

To:	PLANNING & DEVELOPMENT COMMITTEE	Meeting Date: 03/13/2018
Subject:	Recommendation Report – 275-285 Ainslie Street South, Zoning By-law Amendment – Perkins Family Holdings	Report No: 18-033(CD)
From:	J. Matthew Blevins, MCIP, RPP - Senior Planner Laura Waldie, MA, CAHP, Senior Planner - Heritage	File No: R18/17

RECOMMENDATIONS

THAT Cambridge Council approve the proposed Zoning By-law Amendment to rezone a portion of the subject property from OS1 to C2 S.4.1.286 to allow for an additional parking area;

AND THAT the by-law attached to report 18-033(CD) receive first and second readings by Cambridge Council but that the third and final reading not be given until the City has received written confirmation from the Conservation Review Board of withdrawal of appeal number CR1607.

EXECUTIVE SUMMARY

- Applicant is proposing to construct an additional 13 parking spaces in an area currently zoned Open Space.
- Applicant has requested to rezone a portion of the property from OS1 (Open Space) to C2 S.4.1.286 (Commercial) Site Specific to allow for the additional parking area. This will require the removal of two trees, a Black Walnut tree in the proposed construction area and an Ash tree infected with Emerald Ash Borer.
- The applicant requested permission to demolish the existing building on site in 2015
 - Staff took a report to Municipal Heritage Advisory Committee recommending designation of the structure

- Municipal Heritage Advisory Committee recommended designation, Council agreed and issued Notice of Intent to Designate
- Applicant has appealed the designation of the structure and the case is before the Conservation Review Board (CRB) pending outcome of this application and the related site plan application (SP36/17).

BACKGROUND

The applicant is proposing to construct an additional 13 parking spaces on the southern half of the subject property. An application for Zoning By-law Amendment is required to facilitate the proposed development as the by-law does not permit parking in the open space zones. The existing stone building on the subject property is currently listed on the City's Heritage Properties Register.

The applicant has indicated that the proposed parking spaces would be additional parking for the existing dental practice (Ainslie Street Dental) on the northern portion of the property and to allow for the adaptive reuse of the existing heritage building, on the southern half of the property, for Business/Professional Office use.

