

To: **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 from 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



Name: Lisa Prime

Title: Chief Planner MCIP, RPP

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 that reads "David Calder". The signature is written in a cursive, flowing style.

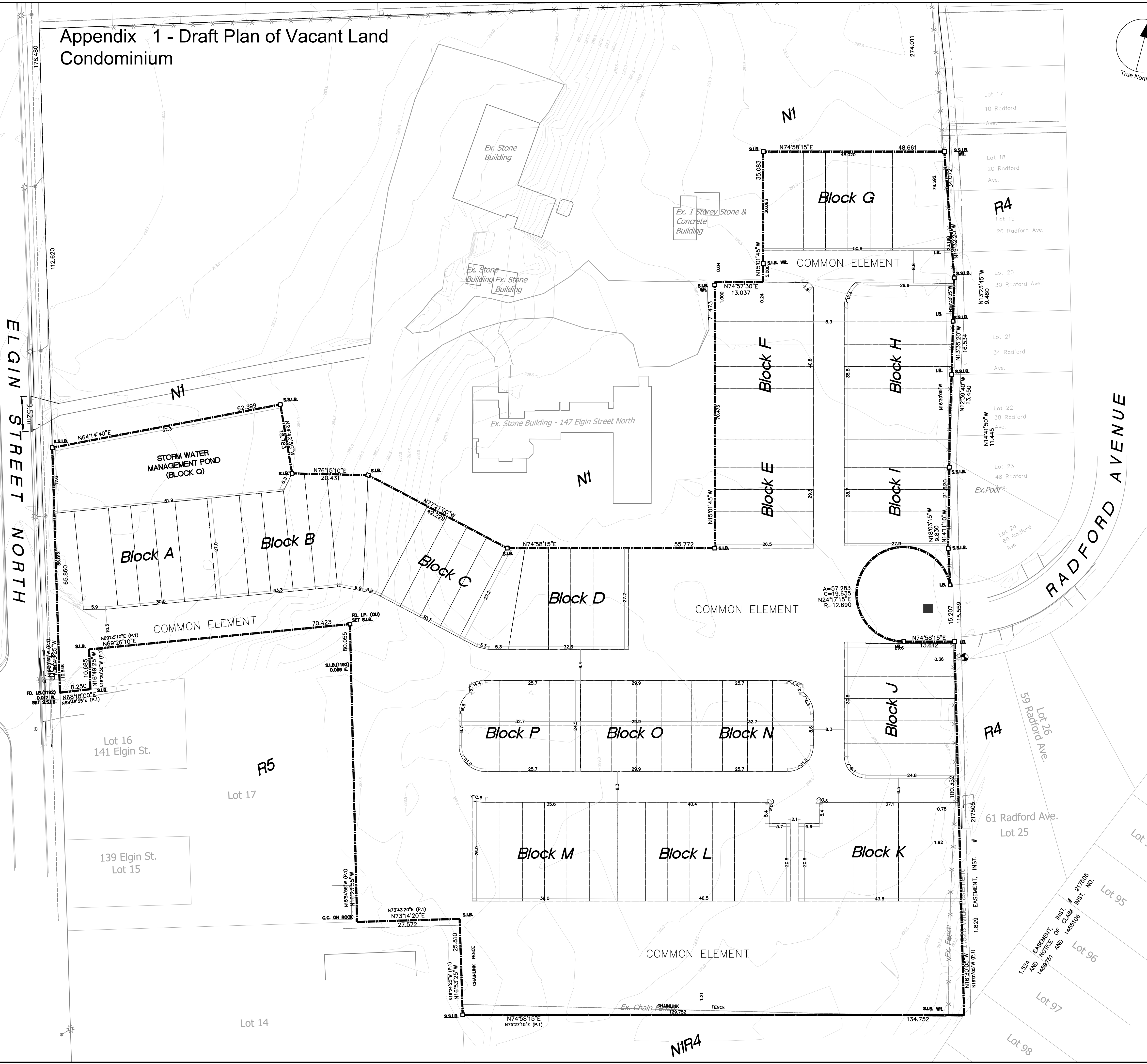
Name: David Calder

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

ELGIN STREET NORTH



DRAFT PLAN OF CONDOMINIUM

THE VINEYARDS

PT LOT 17-18 PLAN 1135 CAMBRIDGE;
PT LOT 18-23, REGISTERED PLAN 1066,
CITY OF CAMBRIDGE,
REGIONAL MUNICIPALITY OF WATERLOO

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KEY MAP - N.T.S.

