

## **George St. N. Development – Key Messages - updated**

- In order to provide up to date and accurate information on this development proposal, the following information is provided.
- The proposed number of residential units has been reduced from 43 to 41 to meet the density currently permitted in the City's Zoning Bylaw.
- The current proposal also meets the Zoning Bylaw's requirements for the amenity area, open landscaping, and parking.
- Current City zoning allows for a 15 m (49.2 ft.) building height. For this development, the applicant is requesting a minor variance for an average building height of 17.65 m (57.9 ft.) resulting in a six storey building on the George Street N side, with 5 storeys on the Crescent Place side due to the sloping of this property.
  - This request represents one additional storey on the George St N side with the 15 m height maximum maintained on the Crescent Place side
- With a commercial unit proposed for the first storey, the requested 0 m setback at the George St. N. lot line complies with the current Zoning Bylaw.
  - In addition, the upper residential storeys, are proposed to be setback from the lower commercial floor and side yards to maintain the desired residential setbacks
- If the minor variance application for this development is approved, the proposed building materials and architectural design of the building still need to be reviewed through the site plan approval process
- The City's Official Plan requires the development proposal to address the impacts to heritage resources that are directly adjacent to the site. For this development, this this would include the street trees, street lights, and roadway (Crescent Place) – which are directly adjacent to the property – but not Queen's Square or the Idea Exchange
- The proposal aligns with the Official Plan's 'complete communities' concept in the Galt Core Area where intensification is encouraged. A 'complete community' will be a well-designed, compact vibrant city that provides an appropriate mix of jobs, range of housing options and convenient access to services, recreation, and transportation options.
- Overall, planning staff considers the requested variances as minor in nature and meet the general intent of the Zoning Bylaw and the City's Official Plan.

- Notice of the July 22 Committee of Adjustment meeting relating to this proposal was sent out to all properties within a 60 m (196 ft) radius and was also posted on the City's website in accordance with provincial legislation
- Notification for the upcoming Committee of Adjustment meeting on September 30 was sent to those who provided comments at the July 22 Committee of Adjustment meeting, in accordance with provincial legislation
- The public is encouraged to provide written comments and to register as a delegate if they wish to speak at the September 30 Committee of Adjustment meeting by registering with Maria Skara, Recording Secretary (email [skaram@cambridge.ca](mailto:skaram@cambridge.ca) or telephone (519) 623-1340 ext. 4289) prior to the September 30, 2020 Committee of Adjustment meeting
- The Committee of Adjustment is a group of five community members appointed and delegated by Council to make decisions regarding minor variance and severance applications in the City of Cambridge. The Planning Act permits Council to appoint this Committee.
- Municipalities establish standards to achieve orderly and safe development in their communities. These standards are set out in zoning by-laws. A zoning by-law governs the types of use permitted on a property and sets out development requirements such as how large buildings can be, their required location on a property, and the amount of parking required. When someone is proposing to construct, renovate or alter a building on their property which does not fully meet the zoning requirements, the property owner has the option of applying for a minor variance. Minor variance applications require public consultation and a decision made by the Committee of Adjustment when an applicant is proposing not to meet one or more of all of the required development standards in the by-law.
- A minor variance does not change the zoning of a property. It will only allow for minor relief from specific requirements of the by-law in order to obtain a building permit.
- Under the Planning Act, minor variances are evaluated based on four tests:
  1. Is the variance minor?
    - Minor" is not determine based on a mathematical calculation about the % difference or change, but rather it is determined based on whether the variances may impact the area/neighbourhood and/or how it may impact the property where the development is proposed.

2. Is the general intent and purpose of the Official Plan maintained?
    - Is the use in keeping with the policies of the City's Official Plan?
    - Is the application considerate of the surrounding environment, both natural and human made?
  3. Is the general intent and purpose of the zoning by-law maintained?
    - What is the purpose of the requirement for which a variance is being applied
    - Is the purpose of that requirement still being maintained if the variance is granted?
  4. Is the variance desirable for the appropriate development of use of land, building, or structure?
    - Is the proposal in keeping with the area?
    - Would the proposal permit development that is appropriate for the property and neighbourhood
    - Does the variance allow proper use of the property
- In order for the Committee of Adjustment to consider approval, the minor variance application must meet all of the four tests above. Any proposal not considered "minor" may proceed through the Zoning By-law Amendment process, which is considered by Council.
  - City Staff may recommend an application to proceed as a minor variance rather than a zoning amendment when an applicant is proposing to maintain the current zoning use but is seeking to vary one or more regulations in the by-law such as parking, setbacks, and height. City staff does not make decisions about minor variance applications; the Committee of Adjustment makes decisions. City staff makes recommendations to the Committee.