

То:	COUNCIL
Meeting Date:	11/23/21
Subject:	Public Meeting Report - 143 Elgin St. N – Vacant Land Condominium – Schout Vision Limited
Submitted By:	Lisa Prime, Chief Planner MCIP, RPP
Prepared By:	Jacqueline Hannemann, Senior Planner – Development
Report No.:	21-290(CD)
File No.:	30CDM-21103

#### **Recommendations**

THAT report 21-290 (CD) – Public Meeting Report – 143 Elgin St. N – Vacant Land Condominium – Schout Vision Limited – be received,

AND THAT staff continue with the review of application 30CDM-21103 and preparation of conditions of draft approval for the reasons set out in report 21-290 (CD).

#### **Executive Summary**

#### Purpose

The applicant has applied to the Region of Waterloo (approval authority for this type of application) for a Vacant Land Condominium to permit the construction of 92 townhouse units. The remainder of the land will be used for Common Elements including the single access condominium road between Elgin Street North and Radford Avenue, visitor parking, and portion of the landscaped areas which contain the stormwater management pond and some of the on-site services.

The Vacant Land Condominium allows the proposed buildings on the units of the vacant land condominium plan to be constructed after the vacant condominium plan is registered.

The property was subject to a site-specific zone change which was approved by the Ontario Municipal Board in March of 2017.

• A severance application to sever the subject parcel form the church property was approved in 2018.

• The proposed development was reviewed and approved through the site plan processes in 2019 and 2020.

### **Key Findings**

- The built form, number of units, permitted uses, etc. already has approval through previous applications.
- The Vacant Land Condominium is for the tenure (ownership) of the development only, to allow each townhouse unit to be sold with a parcel of land while common areas (condo road, open space, visitor parking, amenity area) are owned and maintained by a future condominium corporation.

#### **Financial Implications**

- The planning application fee for vacant land condominium in the amount of \$8,600 has been paid to the City to process the application.
- There are no additional financial impacts due to this application. The financial impacts have been addressed through previous planning applications.

#### Background

#### **Existing and Surrounding Land Uses**

The subject property municipally described as 143 Elgin St. N. The subject property is approximately 3.42 hectares (8.45 acres) in size and will be accessed off of Elgin St. N. and is generally bounded by Alison Avenue to the north, Radford Avenue to the east, Hilltop Drive to the south and Elgin Street North to the west.

The property directly to the north of the subject property is a place of worship. The lands surrounding the subject property consist of single detached residential to the north and east, St. Anne's Elementary School to the south, and walk-up apartment buildings on Elgin Street North to the west.



Figure 1 – Property Location Map

#### **Current and Past Planning Processes**

The applicant has applied to the Region of Waterloo (the approval authority for this type of application) for a Vacant Land Condominium located at 143 Elgin St. N. The proposed development was previously reviewed through the Zoning By-law Amendment, severance and site plan processes.

Application for zone change was submitted to the City in 2015 and was approved by the Ontario Municipal Board (OMB) in March of 2017. The OMB decision resulted in site specific zoning on the property which permitted a maximum of 92 townhouse units and minimum of 49 visitor parking spaces as well as site specific setbacks from the property lines.

An application for consent (B02/18) was approved by the City of Cambridge Committee of Adjustment in 2018 and facilitated the severance of the subject lands from the Church property. This was completed to permit the residential development on the subject property.

The lands were site plan approved under site plan application SP41/17 on May 21, 2019. The site plan approved 92 townhouse units as well as internal condo road and stormwater management area.

A site plan amendment (SP40/20) was submitted by the applicant in to make minor modifications to the stormwater management facility and to extend the width of some of the unit's driveways to accommodate for an additional vehicle parking space in the

driveway. There was no change to the number of townhouse units proposed on the site. The site plan amendment application was approved July 15, 2021.

The purpose of this report is to advise Council and the public of the receipt of an application for a Vacant Land Condominium. A Vacant Land Condominium is a process of dividing land which is different from a severance or a subdivision where a person would own an individual parcel of land which is tied to common areas (private road, visitor parking and landscaped/amenity area). Through the condominium corporation the owners of the lots have access to the common areas and would pay monthly fees to cover the maintenance of these areas (such as snow removal, pothole repair, landscaping, etc.). The properties serviced by the condominium plan appear as units on the plan shown as individual vacant lots (See Attachment No. 1). After the condominium is registered, the dwellings would be built in accordance with the approved site plan. The individual lots cannot be further subdivided and cannot be separated from the condominium corporation or the common areas the corporation is responsible for unless the condominium corporation is dissolved

In accordance with Section 51 and O. Reg. 544/06 of the Planning Act, prior to the Region of Waterloo making a decision, a public meeting is required to receive comments from the public. The application has been circulated for comment/draft conditions to City departments and to the public for comment.