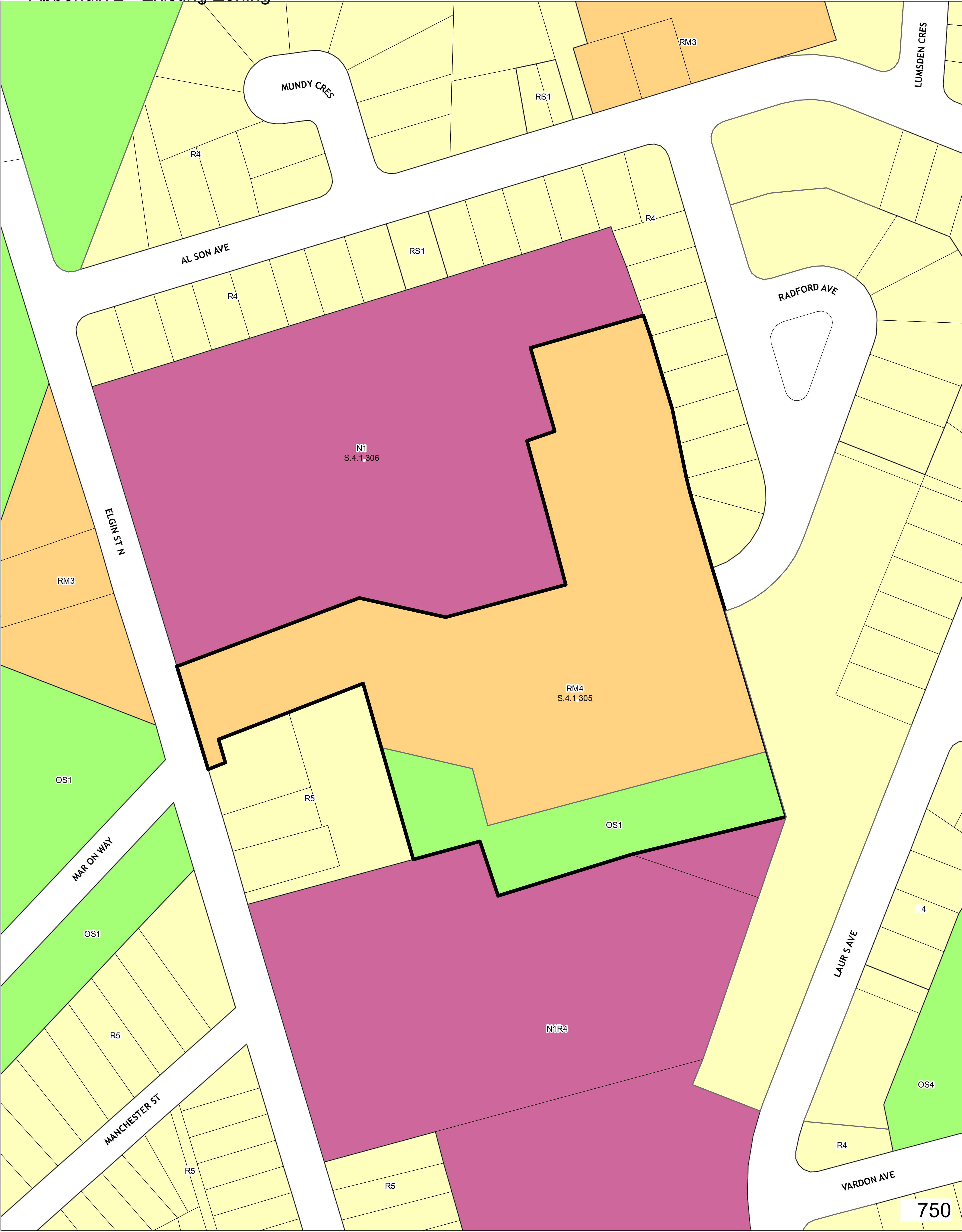
1	2021-4-12	ET	MODIFICATION REQUESTED BY CLIENT
DRAWING ISSUE RECORD			

BENCHMARK		
BENCHMARK REFERENCE (M) (DPM) UTM ZONE 17, NAD83 (SPRS) (2010)		
COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
A	4801725.272	556705.595
B	4801802.190	556925.315

