

June 3, 2022

Matthew Blevins, MCIP, RPP
Development Planning
Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON N1R 5W8

Dear Mr. Blevins:

**RE: Application for Zoning By-law Amendment
325 Shantz Hill Road
Habitat for Humanity
OUR FILE 18315A**

On behalf of Habitat for Humanity, MHBC Planning is pleased to submit a Zoning By-law Amendment application in support of a redevelopment proposal for the property addressed as 325 Shantz Hill Road, Cambridge (the subject property). This is an affordable housing initiative that will result in the development of 24 townhouse units intended for ownership. Implementation of the proposed development requires approval of a Zoning By-law Amendment.

The subject property is located on the western edge of Cambridge in the Preston Heights neighbourhood and generally situated south-east of the 401, south of Shantz Hill Road, west of Fountain Street, and north of Parkview Crescent. The subject property is approximately 8,172m² in area with 40 metres of frontage on Shantz Hill Road.

The proposed redevelopment of the subject property includes the following:

- Two blocks of townhouse units, each with 12 units for a total of 24 units;
- 30 surface parking spaces, including 24 resident spaces, 4 visitor spaces and 2 barrier free spaces;
and
- Common amenity area and landscaped areas.

A Pre-Submission Consultation submission was made to City staff and comments were received from the City, Region and GRCA. These comments have informed the proposed development concept and application.

The subject property is located within the Urban Area and further designated as being located within the Built-Up Area in the Regional Official Plan. The subject property is located within the Built-up Area as shown on Map 1A of the Cambridge Official Plan, and is zoned R3 in the City of Cambridge Zoning By-law. The townhouse proposal is consistent with the Official Plan designations, however, is not permitted in the R3 zone.

The primary purpose of the Residential (R3) zone is to accommodate single-detached dwellings at varying urban densities in areas where full municipal services are generally available. Cluster townhouses, or cluster row housing, is not a permitted use in the R3 zone and therefore a Zoning By-law Amendment is required to permit the proposed use.

The subject property is proposed to be rezoned RM3-XX to permit the proposed townhouse use and recognize special provisions. The site specific provisions include:

- An interior side yard setback of 2.2 metres, whereas the By-law requires a setback of 7.5 metres;
- A Common Amenity Area of 167m², whereas the By-law requires a common amenity area of 720m²; and,
- A visitor parking rate of 0.2 spaces per unit (4), whereas the By-law requires a visitor parking rate of 0.25 spaces per unit (6).

We are of the opinion that the proposed use and zoning is consistent with the provincial legislation including the Provincial Policy Statement, the A Place to Grow legislation, as well as the Regional and City Official Plans. The proposed development will increase the availability of affordable housing, which is both encouraged and a priority for both the Province, Region and City. Further, the proposed use is compatible with the surrounding area and an appropriate use for the lands.

In support of our application, please find enclosed the following materials:

- The signed Application for a Zoning By-law Amendment;
- The City of Cambridge Development Fee Waiver;
- The Conceptual Site Plan, prepared by MHBC;
- A Planning Justification and Urban Design Report, prepared by MHBC;
- A Functional Servicing Report and Preliminary Stormwater Management Report prepared by Meritech Engineering; and
- An Environmental Impact Study prepared by GHD.

Additionally, please note:

- Hard copies of the aforementioned materials will be provided as required.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,
MHBC

A handwritten signature in black ink that reads "Dan Currie". The signature is written in a cursive style with a large initial 'D'.

Dan Currie, MA, MCIP, RPP, CAHP | Partner

cc. Bil Ioannidis