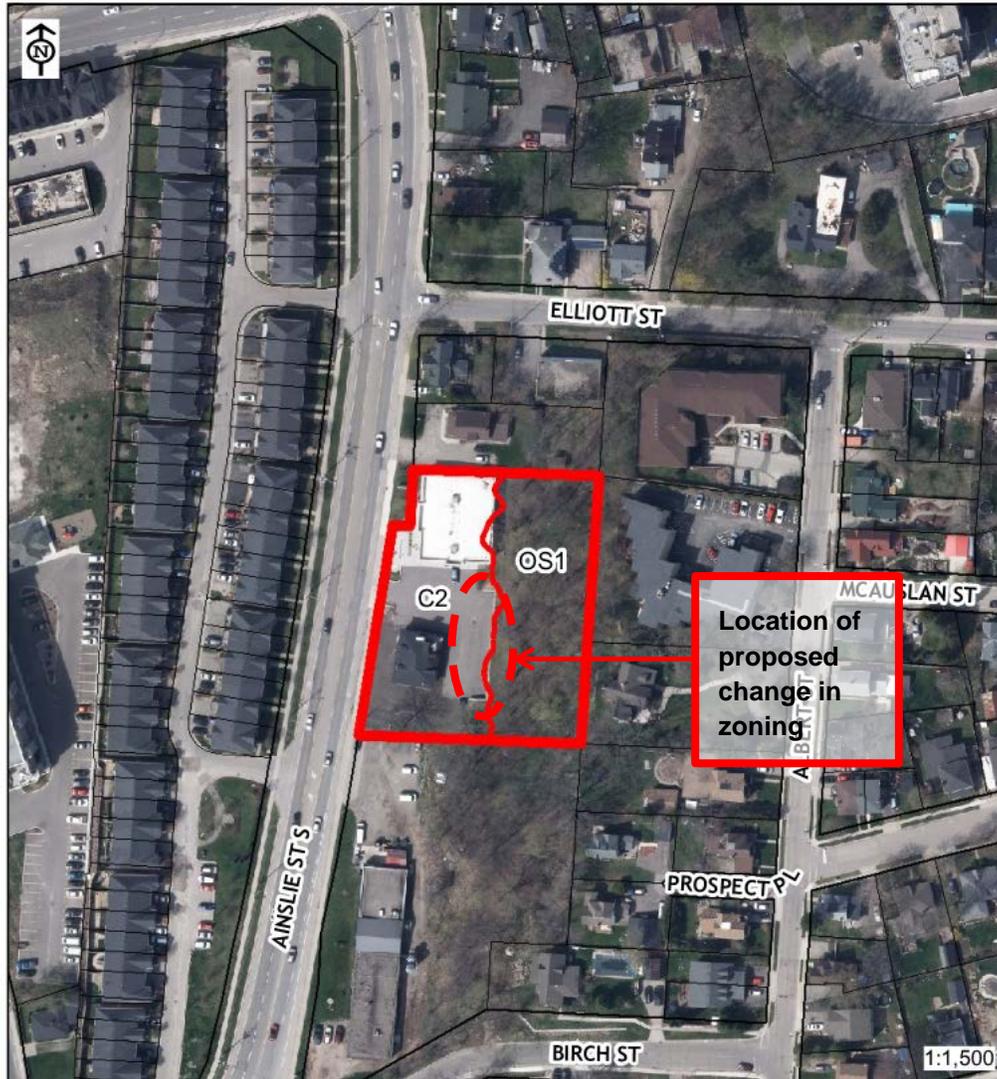
Ontario Heritage Act Designation

The applicant applied for a demolition permit for the existing heritage structure at 285 Ainslie Street South. In response to that application, staff took a report to the Municipal Heritage Advisory Committee (MHAC) on September 17, 2015 recommending designation of the structure under Part IV of the Ontario Heritage Act. MHAC agreed with the staff recommendation to designate which resulted in a report going to Planning Committee November 17, 2015 with recommendations from staff and MHAC to authorize the Clerk to publish a Notice of Intention to Designate.

On November 17, 2015, Council authorized the City Clerk to publish the Notice of Intention to Designate the property at 285 Ainslie Street South in accordance with Part IV of the Ontario Heritage Act because of its cultural heritage significance. The notice was published in the Cambridge Times on December 10, 2015. The applicant filed a Notice of Objection to the designation on January 8, 2016 and the matter was referred to the Conservation Review Board (CRB) for a hearing. The CRB case is on hold pending the outcome of this application and the related site plan application (SP36/17).

Location:

The subject lands are legally described as Part of State Street, Plan 457 as closed by 21473; Lots 24, 25, 26, 27 & 28, Plan 457 as in 399368 except Part 1 on 67R-1651 and Part 41 on 58R-13587, City of Cambridge, in the Regional Municipality of Waterloo. The property is municipally addressed as 275 – 285 Ainslie Street South and is on the east side of Ainslie Street south of Elliott Street and North of Birch Street.



The property subject to the zoning by-law amendment application (outlined in red above) is approximately 0.48 hectares (1.2 acres) in size and has approximately 81 m (266 ft.) of frontage along Ainslie Street South with environmental lands on the eastern half of the property.

Existing/surrounding land uses:

The subject property contains a vacant building (Constructed 1834) on the southern portion of the lands and Ainslie Street Dental in the building on the northern portion of the site (constructed 2015). The easterly half of the property has a wooded area (Zoned Open Space) and there are single detached dwellings and multiple residential dwellings to the north and east, an industrial operation (Grand River Brewing) to the south and townhouse dwellings to the west.

Proposal

The applicant is proposing to rezone a portion of property from OS1 (Open Space) to C2 S.4.1.286 (Commercial) to expand the parking area and add 13 parking spaces.

Site Plan Application (SP36/17)

A site plan application has been submitted in support of this application but may be subject to change through the site plan review process once a specific use has been identified for the heritage building. The site plan application has been through one round of review with the Site Plan Committee. The site plan and zoning by-law amendment applications were circulated together and the technical comments are being addressed through the site plan process.

The applicant submitted a Tree Management Plan (TMP), Environmental Impact Statement (EIS) and a butternut assessment report in support of the applications. The proposed parking expansion would result in the removal of two trees, a Black Walnut located in the proposed parking area and an Ash tree with Emerald Ash Borer. The TMP and EIS provide justification for the removals and the required tree protection fencing and recommendations of the EIS will be monitored through the site plan process.