SCALE	

PROJECT NO:	
113901	

DRAWN BY: OTHERS / E.T.	CHECKED BY: C.T.
PROJECT MGR: D.W.S.	APPROVED BY: D.W.S.
SHEET TITLE <div style="text-align: center;"> <h1>DRAFT PLAN OF CONDOMINIUM</h1> </div>	
SHEET NUMBER <div style="text-align: center;"> <h1>1.0</h1> </div>	ISSUE <div style="text-align: center;"> <h1>2</h1> </div>



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



Lands affected by the by-law

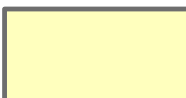
Zoning Classification



OPEN SPACE



MEDIUM HIGH DENSITY RESIDENTIAL

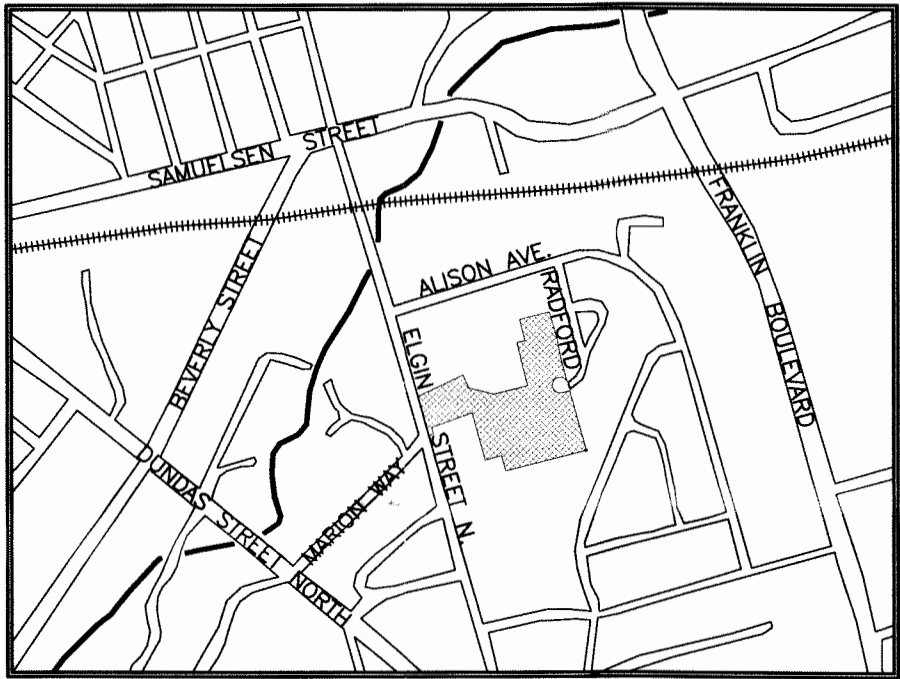
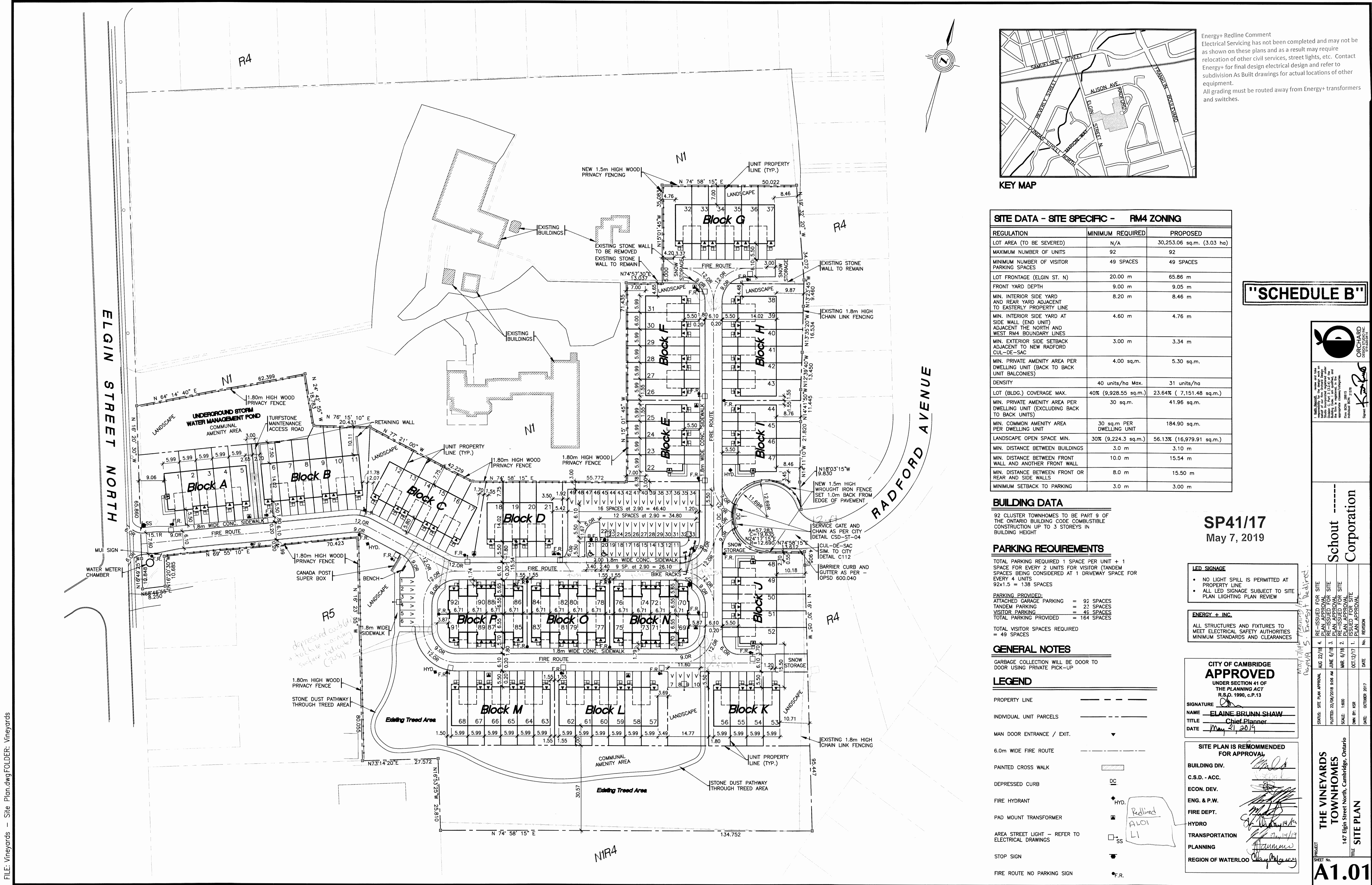