#### 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 #1 - Community Wellbeing

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

The Vacant Land Condominium application will permit the registration of a condominium corporation on the property followed by the construction of the townhouse units, as was anticipated through the previously approved planning applications.

#### Comments

The Region of Waterloo is the Approval Authority for plans of condominium. The Planning Act requires a public meeting for a Vacant Land Condominium as it is a process of dividing land which is different from a severance or subdivision. The individual lots cannot be further subdivided and cannot be separated from the condominium corporation or the common areas the corporation is responsible for unless the condominium corporation is dissolved.

The property has been through extensive review and approval process including zoning by-law amendment, severance and site plan.

This public meeting is to provide information to the public and Council regarding the intended form of ownership of the units as the development itself (built form, number of units, permitted uses, etc.) already has approval through previous applications.

The proposed condominium application conforms with all previously approved planning applications.

#### **Existing Policy/By-Law**

#### City of Cambridge Official Plan (2012)

The 2012 City of Cambridge Official Plan designates the subject lands as Low/Medium Density Residential in the City's Official Plan, as amended. The low/medium density designation permits a range of housing types including: single-detached dwellings, townhouses and walk-up apartment buildings to a maximum of 40 dwelling units per hectare. The applicant is proposing 92 townhouses dwelling units including back-to-back townhouses at a proposed density of approximately 31 units per hectare. The proposed residential development conforms to the City's Official Plan.

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

The subject lands are zoned RM4 s.4.1.305 (Multiple Residential) and OS1 through the OMB approval which permits a range of residential uses. The applicant is proposing townhouse units which are a permitted use and are meeting all of the site-specific zoning standards and all the base zoning standards of Zoning By-law 150-85 that apply to this property.

#### **Financial Impact**

- The planning application fee for vacant land condominium in the amount of \$8,600 has been paid to the City to process the application.
- There are no additional financial impacts due to this application. The financial impacts have been addressed through previous planning applications.

#### **Public Input**

The statutory public meeting required under the Planning Act is being held on November 23, 2021 and official notification was provided in the Cambridge Times on Thursday, October 28, 2021. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the site. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the November 23, 2021 public meeting.

#### Internal/External Consultation

The application was circulated to Building Services, Development Engineering Division, Transportation Engineering Division, Legal Services and the Region of Waterloo. No comments or action items were raised in regard to the application.

#### Conclusion

Formal comments from City staff and external agencies are required in order to complete a comprehensive analysis of this application and to form conditions of Draft Approval for the condominium. A recommendation letter to the Region of Waterloo with draft conditions will be prepared for the review and approval of the Chief Planner in accordance with Delegation By-law no. 42-01. No further staff report on this matter will be prepared.