Due to the presence of a protected species of tree (butternut) on the adjacent property, the applicant will have to complete a compensation planting plan and register it with the Ministry of Natural Resources based on the potential impact to the butternut tree on the neighbouring property. Parks, Recreation and Culture staff have reviewed the site plan and butternut assessment report and are of the opinion that the proposed permeable paving near the butternut tree is appropriate and should not negatively impact the tree.

The area surrounding the heritage building on the southern half of the site is currently used as an informal parking area. This application proposes to formalize the parking area to ensure that it meets the requirements of the City of Cambridge Zoning By-law and the associated site plan application is to ensure that the parking area functions properly. The parking area, as proposed on the site plan, has the required 6 m (20 ft.) wide drive aisles and standard 2.9 m (9.5 ft.) x 5.5 m (18 ft.) parking spaces. The applicant has indicated that excess snow will not be stored on site, that it will be removed by truck so that it does not impact the existing or proposed parking spaces or aisles.

Attachment No. 2 contains the proposed site plan.

The abutting property to the east at 20 Albert Street is a designated heritage property and the abutting property to the south at 295 Ainslie Street South (Grand River Brewing) is listed as a property of interest on the heritage register.

ANALYSIS

Strategic Alignment:

PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

Designating properties of cultural heritage significance in Cambridge ensures that these properties will continue to be protected and enjoyed by all citizens for generations to come.

Existing Policy/By-Law:

Ontario Heritage Act

Section 29 (1) of the Ontario Heritage Act delegates the authority to the municipalities to designate individual properties which hold cultural heritage value.

Cambridge Official Plan

City of Cambridge Official Plan (2012)

The 2012 City of Cambridge Official Plan designates the subject lands as 'Low/Medium Density Residential' with a site specific Official Plan Amendment which permits a mix of residential and commercial uses including Business and Professional Offices which includes the office of a dentist. Accordingly, an Official Plan Amendment is not required.

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

The subject lands are currently zoned (C2)S4.1.286 (Commercial) which permits a Business and Professional Office, including the office of a dentist, and OS1 (Open Space) which permits public recreation environmental conservation uses in Zoning By-law No. 150-85. The applicant is requesting to relocate the boundary between the two existing zones by expanding the commercially zoned portion and has not requested any additional site specific provisions.

Financial Impact:

The costs related to this application are borne by the developer.

Public Input:

The statutory public meeting required under the Planning Act was held on January 16th, 2018 and official notification was provided in the Cambridge Times on December 20th, 2017. In addition, notice was provided to all assessed property owners within a 120 m (393.7 ft.) radius of the site and others on the mailing list who have requested notification of meetings relating to this file.

No members of the public made oral or written submissions regarding this application.

Internal/External Consultation:

The application and supporting studies were circulated to the departments and agencies listed in Attachment No. 4.

There were no objections to the proposed development from the agency circulation. The proposed development is subject to site plan review, should this application be approved. The applicant has submitted a site plan application (SP36/17) which has gone through one round of review with the Site Plan Review Committee and no significant concerns have been identified.

CONCLUSION

Staff and the property owner and his agents have conducted several pre-hearing conferences with the Conservation Review Board to review the appeal of the heritage designation. Although the Board has identified that parking is not a consideration for determining the cultural heritage value of a property to warrant designation, the Board has encouraged both parties to seek a resolution rather than conduct a full hearing.

The proposal to move the existing OS1 line to the east will allow the property owner to accommodate more parking area for the current business. This will allow for the heritage building to be retained rather than demolished to create more parking space. Heritage planning staff is in support of the reduction of the OS1 area to ensure the building is retained in situ and its exterior is fully designated.

The applicant has requested the change in zoning to increase the developable area of the site to facilitate additional parking and the eventual adaptive reuse of a heritage structure. Staff is of the opinion that the proposed zoning by-law amendment conforms to the provincial policies, the Region of Waterloo Official Plan, meets the general intent of the City's Official Plan and represents good planning.

To facilitate the proposed settlement before the Conservation Review Board, it is the recommendation of staff that the Draft Zoning By-law attached to this report be given its first and second readings and that the third reading not be given until the City has received written confirmation from the Conservation Review Board that the appeal has been withdrawn. Once the appeal has been withdrawn, the by-law can be given its third and final reading and passed through the normal process should Committee and Council support the staff recommendation.

Staff's full analysis is provided in Attachment No. 1 to this report.

