH	330 UPH
Amenity Area (minimum)	20 square metres per one-bedroom unit: 15,160 square metres 30 square metres per two or more-bedroom unit: 8,640 square metres	15 square metres per unit Total of 16,293 square metres overall.
Minimum Parking Rate	1.25 spaces per unit	1.0 space per unit (0.9 spaces per dwelling unit and 0.1 spaces per unit for visitors)

The existing and proposed zoning is shown on Figure 3 below.

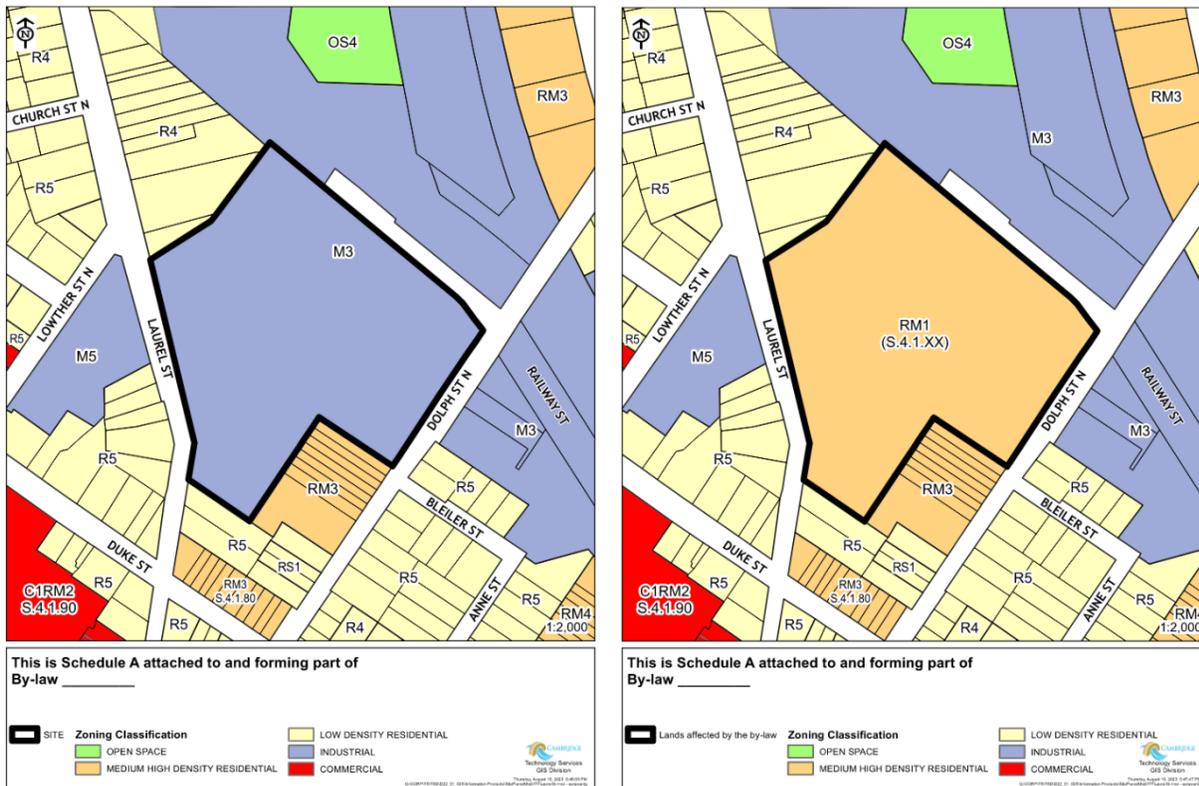


Figure 3: Existing and Proposed Zoning Maps

ANALYSIS:

Proposal

The applications for Official Plan Amendment and Zoning By-law Amendment have been submitted to consider the redevelopment of an industrial property with residential apartments in multiple buildings.