#### Signature

#### **Division Approval**

Wind

Name: Lisa Prime Title: Chief Planner MCIP, RPP

#### **Departmental Approval**

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

Reviewed by the CFO

Reviewed by Legal Services

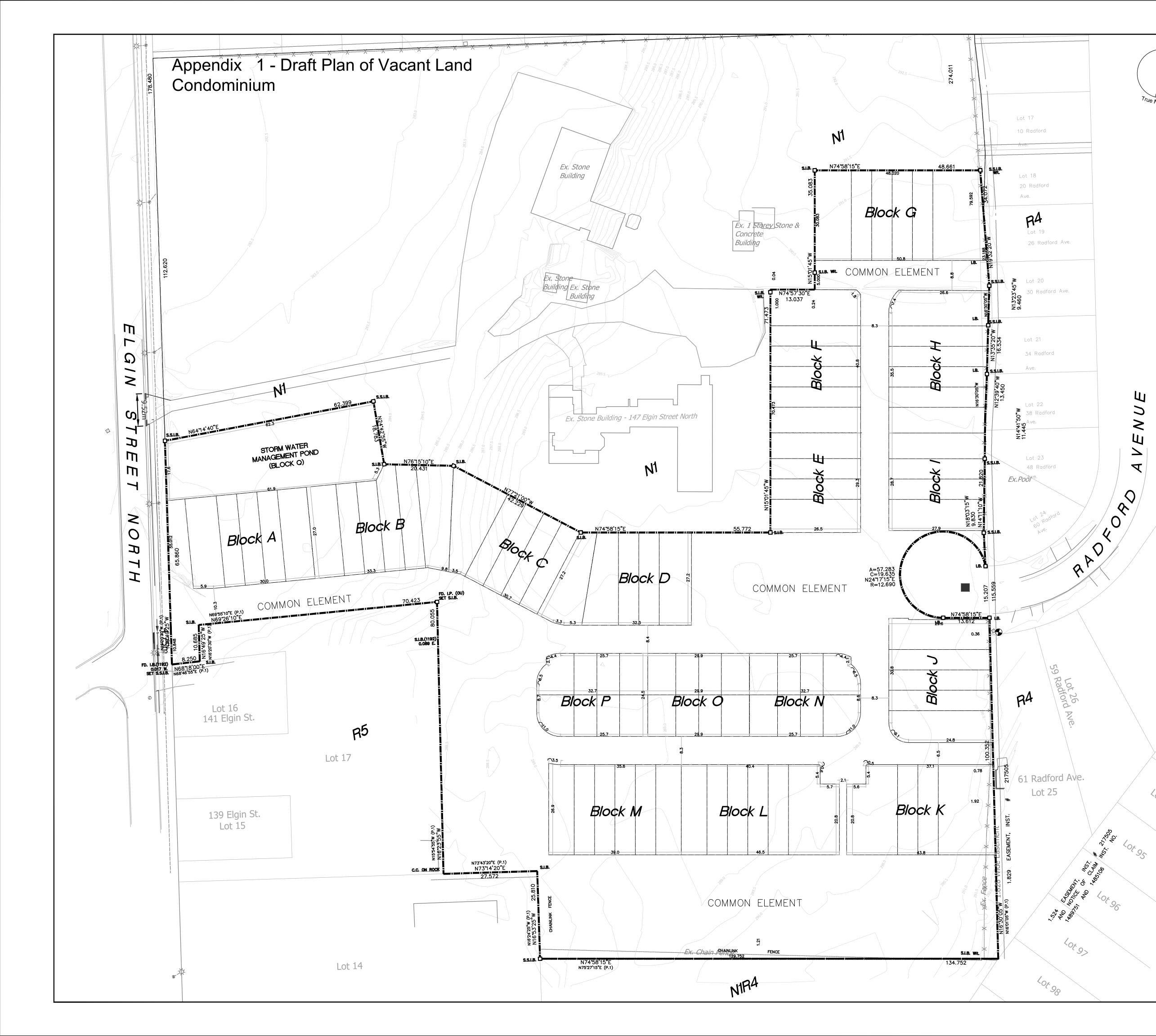
## **City Manager Approval**

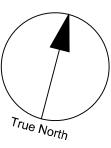
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Name: David Calder Title: City Manager