LOW DENSITY RESIDENTIAL



INSTITUTIONAL

Appendix 3 - Approved Site Plan - SP41/17



KEY MAP

Energy+ Redline Comment
Electrical 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.

SITE DATA - SITE SPECIFIC - RM4 ZONING		
REGULATION	MINIMUM REQUIRED	PROPOSED
LOT AREA (TO BE SEVERED)	N/A	30,253.06 sq.m. (3.03 ha)
MAXIMUM NUMBER OF UNITS	92	92
MINIMUM NUMBER OF VISITOR PARKING SPACES	49 SPACES	49 SPACES
LOT FRONTAGE (ELGIN ST. N)	20.00 m	65.86 m
FRONT YARD DEPTH	9.00 m	9.05 m
MIN. INTERIOR SIDE YARD AND REAR YARD ADJACENT TO EASTERLY PROPERTY LINE	8.20 m	8.46 m
MIN. INTERIOR SIDE YARD AT SIDE WALL (END UNIT) ADJACENT THE NORTH AND WEST RM4 BOUNDARY LINES	4.60 m	4.76 m
MIN. EXTERIOR SIDE SETBACK ADJACENT TO NEW RADFORD CUL-DE-SAC	3.00 m	3.34 m
MIN. PRIVATE AMENITY AREA PER DWELLING UNIT (BACK TO BACK UNIT BALCONIES)	4.00 sq.m.	5.30 sq.m.
DENSITY	40 units/ha Max.	31 units/ha
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 UNIT	30 sq.m PER DWELLING UNIT	184.90 sq.m.
LANDSCAPE OPEN SPACE MIN.	30% (9,224.3 sq.m.)	56.13% (16,979.91 sq.m.)
MIN. DISTANCE BETWEEN BUILDINGS	3.0 m	3.10 m
MIN. DISTANCE BETWEEN FRONT WALL AND ANOTHER FRONT WALL	10.0 m	15.54 m
MIN. DISTANCE BETWEEN FRONT OR REAR AND SIDE WALLS	8.0 m	15.50 m
MINIMUM SETBACK TO PARKING	3.0 m	3.00 m

"SCHEDULE B"

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)
92x1.5 = 138 SPACES

PARKING PROVIDED:
ATTACHED GARAGE PARKING = 92 SPACES
TANDEM PARKING = 23 SPACES
VISITOR PARKING = 45 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
- DEPRESSED CURB
- FIRE HYDRANT
- PAD MOUNT TRANSFORMER
- AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS
- STOP SIGN
- FIRE ROUTE NO PARKING SIGN

