

To: COUNCIL

Meeting Date: 09/28/21

Subject: Holding Removal 27-31 Cambridge St. – Tim Welch Consulting

Submitted By: J. Matthew Blevins, MCIP, RPP, Acting Manager of Development Planning

Prepared By: J. Matthew Blevins, MCIP, RPP, Acting Manager of Development Planning

Report No.: 21-283(CD)

File No.: R08/21

Recommendations

THAT report 21-283(CD) – Holding Removal 27-31 Cambridge St – Tim Welch Consulting be received;

AND THAT Cambridge Council approves the application to remove the (H) holding Provision from the property subject to approval of a bonusing agreement by the Chief Planner to the satisfaction of the City Solicitor;

AND FURTHER THAT the by-law attached to this report be passed.

Executive Summary

Purpose

- This report is for a zoning by-law amendment to remove the (H) holding symbol from the property at 27-31 Cambridge Street subject to the approval of a bonusing agreement by the Chief Planner to the satisfaction of the City Solicitor.
- Removal of the (H) holding symbol will facilitate construction of a five storey, 30 unit, affordable housing development.

Key Findings

- The existing site-specific zoning was established on the property through a settlement at the Ontario Land Tribunal - OLT (Formerly Ontario Municipal Board – OMB).

- The holding provision was required until a Section 37 Bonusing agreement was entered into by the developer for community benefits as permitted by the City of Cambridge Official Plan.
- The applicant is proposing a 30 unit affordable housing development which is a community benefit identified in the Cambridge Official Plan
- Staff are recommending removal of the Holding provision as completion of the bonusing agreement is imminent and the proposed development is subject to time sensitive funding.
 - The development is subject to Site Plan Control and approval cannot be granted until the holding provision is removed.

Financial Implications

- The property is located within the Galt Core Area and the application fees are waived under the Core Area Community Improvement Plan recently approved by Council.

Background

A zoning by-law amendment was approved through a settlement at the Ontario Municipal Board (now Ontario Land Tribunal OLT) to facilitate development of the property with luxury condominium units. A holding provision was applied to the zoning to secure a Section 37 Bonusing agreement requiring community benefits.

The proposed development is now for affordable housing units, which meets the community benefit requirements and finalization of the bonusing agreement is imminent.

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 2.4 Work collaboratively with other government agencies and partners to achieve common goals and ensure representation of community interests.

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 #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

The holding provision was included to facilitate a bonusing agreement for an increase in permitted density. The original development concept was for luxury condominium units. The property is now proposed to be developed by K-W Urban Native Wigwam Project (KWUNWP) to provide affordable housing units for the indigenous community of Cambridge and Waterloo Region. Region and City staff are working together to process the planning applications necessary to facilitate the proposed development.

Comments

The applicant is finalizing the Section 37 Bonusing agreement for execution and registration on title. The applicant is providing 30 affordable housing units which meet the requirement as community benefits.

There is an increasing need for affordable housing units in the City of Cambridge and this proposal is an excellent opportunity to bring units on stream in fairly short order. As of September 22, 2021, there are 1029 active applications on the waiting list with a current Cambridge address and 2644 active applications for households that are interested in living in Cambridge.

This application will help to work towards a complete community as well as the overall wellbeing of the community. Providing affordable units in the Galt Core with easy access to transit, pedestrian and bicycle infrastructure as well as amenities and services will help to provide opportunities for people to live, work and play in Galt as well as helping to reduce the waiting list for affordable housing.

Existing Policy/By-Law

The subject lands are designated Galt City Centre Core Area and is located within the Urban Growth Centre (UGC). The property is zoned (H) RM1 S.4.1.330 which would permit the proposed development once the holding provision is removed.

The holding provision was applied in the zoning of the lands which prevents development until the applicant has entered into a Section 37 bonusing agreement approved by the Chief Planner.

The completion of the bonusing agreement is imminent and a clause has been added to the holding removal by-law to delegate final approval of the holding removal to the Chief Planner. Once the agreement is approved by the Chief Planner to the satisfaction of the City Solicitor, the holding provision is deemed to have been removed.

Financial Impact

The property is located within the Galt Core Area and the application fees are waived under the Core Area Community Improvement Plan recently approved by Council.

Public Input

The Planning Act does not require public input on a Zoning By-law Amendment that proposes to remove the 'H' Holding Prefix as the use is permitted subject to the removal of the 'H'. Notice of intention to pass the Holding Removal by-law was published in the Cambridge Times on Thursday, September 23, 2021 in accordance with the Planning Act.

Internal/External Consultation

The condition imposed through the holding provision was approved by the Chief Planner and the community benefits have been reviewed and accepted by the Chief Planner.

Conclusion

The subject property was placed into a holding zone to ensure that a Section 37 Bonus agreement was secured with appropriate community benefits. Finalization of the agreement is imminent and the proposed development will provide 30 affordable housing units within the Galt Core in close proximity to public transit, amenities and services.

Signature

Division Approval

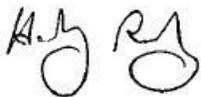
Name: N/A

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

A handwritten signature in black ink, appearing to read "C. Zahnleiter". The signature is written in a cursive, flowing style.

Name: Cheryl Zahnleiter

Title: Acting City Manager

Attachments

- Attachment No. 1 – 'H' Removal By-law

Attachment No. 1 – ‘H’ Removal By-law

Purpose and Effect of By-law No. 21-XXX 27 – 31 Cambridge Street

The Purpose of this By-law is to amend the zoning classification on the properties municipally addressed as 27 – 31 Cambridge Street by removing the (H) holding provision.