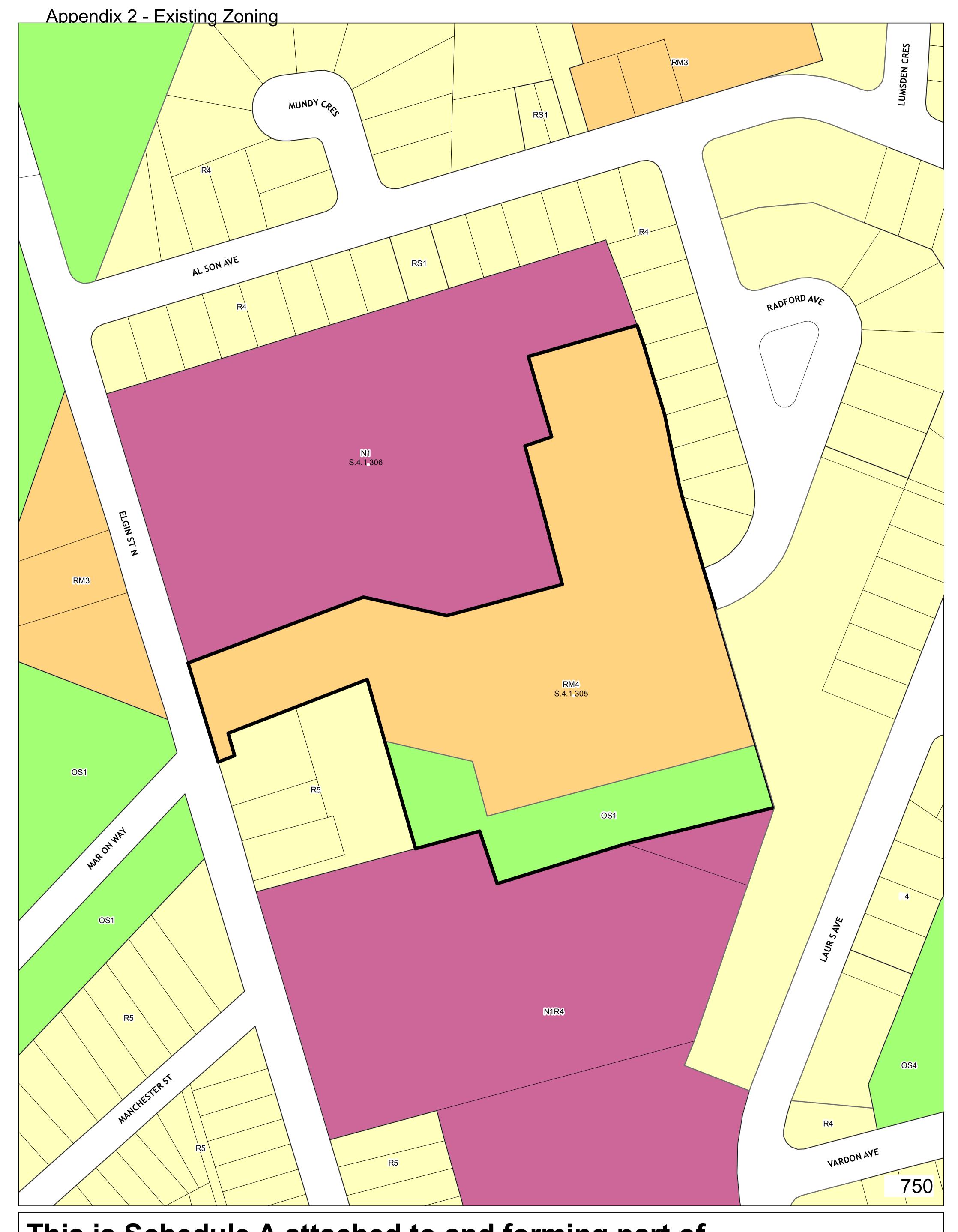
#### **Attachments**

- Appendix 1 Draft Plan of Vacant Land Condominium
- Appendix 2 Existing Zoning
- Appendix 3 Approved Site Plan SP41/17
- Appendix 4 Approved Site Plan SP40/20