SIGNATURE

Prepared by:



Name: J. Matthew Blevins, MCIP, RPP
Title: Senior Planner



Name: Laura Waldie, MA, CAHP
Title: Senior Planner - Heritage

Departmental Approval:



Name: Hardy Bromberg
Title: Deputy City Manager – Community Development

ATTACHMENTS

Attachment No. 1 – Detailed Planning Analysis

Attachment No. 2 – Proposed Site Plan and Tree Removals

Attachment No. 3 – Draft Zoning By-law Amendment

Attachment No. 4 – Internal/External Consultation & List of Supporting Studies; and,

Attachment No. 5 – Excerpt of Public Meeting Minutes

Attachment No. 1
Detailed Planning Analysis

Provincial Policy Statement, 2014 (PPS, 2014)

Policy 1.1.1, in part, indicates that healthy, liveable and safe communities are sustained by providing efficient development and land use patterns; accommodating an appropriate range and mix of employment uses (including industrial and commercial); and promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Policy 1.3.1 further indicates that planning authorities shall promote economic development and competitiveness in part,:

- a. Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; and,
- c. Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

Policy 2.6.1 indicates that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The proposed amendment is intended to facilitate the addition of 13 parking spaces to an existing parking area on a property containing a heritage structure. The property also contains an existing dental practice with connections to full municipal water and sewer services. The proposed parking spaces are intended to facilitate the continued operation and growth of the dental office and to increase the viability of the heritage structure for use as a business/professional office. The zoning amendment would allow for the continued prosperity of an existing commercial operation and adaptive reuse of a currently vacant structure.

Accordingly, the proposed zoning by-law amendment is consistent with the policies of the Provincial Policy Statement and in staff’s opinion provides a good opportunity for adaptive reuse of an existing heritage resource and makes efficient use of existing municipal services.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan took effect July 1, 2017 and is a Provincial document that provides policy guidance about growth management, transportation, intensification, greenfield development, protection of employment lands, etc.

Policy 1.2.1 indicates the guiding principles of the Plan which, in part, prioritizes intensification and higher densities (persons and jobs per hectare) to make efficient use of land and to support a range and mix of housing options.

Policy 2.2.1 a) sets out that the vast majority of growth (residential & jobs) will be directed to settlement areas that:

- i. Have a delineated built boundary;
- ii. Have existing or planned municipal water and wastewater systems; and
- iii. Can support the achievement of complete communities.

Policy 2.2.5.1a) sets out that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities. Policy 2.2.5.3 also indicates that retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

Finally, Policy 4.2.7.1 indicates that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities.

The proposed development is the addition of 13 parking spaces to an existing parking lot servicing an existing dental practice and a currently vacant heritage structure. The subject lands are located within the built boundary with access to full municipal water and sewer services. The property is in close proximity to the Ainslie Street Transit Terminal and are also surrounded by a mix of residential and commercial lands which could benefit from the services offered in the business/professional offices and the employment uses may offer potential jobs for residents of the area which would help towards the development of a complete community.

Additionally, the proposed increase in employment density is consistent with the Provincial direction for intensification which assists to protect resources and help manage climate change. Accordingly, staff is of the opinion that the proposed Zoning By-law amendment is consistent with the policies of the 2017 Growth Plan.

Region of Waterloo Official Plan (approved with modifications by the Ontario Municipal Board on June 18, 2015)

Map 3a entitled Urban Area locates the subject property within an Urban Area in the Region of Waterloo. Lands located within the Urban Area are intended to accommodate the majority of the Region's growth and will be planned and developed in accordance with Sections 2.C (reurbanization through infilling and intensification), 2.D and 2.G which both deal with urban area development.

Specifically, Section 2.D.1, requires Urban Areas to be planned and developed in a manner that (in part):

- is serviced by municipal water and sanitary sewer;

- Municipal water and sanitary sewer are available to service the existing and proposed development.
- contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;
 - the development will add additional employment density within close walking distance of existing transit routes and the Ainslie Street Transit Terminal which may service the surrounding residential area promoting walking, cycling and transit use.
- protects the natural environment;
 - The subject lands contain a wood lot and abut a property containing a butternut tree. The applicant has submitted an Environmental Impact Statement (EIS) indicating that the proposed change in zoning and resulting removal of two trees would not negatively impact the ecological function of the wood lot. The EIS has been reviewed by City and Regional staff with no objections.
 - The applicant also submitted butternut assessment report which was reviewed and accepted by City and Regional staff. Through the site plan process, the City Forrester indicated that the permeable paving proposed for the portion of the parking area near the butternut tree was appropriate and should not negatively impact the tree. Through the site plan process, the applicant will also have to register a management plan for protection of the butternut with the Ministry of Natural Resources & Forestry.
 - The property is not regulated by the Grand River Conservation Authority (GRCA)
- conserves cultural heritage resources;
 - Regional comments did not identify the subject lands as an area of archaeological potential but the property does contain a heritage structure that has been recommended for designation under the Ontario Heritage Act by the City of Cambridge.

