

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 5/31/2022

Subject: 200 Dundas Street South Official Plan and Zoning By-law
Amendment Public Meeting Report – Pureland Investments Inc.

Submitted By: Lisa Prime, Chief Planner

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Report No.: 22-051-CD

File No.: OR02/22

Wards Affected: Ward 6

RECOMMENDATION(S):

THAT Report 22-051-CD – 200 Dundas Street South OPA and ZBA Public Meeting Report – Pureland Investments Inc. be received;

AND THAT; applications OR02/22 for 200 Dundas street South be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

- The applicant is proposing the development of a five (5) storey mixed-use building consisting of 3 commercial units on the ground floor and 40 dwelling units on the upper floors.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development.
- This report has been prepared for the statutory public meeting required by the Planning Act to introduce the proposed amendments and overall site concept to Council and the public.

Key Findings

- The proposed development provides an opportunity to transform vacant, underutilized land and contributes to the City of Cambridge housing stock by way of a medium-density, mixed-use development.

- The proposed development would support the Regional and City objective of directing 45 percent of new development within the Built-up Area as well as providing for additional housing stock for the City of Cambridge.
- The proposed development represents an efficient use of the subject lands. The intensification of the lands for both commercial and residential uses would utilize existing municipal services and would contribute to a community node by adding a medium/high density mixed-use development to this area.
- The subject property is in close proximity to transit routes and commercial amenities. The proposed development supports the City's objective of creating complete communities.

Financial Implications

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
☒ Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Not Applicable

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed Official Plan and Zoning By-law Amendment applications and provide input on the proposal. All comments and input received at the public meeting, as well as any subsequent written submissions, will be considered as part of the review and analysis of the applications.

BACKGROUND:

The purpose of this report is to advise Council and the public of the proposed development to establish a mixed use commercial residential development at 200 Dundas Street South. The proposed development proposes a five (5) storey mixed-use building consisting of three (3) commercial units on the ground floor and forty (40) dwelling units on the upper floors. A total of ten (10) dwelling units are proposed on

each floor in which five (5) one-bedroom plus den units, and five (5) two-bedroom units are proposed. Each dwelling unit proposes to include a private balcony. Common amenity space for the residents would be located in the basement of the proposed development, and would include a games room, gym, and party room.

The applicant is proposing a total of 69 parking spaces to be provided at grade and in one (1) level of underground parking, with its access located to the rear of the subject property. There are 33 underground parking spaces (including two barrier free spaces) and 36 surface parking spaces (including two barrier free spaces) being proposed.



Figure 1 – Concept Elevation/Massing of Proposed Building

The subject lands currently contain a two (2) storey vacant commercial building and a surface parking lot. Shrubbery currently exists along the western, eastern and southern perimeter of the subject property.

In order to facilitate the mixed-use development an Official Plan Amendment and a Zoning By-law Amendment are required. The Official Plan Amendment is required to permit increased density on the property. The applicant is proposing to re-designate the subject property from Low/Medium Density Residential to High Density Residential to permit a maximum density of 136 units per hectare. The proposed development contemplates a Floor Space Index (FSI) of 1.363, which meets the permitted FSI in the designation.

The Zoning By-law Amendment is required to rezone the lands from the C2 zone to C2RM3 zone with site-specific exceptions. The proposed compound zone is typically used for mixed-use developments in order to accommodate a combination of commercial and residential uses. The site-specific exceptions pertain to the commercial

uses permitted on the property, yard setbacks, density, landscaped open space and parking space reduction.

Location

The subject lands are municipally addressed as 200 Dundas Street South in the City of Cambridge. The legal address of the subject property is Part of Lot 5 and 6, Concession 10, North Dumfries Part 4, Reference Plan 67R-2837, Cambridge. The subject property is approximately 2,962.0 square metres (31,882 square feet) in area with 60.25 metres (197 feet) of frontage on Dundas Street South. It is located approximately 110 metres northwest of the Dundas Street South and Franklin Boulevard intersection/roundabout.



Figure 2 – Aerial Map of 200 Dundas Street South

Existing and Surrounding Land Uses

The subject property is located within the Dundas Street South corridor. A variety of commercial uses and restaurant uses currently exist within this corridor. The 'South Cambridge Shopping Centre' is located directly across Dundas Street South. Beyond the Dundas Street South Corridor, low density residential predominantly exists north of Franklin Boulevard. Existing medium density residential developments.

ANALYSIS:

The proposed Official Plan Amendment and Zoning By-law Amendment applications are currently under review by City staff and applicable commenting agencies. Considerations for the review of these applications include (but are not limited to) the following:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation to permit increased density;
- Appropriateness of the proposed site-specific Zoning By-law Amendment request associated with the proposed development; and,
- Comments received from members of Council, the public, City staff and outside agencies who were circulated the application for review and comment.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review and analysis of issues, consideration of all input and a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario Land Tribunal (OLT) after the statutory timeline for processing set out by the Planning Act has passed. If Council were to decide to refuse either or both applications at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If the appeals are filed under either of these scenarios then that would leave the decision about these planning applications to the outcome of the OLT process.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan (2012)

The City of Cambridge Official Plan (2012) designates the subject lands as Build Up Area on Map 1a and also designates the lands Low/Medium Density Residential on Map 2. Refer to Appendix 1.

The Official Plan also identifies the subject property as being located within the Main Street and Dundas Street South Community Node on Figure 3 of the Official Plan.