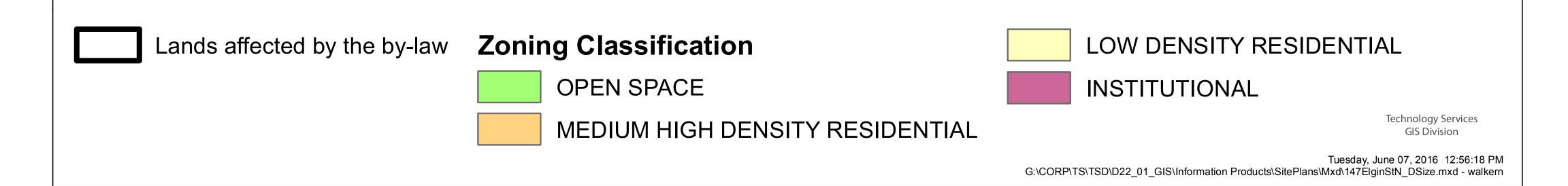




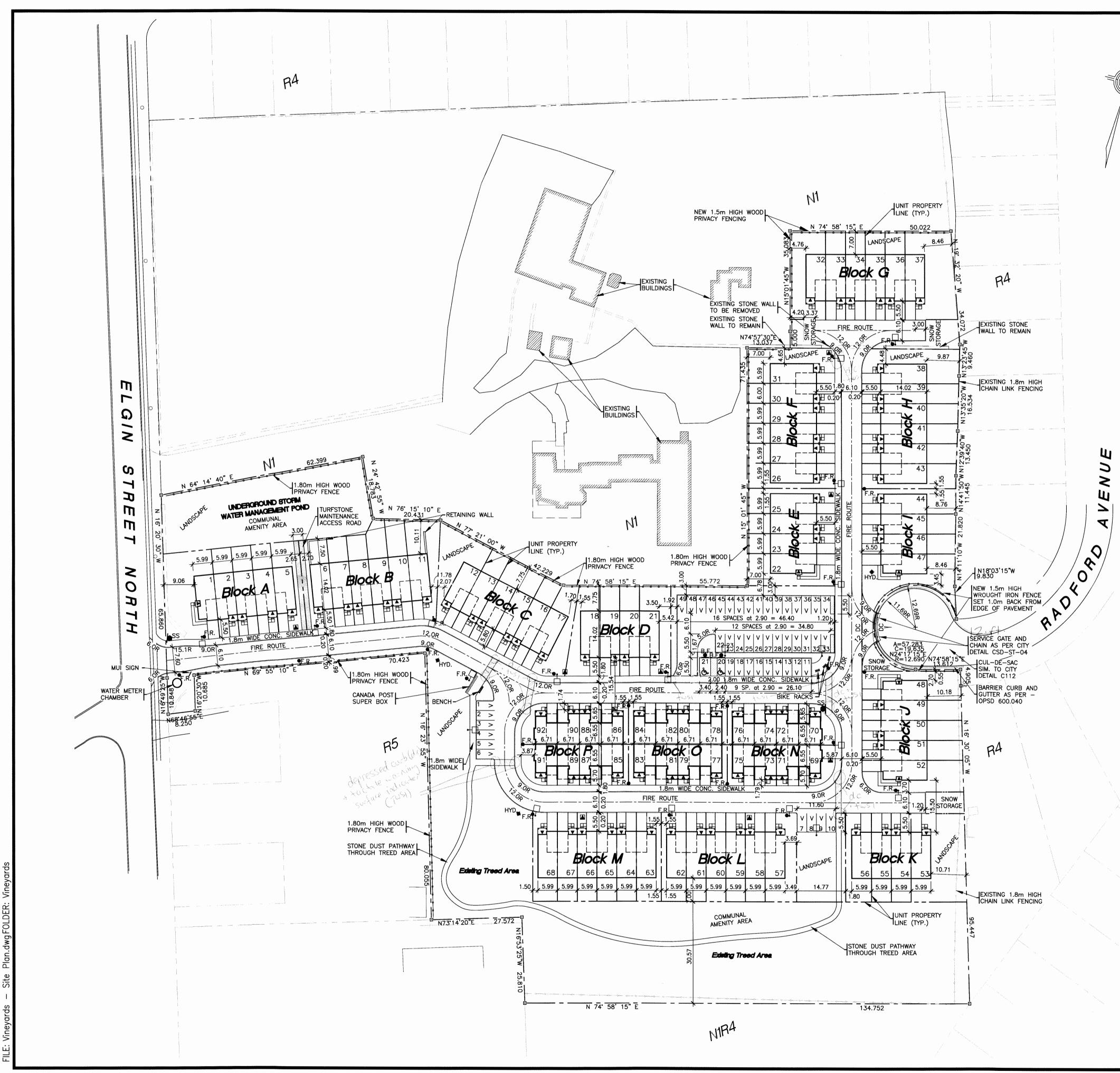
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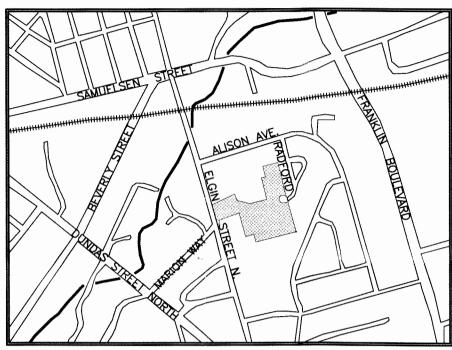


# This is Schedule A attached to and forming part of By-law



# Appendix 3 - Approved Site Plan - SP41/17





ergy+ Redline Comment

lectrical Servicing has not been completed and may not be as shown on these plans and as a result may require relocation of other civil services, street lights, etc. Contact Energy+ for final design electrical design and refer to subdivision As Built drawings for actual locations of other equipment.

All grading must be routed away from Energy+ transformers and switches.