In review of the above-noted, staff is of the opinion that the proposed zoning by-law amendment generally complies with the Regional Official Plan. Also, the Region of Waterloo was circulated on these applications and had no objection to the approval of this application.

City of Cambridge Official Plan (2012) as amended

The subject property is designated Low/Medium Density Residential in the City's Official Plan, as amended. The low/medium density designation permits a range of residential and commercial uses. There is also a site specific Official Plan Amendment on the property that permits Business/Professional Offices within the Low/Medium Density Residential designation. The existing dental office and proposed business/professional offices are permitted uses and therefore, no Official Plan Amendment is required.

Locally Significant Natural Areas

The subject property contains a wooded area that is identified by the Ministry of Natural Resources & Forestry (MNR). Policy 3.A.4.2.b) identifies the property as being a Locally Significant Natural Area (LSNA) as it is a wooded area identified by the MNR but does not qualify as a Core Environmental Feature.

Policy 3.A.4.3 states that "development and site alteration will avoid LSNAs wherever feasible. Development or site alteration proposed within or contiguous to an LSNA will require an Environmental Impact Statement (EIS). The determination of boundaries and buffers will be done through this study and it must show to the satisfaction of the City that the ecological function of the LSNA will be maintained, enhanced or where feasible, restored."

Policy 3.A.4.3.9 states that "where an EIS has demonstrated to the satisfaction of the City that a development or site alteration application would have no adverse environmental impact upon the natural features and ecological functions of a LSNA, the City may, subject to appropriate conditions, approve, or recommend approval of the application."

The applicant has submitted an EIS in support of the proposed amendment that was reviewed and accepted by City and Regional staff. The applicant has submitted a concurrent site plan application (SP36/17) and City Staff has indicated that recommendations from the EIS are to be included in the Site Plan Agreement as special conditions. The two trees that are proposed to be removed will be removed as indicated in the EIS and Tree Management Plan through the site plan process.

It is the opinion of staff that the Environmental Impact Statement submitted in support of the proposed amendment and resulting alterations to the LSNA has indicated that there will be no adverse impact on the LSNA and, as such, can be supported.

Cultural Heritage Resources

Policy 4.1 sets out the objectives regarding cultural heritage resources including (in part):

- a) Support the conservation, restoration and prominence of the city's built heritage as a key identifying feature of the community;

- c) Promote built heritage as a key component of the city's local tourism and quality of life for existing and new residents; and,
- d) Support the designation of cultural heritage resources under the Ontario Heritage Act and the conservation of cultural heritage resources through the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.

Further, policy 4.6.1(a) describes that the City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value and designate properties of cultural heritage value.

