



143 Elgin St. N.

30CDM-21103

November 23, 2021

Special Council – Statutory Public Meeting

Public Meeting – 143 Elgin St. N.

Purpose of Meeting

- The applicant submitted an application for Vacant Land Plan of Condominium to the Region of Waterloo (approval authority for plan of condominiums).
- The purpose of this application is to create a condominium corporation before the units are physically built. This would allow for units to be built as they are sold.
- If the Condominium Corporation is created after the units are built a Public Meeting is not required.

Public Meeting – 143 Elgin St. N.

Purpose of Meeting

- Due to the type of condominium being applied for a Public Meeting is required under Section 51 and O. Reg. 544/06 of the Planning Act. The City of Cambridge is holding the Public Meeting on behalf of the Region of Waterloo.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and those on the mailing list from previous meetings.
- Notice was provided in the Cambridge Times and by email to the registered mailing list (created through previous applications).

Location



- East side of Elgin St. N.
- Located south of Alison Ave.
- Directly to the north of St. Anne Elementary School.
- Map is a general representation of the property, not to scale.

143 Elgin St. N. – Past Planning Applications

The proposed development has been through a number of previous planning process:

Zoning By-law Amendment – approved in March of 2017

- 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.

Severance – approved in 2018

- facilitated the severance of the subject lands (143 Elgin St. N.) from the Church property to the north (147 Elgin St. N.) This was completed to permit the residential development on the subject property.

143 Elgin St. N. – Past Planning Applications

Site Plans – approved in 2019 and 2021

- SP41/17 (approved in 2019) - The site plan approved 92 townhouse units as well as internal condo road and stormwater management area.
- Site plan amendment SP40/20 (approved in 2021) was submitted by the applicant 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.

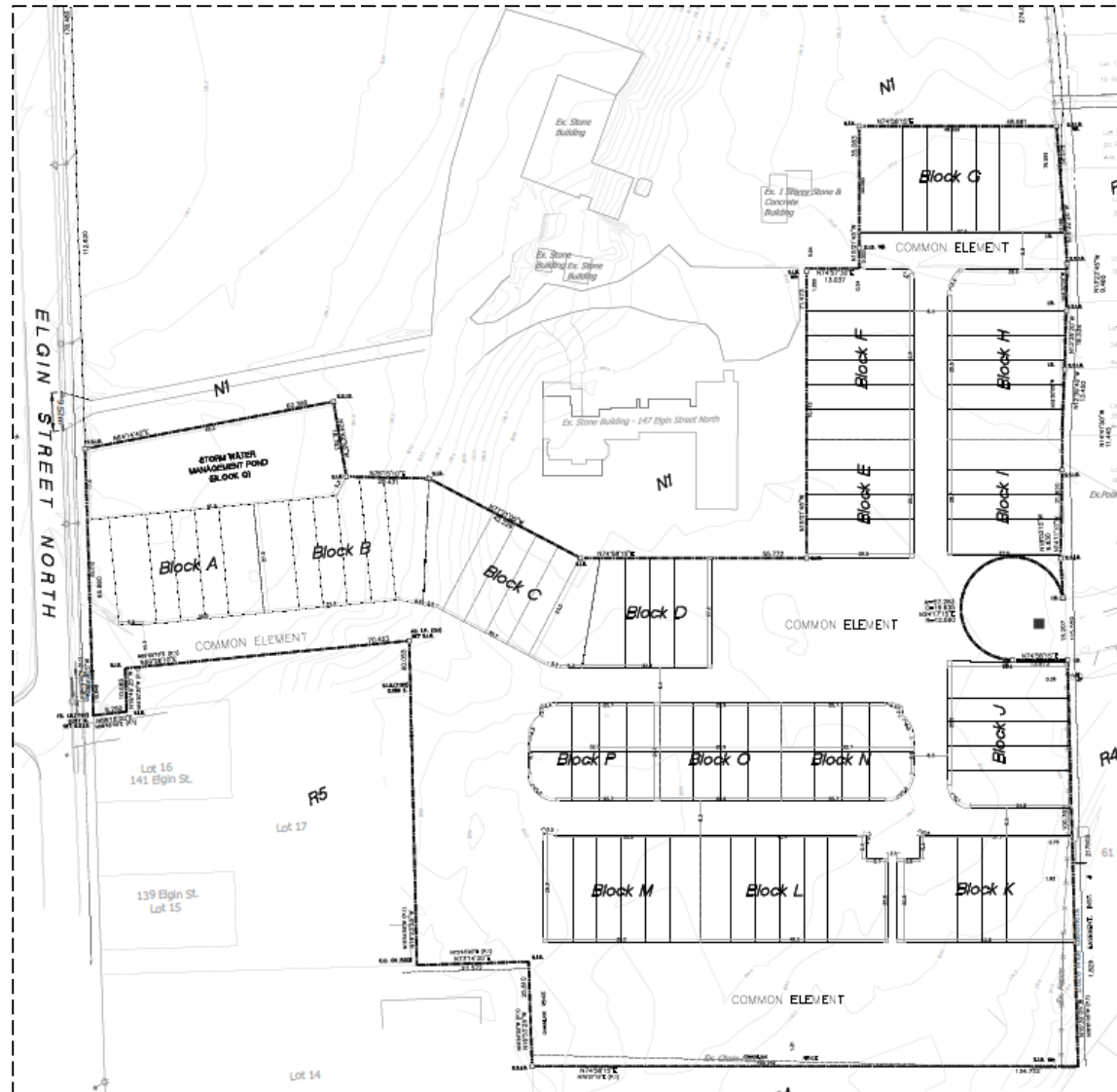
143 Elgin St. N. – Past Planning Applications

- The proposed plan of condominium is in conformity with all past planning approvals.
- There is no changes being proposed to past approvals through the Vacant Land Condominium process.

143 Elgin St. N. – Approval Authority

- 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.
- There is no proposed changes to what has previously been approved under previous planning applications.

143 Elgin St. N. – Proposed Vacant Land Condominium



Staff Recommendation & Comment

- **THAT** City staff continue with the review of application 30CDM-21103 and prepare conditions of draft approval of condominium for the reasons set out in report 21-290(CD).
- No further report will be brought back to Council.
- The final approval of the Condominium will be made by the Region of Waterloo.

Thank You

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