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KEY MAP

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DWELLING UNIT (BACK TO BACK UNIT BALCONIES)40 units/ha Max.31 units/haDENSITY40 units/ha Max.31 units/haLOT (BLDG.) COVERAGE MAX.40% (9,928.55 sq.m.)23.64% (7,151.48 sq.m.)MIN. PRIVATE AMENITY AREA PER DWELLING UNIT (EXCLUDING BACK TO BACK UNITS)30 sq.m.41.96 sq.m.MIN. COMMON AMENITY AREA PER DWELLING UNIT30 sq.m PER 	ADJACENT TO NEW RADFORD	3.00 m	3.34 m
LOT (BLDG.) COVERAGE MAX.40% (9,928.55 sq.m.)23.64% (7,151.48 sq.m.)MIN. PRIVATE AMENITY AREA PER DWELLING UNIT (EXCLUDING BACK TO BACK UNITS)30 sq.m.41.96 sq.m.MIN. COMMON AMENITY AREA PER DWELLING UNIT30 sq.m PER DWELLING UNIT184.90 sq.m.MIN. COMMON AMENITY AREA PER DWELLING UNIT30% (9,224.3 sq.m.)56.13% (16,979.91 sq.m.)MIN. DISTANCE BETWEEN BUILDINGS3.0 m3.10 mMIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS8.0 m15.50 m	DWELLING UNIT (BACK TO BACK	4.00 sq,m.	5.30 sq.m.
MIN. PRIVATE AMENITY AREA PER DWELLING UNIT (EXCLUDING BACK TO BACK UNITS)30 sq.m.41.96 sq.m.MIN. COMMON AMENITY AREA PER DWELLING UNIT30 sq.m PER DWELLING UNIT184.90 sq.m.LANDSCAPE OPEN SPACE MIN.30% (9,224.3 sq.m.)56.13% (16,979.91 sq.m.)MIN. DISTANCE BETWEEN BUILDINGS3.0 m3.10 mMIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS8.0 m15.50 m	DENSITY	40 units/ha Max.	31 units/ha
DWELLING UNIT (EXCLUDING BACK TO BACK UNITS)30 sq.m PER DWELLING UNIT184.90 sq.m.MIN. COMMON AMENITY AREA PER DWELLING UNIT30% (9,224.3 sq.m.)56.13% (16,979.91 sq.m.)LANDSCAPE OPEN SPACE MIN.30% (9,224.3 sq.m.)56.13% (16,979.91 sq.m.)MIN. DISTANCE BETWEEN BUILDINGS3.0 m3.10 mMIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS8.0 m15.50 m	LOT (BLDG.) COVERAGE MAX.	40% (9,928.55 sq.m.)	23.64% ( 7,151.48 sq.m.)
PER DWELLING UNITDWELLING UNITLANDSCAPE OPEN SPACE MIN.30% (9,224.3 sq.m.)56.13% (16,979.91 sq.m.)MIN. DISTANCE BETWEEN BUILDINGS3.0 m3.10 mMIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS8.0 m15.50 m	DWELLING UNIT (EXCLUDING BACK	30 sq.m.	41.96 sq.m.
MIN. DISTANCE BETWEEN BUILDINGS3.0 m3.10 mMIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT WALL8.0 m15.50 m			184.90 sq.m.
MIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL10.0 m15.54 mMIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS8.0 m15.50 m	LANDSCAPE OPEN SPACE MIN.	30% (9,224.3 sq.m.)	56.13% (16,979.91 sq.m.)
WALL AND ANOTHER FRONT WALL         MIN. DISTANCE BETWEEN FRONT OR       8.0 m       15.50 m         REAR AND SIDE WALLS	MIN. DISTANCE BETWEEN BUILDINGS	3.0 m	3.10 m
REAR AND SIDE WALLS		10.0 m	15.54 m
MINIMUM SETBACK TO PARKING 3.0 m 3.00 m		8.0 m	15.50 m
	MINIMUM SETBACK TO PARKING	3.0 m	3.00 m

# BUILDING DATA

92 CLUSTER TOWNHOMES TO BE PART 9 OF THE ONTARIO BUILDING CODE COMBUSTIBLE CONSTRUCTION UP TO 3 STOREYS IN BUILDING HEIGHT

# PARKING REQUIREMENTS

TOTAL PARKING REQUIRED 1 SPACE PER UNIT + 1 SPACE FOR EVERY 2 UNITS FOR VISITOR (TANDEM SPACES BEING CONSIDERED AT 1 DRIVEWAY SPACE FOR EVERY 4 UNITS  $92 \times 1.5 = 138$  SPACES

PARKING PROVIDED: ATTACHED GARAGE PARKING = 92 SPACES TANDEM PARKING = 23 SPACES <u>VISITOR PARKING</u> = 49 SPACES TOTAL PARKING PROVIDED = 164 SPACES