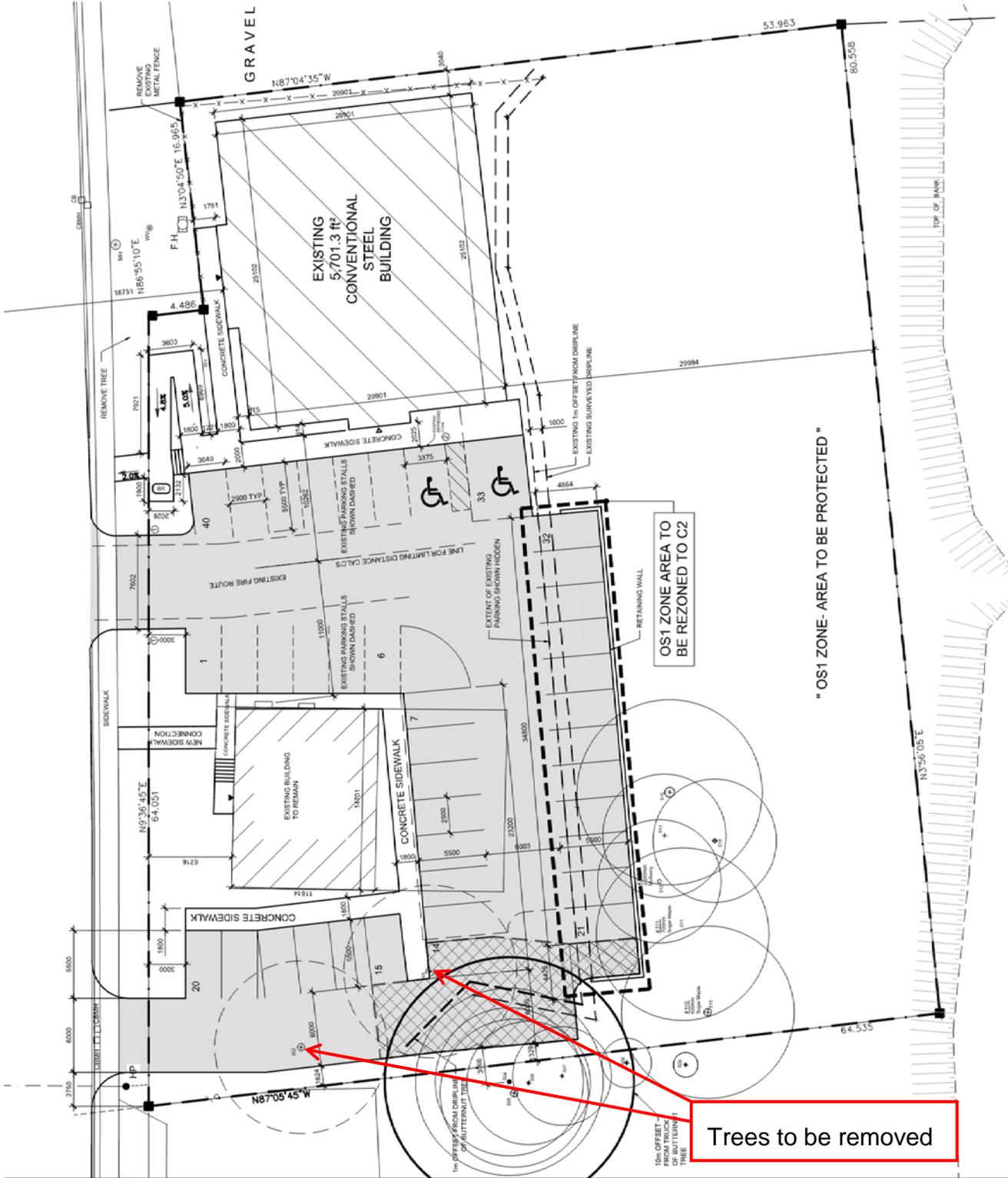
The applicant has requested a zoning by-law amendment to shift an existing zone boundary approximately 4 m (13 ft.) further to the east to facilitate the addition of 13 parking spaces to an existing parking lot. The expanded parking lot will serve an existing dental practice as well as provide an opportunity for the, currently vacant, heritage structure on the property to be reused for a business or professional office. The applicant has submitted a concurrent site plan application (SP36/17) to ensure that the proposed parking lot expansion is carried out in an appropriate manner.

Both the zoning by-law amendment and site plan applications are in an effort to resolve an outstanding appeal before the Conservation Review Board (CRB). If the applications are approved, in principle, the applicant has agreed to withdraw their appeal before the CRB and allow for the designation of the existing heritage structure under the Ontario Heritage Act.

It is the opinion of staff that the proposed zoning by-law amendment conforms to the provincial policies, the Region of Waterloo and City of Cambridge Official Plans and represents good planning.

To facilitate the proposed settlement before the CRB, it is the recommendation of staff that the Draft Zoning By-law attached to this report be given its first and second readings and that the third reading not be given until the City has received written confirmation from the Conservation Review Board that the appeal has been withdrawn. Once the appeal has been withdrawn, the by-law can be given its third and final reading and passed through the normal process.

Attachment No. 2
Proposed Site Plan



Attachment No. 3
Draft Zoning By-law Amendment
Purpose and Effect of By-law No. XXX-18

275 – 285 Ainslie Street South

The Purpose of the proposed zoning by-law amendment is to expand the C2 S.4.1.286 (Commercial) zoned portion of the property. The proposed expansion would remove a portion of the OS1 (Open Space) zoned portion of the property.

The Effect of the By-law will permit the expansion of an existing parking area to facilitate the continued use of an existing dental practice and the adaptive reuse of an existing heritage structure.