The Built-up Area encourages intensification within Community Nodes as part of the City's growth management strategy. These areas are intended to attract a significant portion of future population and employment growth. Intensification should be designed to support vibrant neighbourhoods through the inclusion of a diverse and compatible mix of land uses, provide for a range and mix of housing, support alternative transportation, and ensure appropriate transitions in built form.

The Low/Medium Density designation permits a maximum of 40 dwelling units per gross hectare. Although the proposed uses are considered permitted, the applicant is proposing a density of 136 dwelling units per gross hectare, thus exceeding the maximum requirement.

Community Nodes are located at major intersections and provide service to surrounding neighbourhoods. These Nodes should contain a concentration of mixed uses including higher density residential forms, access to public transit, developments designed to at a pedestrian scale and provide pedestrian linkages, employment activities and a variety of services and facilities. The Main Street and Dundas Street South Community Node is expected to be redeveloped at a higher density with a focus on a mix of uses including the introduction of medium to high density housing.

The City recognizes the importance of providing affordable housing options and encourages the development of affordable housing through permitting mixed-use developments in Community Nodes. The proposed development provides a housing type that include multi-residential built form. The ultimate tenure and provision of affordable housing will be reviewed and discussed with the applicant during the applications review.

The subject property is located within the area subject to the proposed Main Street and Dundas Street Secondary Plan. This Secondary Plan has been drafted but is not yet approved. The purpose of this Secondary Plan is to provide a planning framework that will guide future development and redevelopment in the Main Street and Dundas Street Community Node and implement the policies of the Cambridge Official Plan and Region of Waterloo Official Plan. The Main Street and Dundas Street Area currently features a mix and range of retail, service commercial, and industrial uses. Three (3) main transportation corridors serve this area, including Dundas Street, Main Street, and Franklin Boulevard, which promote access to this area to and from other parts of Cambridge. The proposal generally aligns with the draft Secondary Plan.

The development is proposing to incorporate a higher density form of residential use with a proposed maximum density of 136 units per hectare. In order to facilitate the proposed development, an Official Plan Amendment is required.

The City of Cambridge Zoning By-law 150-85 (as amended)

The subject lands are currently zoned Commercial Use Class 2 - C2 Zone in the City of Cambridge Zoning By-law 150-85. This zone's primary purpose is to accommodate a wide variety of commercial uses. The Zoning By-Law states that residential dwelling units are permitted in the C2 Zone provided they are not located on the ground floor of the building and are subject to a Compound Zone which is typically used for mixed-use developments to accommodate a combination of commercial and residential uses.

The applicant is proposing to rezone the property from the C2 Zone to C2RM3 Zone with Site-Specific Exemptions. This would permit the development of multiple residential units as well as ground floor commercial uses on the property.

The site-specific provisions proposed include the following:

- Permit the use of a ground floor Shopping Centre (defined as three or more commercial units in the Cambridge Zoning By-Law) on the subject property;
- Permit a minimum front yard setback of 3.0 metres, whereas the Zoning By-Law requires a setback of 6.0 metres;
- Permit a maximum density of 136 units per hectare, whereas the Zoning By-Law requires a maximum of 75 units per hectare;
- Permit a minimum interior side yard setback of 3.0 metres, whereas the Zoning By-Law requires 7.5 metres;
- Permit a minimum landscaped open space of 28.7%, where as the Zoning By-Law requires 30.0%;
- Permit a reduce parking rate of 4.3 spaces per 100 m² of gross leasable commercial floor area for the proposed ground floor Shopping Centre component, whereas the Zoning By-Law requires a parking rate of 5.0 spaces per 100 m² of gross leasable commercial floor area, and;
- Permit a maximum of one commercial unit having a maximum commercial gross leasable area of 160 square metres for a Restaurant use.

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

PUBLIC VALUE:

Transparency:

To ensure transparency, the application and supporting studies provided by the applicant are available on the City of Cambridge Current Development website found here:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx#>

Future notification regarding the application will be circulated to those who will sign-up for the mailing list.

Engagement:

Public involvement was invited virtually in accordance with the Planning Act. Notification for this Public meeting was printed in the Cambridge Times and was mailed out to property owners within a 120 metre radius of the subject property.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

- This is not applicable at this stage of the process.
- If the Official Plan Amendment and/or Zoning By-law Amendment application are approved (in the future), the Accessibility Advisory Committee will be circulated on the Site Plan application that will be required to further facilitate this development.

PUBLIC INPUT:

The statutory public meeting being held under the Planning Act will take place on May 31, 2022. Official notification for this meeting was provided in the Cambridge Times. In addition, an official notification letter was sent to all assessed property owners within a 120 metre (393.7 foot) radius of the subject lands and anyone else that requested a notice. Any interested parties and members of the public will be provided an opportunity to speak to this proposal at the May 31, 2022 public meeting.

All public comments received will be considered as part of the review and analysis of the application and will be included in the future recommendation report to Council.

This report has been posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The Official Plan Amendment and Zoning By-law Amendment applications have been circulated to the departments and commenting agencies listed in Appendix C. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

This report summarizes the proposed development as requested through the Official Plan Amendment and Zoning By-law Amendment applications submitted for 200 Dundas Street South. A staff recommendation report will be prepared for this proposal

upon completion of the review and analysis of this file. Public and Council comments received through the review will be considered and responded to in the future recommendation report.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed by the Chief Financial Officer and City Solicitor.

It has been reviewed and approved by the Director, Deputy City Manager and City Manager.

ATTACHMENTS:

When naming attachments please use the following format:

1. Report Number Appendix A – Official Plan Map
2. Report Number Appendix B – Zoning Map
3. Report Number Appendix C – Internal/External Consultation and List of Supporting Studies