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

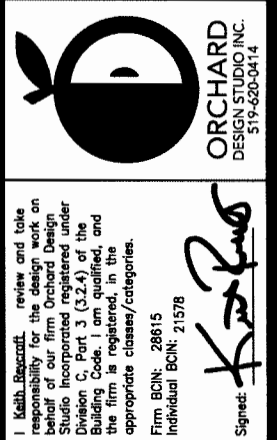
CITY OF CAMBRIDGE APPROVED

UNDER SECTION 41 OF THE PLANNING ACT R.S.O. 1990, c.P.13

SIGNATURE: Elaine Brunin Shaw
NAME: ELAINE BRUNIN SHAW
TITLE: Chief Planner
DATE: May 21, 2019

SITE PLAN IS REMOVED FOR APPROVAL

BUILDING DIV. [Signature]
C.S.D. - ACC. [Signature]
ECON. DEV. [Signature]
ENG. & P.W. [Signature]
FIRE DEPT. [Signature]
HYDRO [Signature]
TRANSPORTATION [Signature]
PLANNING [Signature]
REGION OF WATERLOO [Signature]



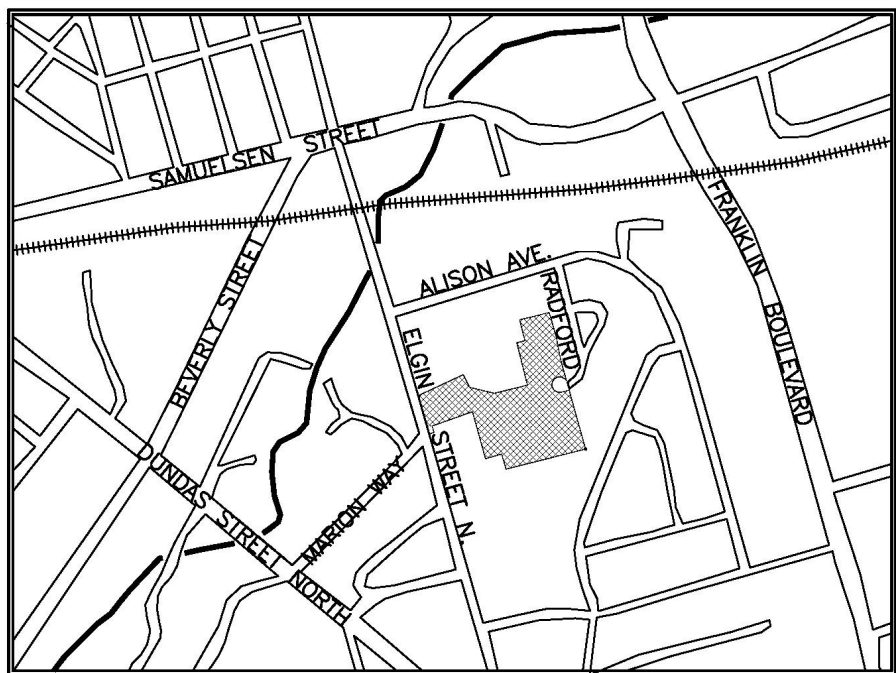
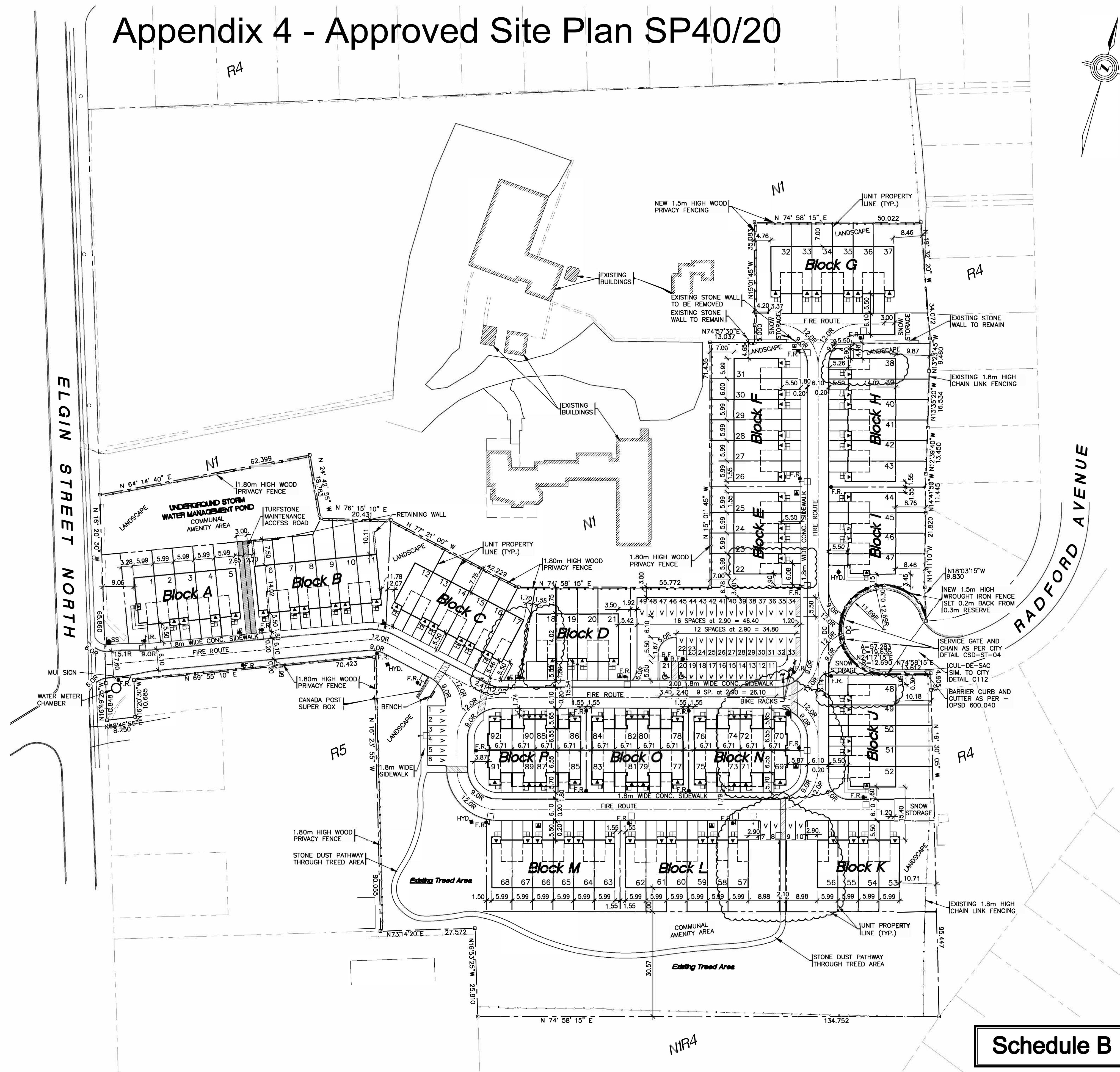
Schout Corporation