DRAFT



By-law No. XXX-17

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 land municipally known as 275 – 285 Ainslie Street South.

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

AND WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held January 16th, 2018, and that a further public meeting is not considered necessary in order to proceed with this Amendment; and,

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

1. **THAT** this by-law shall apply to lands described as Part of State Street, Plan 457 as closed by 21473; Lots 24, 25, 26, 27 & 28, Plan 457 as in 399368 except Part 1 on 67R-1651 and Part 41 on 58R-13587, in the City of Cambridge and Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law; and,
2. **AND THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law No. 150-85, as amended, is hereby further amended by rezoning a portion of the subject property as delineated on Schedule 'A' attached from OS1 to C2 S.4.1.286.

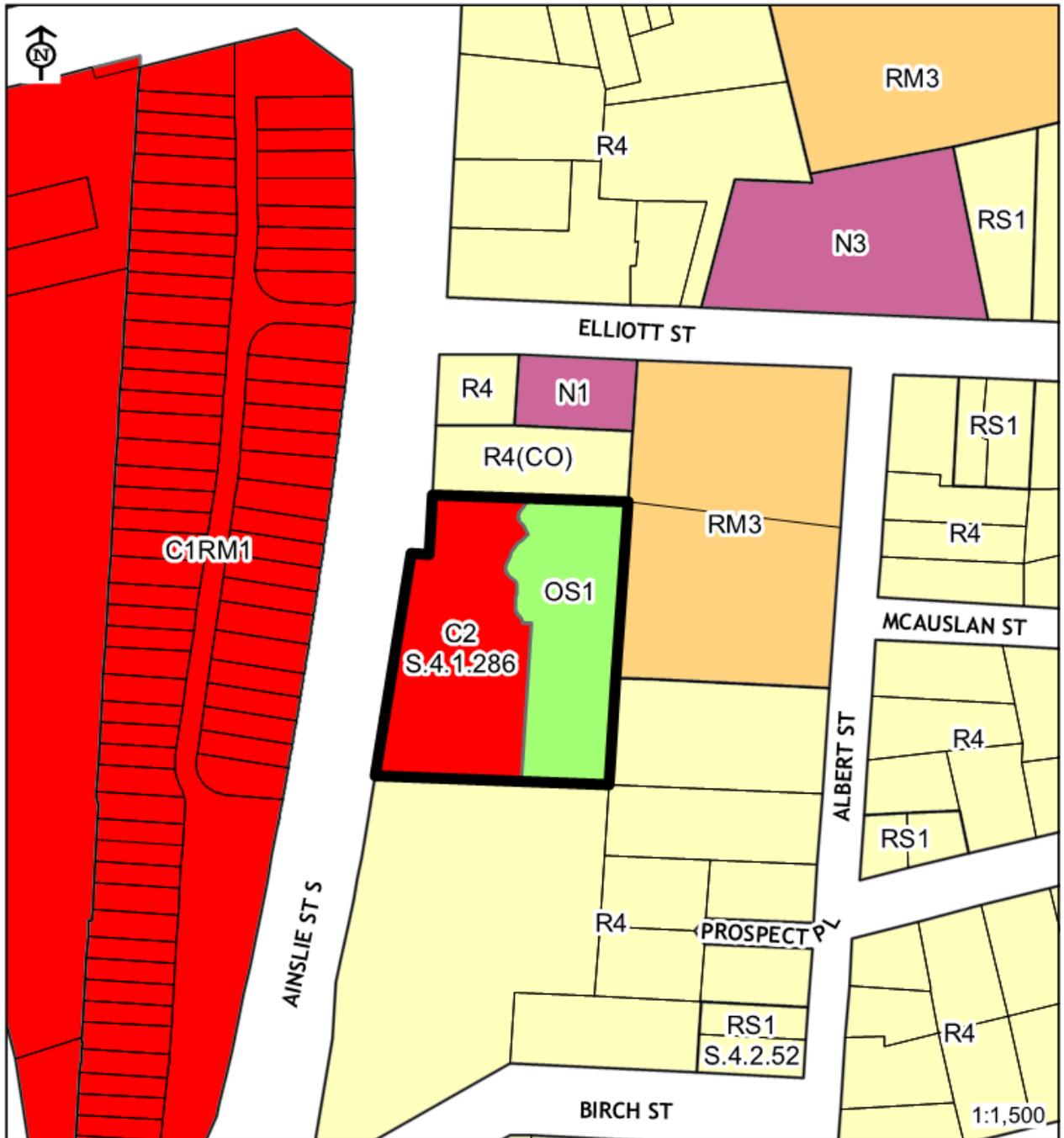
READ A FIRST AND SECOND TIME this _____ day of _____, 2018.