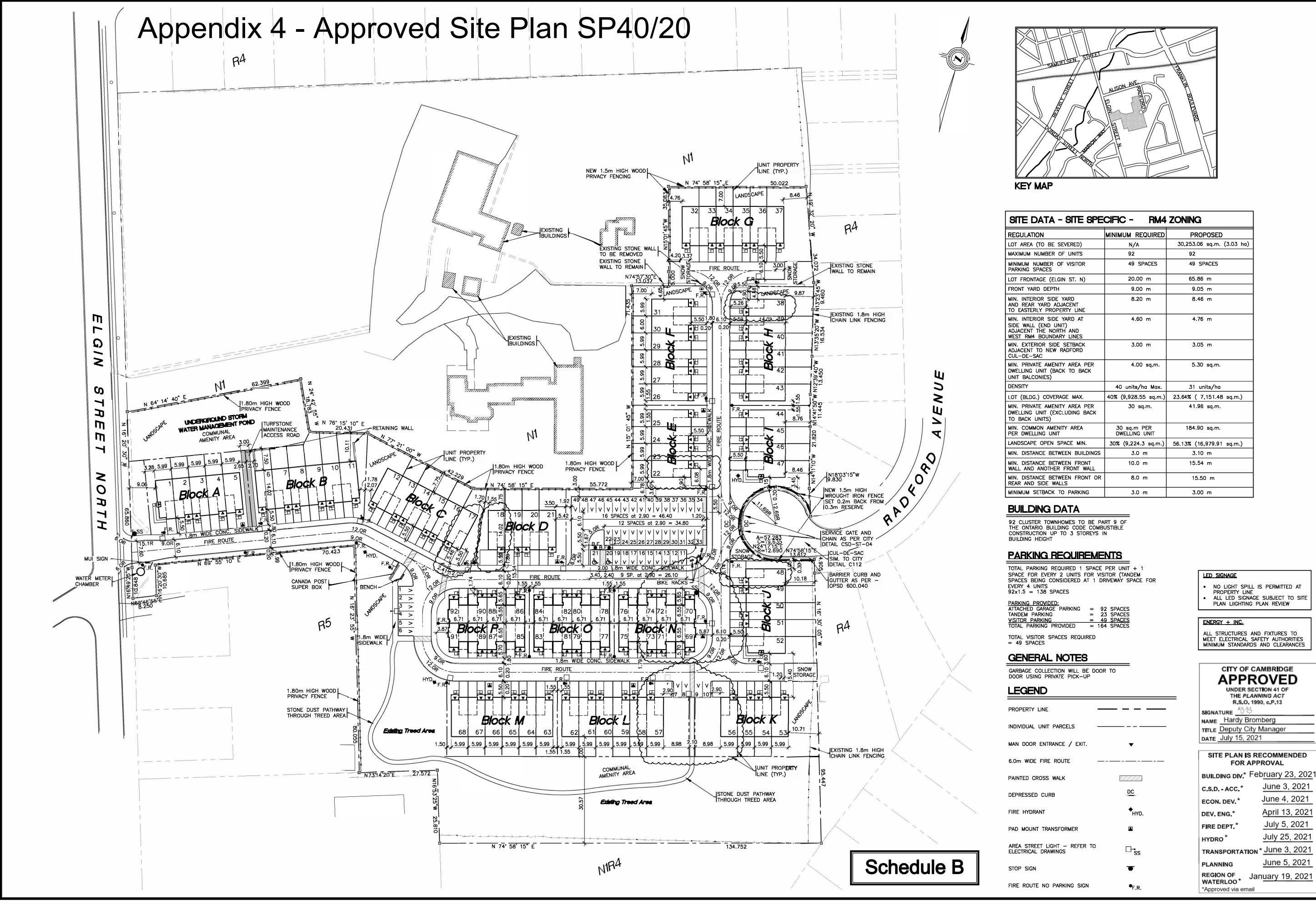
TOTAL VISITOR SPACES REQUIRED = 49 SPACES

#### GENERAL NOTES

GARBAGE COLLECTION WILL BE DOOR TO

DOOR USING PRIVATE PICK-UP LEGEND PROPERTY LINE INDIVIDUAL UNIT PARCELS \_\_\_\_ MAN DOOR ENTRANCE / EXIT. ▼ 6.0m WIDE FIRE ROUTE ------PAINTED CROSS WALK CH H H H H H DC DEPRESSED CURB + HYD. / FIRE HYDRANT Kedlined PAD MOUNT TRANSFORMER ALOI AREA STREET LIGHT - REFER TO □-•<sub>SS</sub> ⊾ ELECTRICAL DRAWINGS STOP SIGN FIRE ROUTE NO PARKING SIGN •F.R.

Corporation SP41/17 Schout Corpora May 7, 2019 LED SIGNAGE NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE ALL LED SIGNAGE SUBJECT TO SITE 2 FOR FOR FOR FOR STE PLAN LIIGHTING PLAN REVIEW ENERGY + INC. ヹ゚゚ゔヹゔヹ゚゚゚゚゚゚゚゚゚゚゚ ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES RE-IS PLAN RE-IS PLAN RE-IS RE-IS SUEL ¥ m ~ i . v 22/18 6/18 5/17 AUG JUNE MAR. OCT.1 CITY OF CAMBRIDGE **APPROVED** 2 **3** 9:06 UNDER SECTION 41 OF Site Plan APF 22/08/2018 9 1:600 KSR THE PLANNING ACT R.S.O. 1990, c.P.13 STATUS: PLOTTED: SCALE: DMN BY: DATE: NAME \_\_\_\_ELAINE BRUNN SHAW\_\_\_ TITLE \_\_\_\_\_Chief Planner\_ DATE \_\_\_\_\_\_ 21 2019 SITE PLAN IS REMOMMENDED FOR APPROVAL THE VINEYARDS TOWNHOMES Elgin Street North, Cambridge, O E PLAN **BUILDING DIV.** C.S.D. - ACC. ECON. DEV. ENG. & P.W. FIRE DEPT. 14/1er HYDRO 147 Elgi TRANSPORTATION Hanneni PLANNING REGION OF WATERLOO **A1.0** 