The proposed development consists of a total of 1,046 apartment units within multiple buildings, some of which are attached via a shared podium. The podium will also be used for the majority of the parking for the development. The main entrance to the site is located from Laurel Street, where two apartment buildings are proposed along this frontage and are seven stories in height (Shown as Towers E and F on the Site Plan). Towers A through D are proposed north of Towers E and F and share a 3-storey podium that contains the parking for the residential units. These towers range between 12-14 storeys in height. The entire proposed development is planned to provide 604 one-bedroom units, 183 two-bedroom units, and 47 three-bedroom units. Indoor and outdoor amenity spaces and a combination of surface and structured parking are also proposed as part of the development.

The proposed development of the site will provide vehicle access from both Laurel Street and Dolph Street, while pedestrian access to the development is also provided from both streets using sidewalks. Within the development, walkways are provided to

allow for movement between buildings, the streets, and outdoor areas. An internal roadway is provided within the development site, which circles around the rear of the podium, as well as Buildings E and F. The roadway is generally screened from the public realm.

Three levels of the podium structure are dedicated to resident parking, with parking spaces intended to be unbundled from individual apartment units. Secured bicycle parking spaces are also proposed adjacent to internal lobby areas.

Policy Overview

The subject lands are located within the Built-Up Area, as identified in the Growth Plan, the Regional Official Plan, and the City Official Plan. The property is also located within the City's Regeneration Area, which the City's Official Plan describes as an area intended to experience a land use transition from Industrial to residential, with the expectation that they can accommodate higher forms of density within the City. 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".

In order to facilitate this development, an Official Plan Amendment is required to redesignate the lands from "Business Industrial" to "High-Density Residential" with a site-specific policy to permit a maximum building height of 14 storeys and a maximum density of 2.79 FSI across the entirety of the site. The applicant is, however, requesting a maximum FSI of 3.0 be implemented into the Site-Specific Policy.

Additionally, a Zoning By-law Amendment is required to rezone the lands from the "Industrial - M3" zone to the "Multiple- Residential - RM1" zone with site-specific provisions that will permit an increased building height and density; reduced amenity area; and, a minimum parking requirement of 1 space per unit (0.9 spaces per dwelling unit and 0.1 spaces per unit for visitors), whereas 1.25 spaces per unit are required (1 space per unit and 0.25 spaces per unit for visitors).

A more detailed review of the applicable policy will be provided through a future recommendation report, should this application be referred back to Staff for review.

Planning Process and Future Steps

A Statutory Public Meeting is a requirement of the Planning Act.

Following the statutory public meeting, City Planning Staff will review comments received from the public, City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Official Plan Amendment and Zoning By-law Amendment applications are currently under review by City Staff and applicable commenting agencies. Considerations for the review of these applications include, but are not limited to, the following:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with a Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Regional Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;
- Land Use Compatibility with surrounding development and overall character of the existing neighbourhood;
- Traffic considerations along adjacent streets;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Comments received from members of Council, Public, City Staff and agency circulation.

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 making a future recommendation to Council. For this report, Staff is providing the standard recommendation to refer the application back to Staff to continue processing the planning applications.

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 applications set out in the Planning Act.

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant.

PUBLIC VALUE:

The purpose of this Statutory Public Meeting is to inform the public/local residents of the proposed development in their community and to provide an opportunity for involvement in the decision-making process regarding the proposed development. Participants may share their feedback on the proposed development with staff, the applicant, and Council. They may identify potential impacts the development may have on the surrounding residents and area. The public meeting is a key milestone in the planning process for engagement and dialogue between stakeholders.

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

The public meeting notification was provided in the Cambridge Times on August 17th, 2023 and was mailed out to all assessed property owners within a 120 metres (393.7 feet) radius of the subject lands. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the September 5th, 2023, public meeting. The studies provided in support of the application are available on the City of Cambridge Current Development website: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

All public comments received will be considered as part of the review of the application and will be included in the future recommendation report to Council. The report will be posted on the City's website as part of the public report process.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix C. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

A Statutory Public Meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposal. Staff will provide further comments and analysis regarding the proposed Official Plan and Zoning By-law Amendment applications as part of a future recommendation report to Council.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

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. 23-291-CD Appendix A – Concept Plan
2. 23-291-CD Appendix B – Conceptual Elevations
3. 23-291-CD Appendix C – Application Circulation List