READ A THIRD TIME AND FINALLY PASSED this _____ day of _____, 2018.

Mayor

Clerk

DRAFT



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

 Lands affected by the by-law

Zoning Classification

-  OPEN SPACE
-  MEDIUM HIGH DENSITY RESIDENTIAL

-  LOW DENSITY RESIDENT
-  INSTITUTIONAL
-  COMMERCIAL



Attachment No. 4

Internal/External Consultation & List of Supporting Studies

This application has been circulated to the departments and agencies listed below. No concerns or objections were received. Technical comments have been provided by the agencies below through the site plan process and will be addressed through that process.

- Energy + Inc.
- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Planning Services Division
- City of Cambridge Parks, Recreation & Culture Division
- City of Cambridge Fire Department
- City of Cambridge Building and By-law Services Division
- City of Cambridge Accessibility Coordinator
- City of Cambridge Senior Planner Heritage
- City of Cambridge Municipal Heritage Advisory Committee
- Regional Municipality of Waterloo
- Grand River Conservation Authority

List of Supporting Studies

- Environmental Impact Statement (EIS)
- Butternut Assessment
- Tree Management Plan & Report
- Concept site plan

Attachment No. 5
Excerpt of Public Meeting Minutes



MINUTES

**Corporation of the City of Cambridge
Planning and Development Committee Meeting
No. 1-18**

Council Chambers, Historic City Hall, Tuesday, January 16, 2018

Committee Members in Attendance: Councillors Adshade (Ward 6); Devine (Ward 2); Ermeta (Ward 8); Mann (Ward 3); Wolf (Ward 5); Monteiro (Ward 7); and Councillor Reid (Ward 1) in the Chair.

Members Absent: Mayor Craig, Councillor Liggett (Ward 4)

Staff Members in Attendance: Dennis Purcell, Chief Building Official; Elaine Brunn Shaw, City Planner; Kelly Yerxa, City Solicitor; Michael Di Lullo, City Clerk; and Devanne Kripp, Legislative Coordinator.

Page: Tyler Mortimer

Others in Attendance: Approximately 30 people in the audience

Meeting Called to Order

The regular meeting of the Planning and Development Committee of the Corporation of the City of Cambridge was held in Council Chambers on the third floor of 46 Dickson Street, Cambridge, Ontario. Councillor Reid welcomed everyone present and called the meeting to order at 7:00 p.m. and the meeting adjourned at 8:42 p.m.

Disclosure of Interest

There were no declarations of pecuniary interest.

Public Meetings

Statutory notice of tonight's Public Meeting was given by publication in the Cambridge Times on December 21, 2017.

Public Meeting A: 275-285 Ainslie Street South – Zoning By-law Amendment – Perkins Family Holdings – Ward 6

Presentation

1. E. Brunn Shaw, City Planner, re: Public Meeting A – 275-285 Ainslie Street South – Zoning By-law Amendment – Perkins Family Holdings – Ward 6

Using a PowerPoint presentation, Ms. Brunn Shaw provided an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

The Chair asked if there was anyone present that would like to speak to the Public Meeting "A".

2. Phillip Morrissey came forward to speak to the planning application on behalf of the owner.

No further persons came forward requesting to speak.

Moved By: Councillor Adshade

Seconded By: Councillor Mann

THAT application R18/17, report No. 18-003(CD), re: 275 - 285 Ainslie Street South – be referred back to staff for a subsequent report and recommendation.

CARRIED

The Chair declared Public Meeting "A" closed at 7:21 p.m.

Public Meeting B: 0 Royal Oak Road – Zoning By-law Amendment – Cambridge Hindu Society – Ward 1

Presentation

1. E. Brunn Shaw, City Planner, re: Public Meeting B – 0 Royal Oak Road – Zoning By-law Amendment – Cambridge Hindu Society – Ward 1

Using a PowerPoint presentation, Ms. Brunn Shaw provided an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

Delegations

1. Hans Madan, Labreche Patterson & Associates Inc., re: Public Meeting B – 0 Royal Oak Road – Zoning By-law Amendment – Cambridge Hindu Society – Ward 1