STATUS	DATE	REVISION
ISSUED FOR SITE PLAN APPROVAL	AUG 22/18	1
RE-ISSUED FOR SITE PLAN APPROVAL	JUNE 6/19	2
RE-ISSUED FOR SITE PLAN APPROVAL	MAY 6/19	3
RE-ISSUED FOR SITE PLAN APPROVAL	OCT 12/17	1
RE-ISSUED FOR SITE PLAN APPROVAL	OCT 2017	1

THE VINEYARDS TOWNHOMES
147 Elgin Street North, Cambridge, Ontario
SHEET NO. 1
TITLE SITE PLAN

A1.01

Appendix 4 - Approved Site Plan SP40/20



KEY MAP

SITE DATA - SITE SPECIFIC - RM4 ZONING		
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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	▨
DEPRESSED CURB	DC
FIRE HYDRANT	♦HYD.
PAD MOUNT TRANSFORMER	■
AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS	□SS
STOP SIGN	■
FIRE ROUTE 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

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

SITE PLAN IS RECOMMENDED FOR APPROVAL

BUILDING DIV.*	February 23, 2021
C.S.D. - ACC.*	June 3, 2021
ECON. DEV.*	June 4, 2021
DEV. ENG.*	April 13, 2021
FIRE DEPT.*	July 5, 2021
HYDRO*	July 25, 2021
TRANSPORTATION*	June 3, 2021
PLANNING	June 5, 2021
REGION OF WATERLOO*	January 19, 2021

*Approved via email

Schedule B



Schout Corporation

THE VINEYARDS TOWNHOMES

147 Elgin Street North, Cambridge, Ontario

SITE PLAN

A1.01