ATA - SITE SPECIFIC - RM4 ZONING				
ON	MINIMUM REQUIRED	PROPOSED		
(TO BE SEVERED)	N/A	30,253.06 sq.m. (3.03 ha)		
NUMBER OF UNITS	92	92		
IUMBER OF VISITOR PACES	49 SPACES	49 SPACES		
AGE (ELGIN ST. N)	20.00 m	65.86 m		
RD DEPTH	9.00 m	9.05 m		
IOR SIDE YARD YARD ADJACENT RLY PROPERTY LINE	8.20 m	8.46 m		
IOR SIDE YARD AT (END UNIT) THE NORTH AND BOUNDARY LINES	4.60 m	4.76 m		
RIOR SIDE SETBACK TO NEW RADFORD AC	3.00 m	3.05 m		
TE AMENITY AREA PER UNIT (BACK TO BACK ONIES)	4.00 sq,m.	5.30 sq.m.		
	40 units/ha Max.	31 units/ha		
.) COVERAGE MAX.	40% (9,928.55 sq.m.)	23.64% ( 7,151.48 sq.m.)		
TE AMENITY AREA PER UNIT (EXCLUDING BACK UNITS)	30 sq.m.	41.96 sq.m.		
ION AMENITY AREA LING UNIT	30 sq.m PER DWELLING UNIT	184.90 sq.m.		
OPEN SPACE MIN.	30% (9,224.3 sq.m.)	56.13% (16,979.91 sq.m.)		
NCE BETWEEN BUILDINGS	3.0 m	3.10 m		
NCE BETWEEN FRONT ANOTHER FRONT WALL	10.0 m	15.54 m		
NCE BETWEEN FRONT OR SIDE WALLS	8.0 m	15.50 m		
ETBACK TO PARKING	3.0 m	3.00 m		

ROVIDED:				
GARAGE PARKING	=	92	SPACES	
RKING	=	23	SPACES	
RKING	=	<u>49</u>	SPACES	
KING PROVIDED	1	164	SPACES	

ND	
LINE	
UNIT PARCELS	
ENTRANCE / EXIT.	•
FIRE ROUTE	
ROSS WALK	
) CURB	DC
ANT	✦ HYD.
T TRANSFORMER	
et light — refer to Drawings	□-•ss
l	▼
E NO PARKING SIGN	●F.R.

#### LED\_SIGNAGE

NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE
ALL LED SIGNAGE SUBJECT TO SITE PLAN LIGHTING PLAN REVIEW

ENERGY + INC.

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES

CITY OF CAMBRIDGE
APPROVED
UNDER SECTION 41 OF
THE PLANNING ACT
R.S.O. 1990, c.P.13
GNATURE "

NAME Hardy Bromberg TITLE Deputy City Manager DATE July 15, 2021

SITE PLAN IS RECOMMENDED FOR APPROVAL				
BUILDING DIV.*	Feb <u>ruary 23, 202</u> 1			
C.S.D ACC.*	June 3, 2021			
ECON. DEV.*	June 4, 2021			
DEV. ENG.*	<u>April 13, 2021</u>			
FIRE DEPT.*	July 5, 2021			
HYDRO*	July 25, 2021			
TRANSPORTAT	ом* <u>June 3, 2021</u>			
PLANNING	June 5, 2021			

view and take design work on spittered under 2-3) of the Lot the Lot the	ategories.	0	DESIGN STUDIO INC. 519-220-0414		
I Keith Rescart: review and take responsibility for the design work on behaff of our firm Orchard Design Studio Incorporated registered under Dividing Code. I an quartied, and the firm is natistered. In the	appropriate classes/categories Firm BCIN: 28615	Individual BCIN: 21578	Signed: +		
Schout	Schout Corporation				
		NOV.20/20 1. REVISIONS TO SITE PLAN	No. REVISION		
		v.20/20 1.	DATE No.		
STATUS: SITE PLAN APPROVAL PLOTTED: 21/01/2019 4:55 PM	SCALE: 1:600	DWN BY: KSR	DATE: OCTOBER 2017 DA		
<ul> <li>PROLECT</li> <li>THE VINEYARDS</li> <li>TOWNHOMES</li> <li>147 Elgin Street North, Cambridge, Ontario</li> <li>™E SITE PLAN</li> </ul>					