The Effect of the By-law will permit the subject property to be developed with a five storey, 30 unit, apartment building with associated parking and amenity space.



BY-LAW 21-XXX
OF THE
CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law No. 150-85, as amended, with respect to the lands municipally known as 27 – 31 Cambridge St. (R08/21)

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 & 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

AND WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement the Official Plan of the City of Cambridge;

AND WHEREAS this by-law conforms to the Official Plan of the City of Cambridge;

AND WHEREAS Council deems that notice of intention to pass the By-law was provided in accordance with the Planning Act;

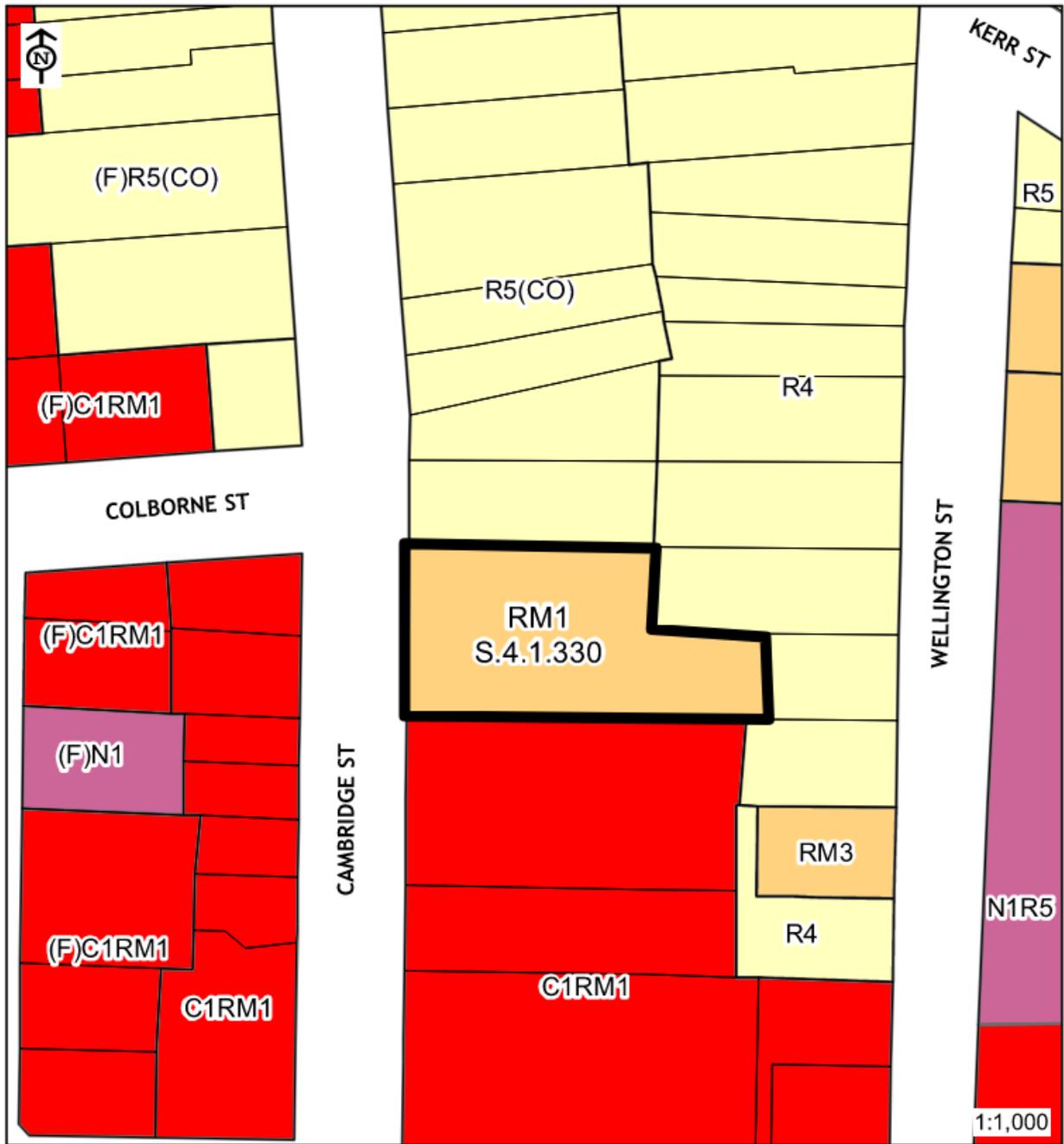
NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT the City of Cambridge Zoning By-Law, being Schedule A to By-Law No. 150-85, be and the same is hereby amended by removing the Holding Symbol '(H)' from the zone symbol affecting the subject property subject to the approval of the Section 37 Bonus Agreement by the Chief Planner and to the satisfaction of the City Solicitor.
2. THAT subject to section 36(4) of the *Planning Act* (R.S.O. 1990, c. P.13), as amended, this by-law shall come into force on the day of its passing.

PASSED AND ENACTED this 28th day of September 2021.

MAYOR

CLERK



**This is Schedule A attached to and forming part of
By-law _____**



Lands affected by the by-law

Zoning Classification

-  MEDIUM HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL



Monday, 5 October 2021 9:41:10 AM
G:\CORP\GIS\2022_01_GISInformation Products\SHAP\m16217_211C.mxd - wslam