

**To:** SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

**Meeting Date:** 6/28/2022

**Subject:** **Public Meeting Report – 408-416 Dundas Street South – Draft Plan of Subdivision (30T-22102)**

**Submitted By:** Lisa Prime, Chief Planner

**Prepared By:** Michael Campos, Intermediate Planner

**Report No.:** 22-082-CD

**File No.:** 30T-22102

**Wards Affected:** Ward 7

**RECOMMENDATION(S):**

THAT Report 22-082-CD – Public Meeting Report – 408-416 Dundas Street South – Draft Plan of Subdivision (30T-22102) be received;

AND THAT Draft Plan of Subdivision 30T-22102 be referred back to staff for a subsequent report and recommendation.

**EXECUTIVE SUMMARY:**

**Purpose**

- The applicant has submitted a residential draft plan of subdivision that proposes the creation of one single Block for the entire parcel of land known as 408-416 Dundas Street South. The subject lands were subject to an Official Plan Amendment and Zoning By-law Amendment to permit the development of a four-storey apartment house containing 38 units, and three blocks of townhomes totalling an additional 18 units.
- In order to subdivide the land via Part Lot Control, the lands must be a whole Lot or Block within a Plan of Subdivision. As such, the sole purpose of the Draft Plan of Subdivision application is to facilitate the future subdivision of the lands for townhomes.

**Key Findings**

- The Plan of Subdivision is required in order to facilitate a future common element tenure for the townhomes. A common element condominium is when the

residents of the development own the townhouse dwelling and lot that the dwelling is situated on. Amenity areas, access roads, visitor parking and other shared landscape areas are owned and maintained collectively by the condominium corporation. The applicant has submitted applications for a Draft Plan of Common Elements Condominium for the townhomes, as well as a Draft Plan of Standard Condominium for the apartment house.

- The application is considered technical in nature and no changes to the proposed development considered by City Council through the previous approved Official Plan Amendment and Zoning By-law Amendment are proposed.
- The submitted Plan of Subdivision will provide the ability to establish the individual lots for the townhouse dwellings, which will facilitate the development of the site for attainable housing in the City of Cambridge.

### **Financial Implications**

Any costs of the application are borne by the applicant.

### **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:** Increase housing options

**Program:** Not Applicable

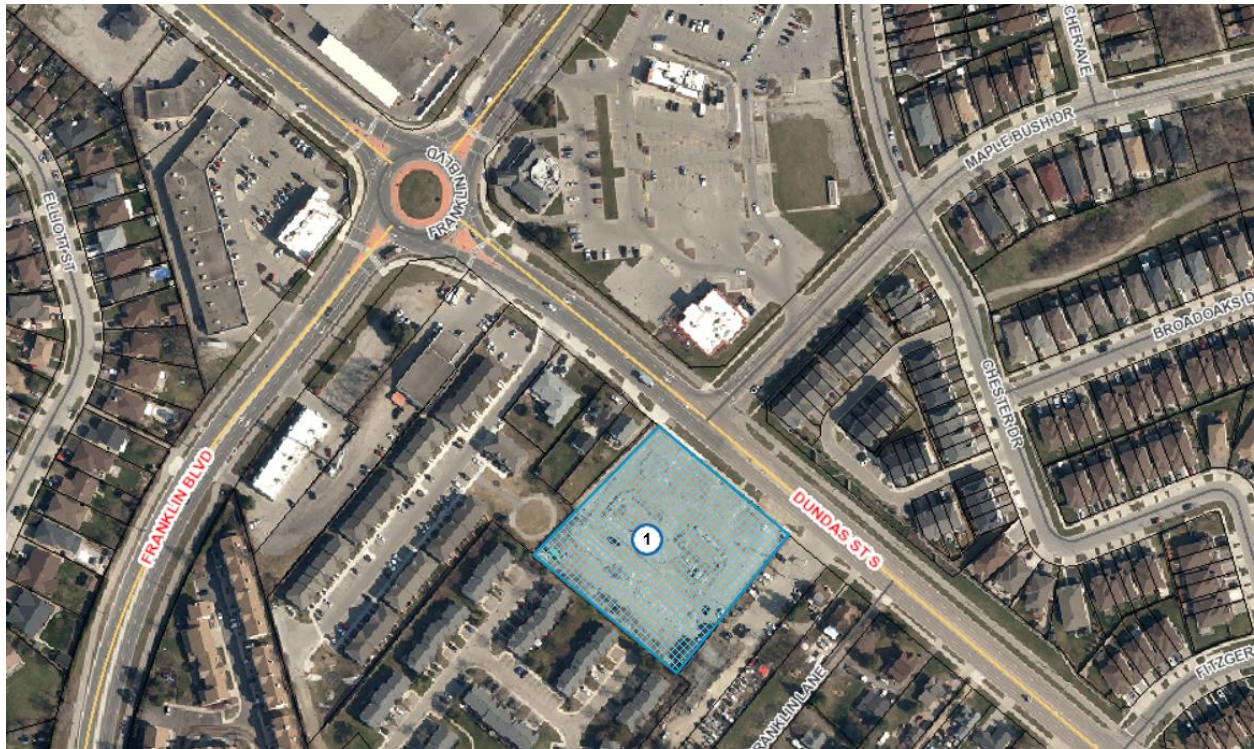
**Core Service:** Not Applicable

The development of the site will provide for a mix and range of housing options by providing both apartment and townhouse units. The application for Draft Plan of Subdivision will permit the future establishment of the individual townhouse lots, thereby allowing the development approved by Council in 2019 to be made available to the public for purchase.

### **BACKGROUND:**

The applicant has submitted a Draft Plan of Subdivision application to the City of Cambridge and to the Region of Waterloo, which seeks to facilitate the creation of a single block in order to permit the subdivision of land into individual lots for purchase by the public.

The subject lands comprise a total area of approximately 0.785 hectares and are located on the south side of Dundas Street South, opposite Maple Bush Drive and south east of Franklin Boulevard, as can be seen in the image below:



*Figure 1: Aerial Image of the Subject Lands*

## **ANALYSIS:**

The subject lands were subject to site-specific Official Plan and Zoning By-law Amendment applications (OR03/18), which were approved in 2019. The purpose of the Official Plan Amendment was to permit the increase in allowable density on the site to a maximum of 75 units per hectare in order to accommodate the proposed development of a four-storey, 38-unit apartment house and 18, two-storey townhouse units. The Zoning By-law Amendment was required to rezone the lands from “Residential – R4” to the “Multiple Residential – RM3” zone with site-specific provisions, which established permissions to allow the proposed built-form on the lands. Further to the approvals of the Official Plan and Zoning By-law Amendments, a Site Plan application was subsequently approved in 2021, along with building permits that were issued shortly afterwards. The development is currently under construction.

The approval of the draft plan of subdivision will permit the applicant to proceed with a Part Lot Control Exemption application, which will allow the subdividing of the land to create individual townhouse lots that can be sold to future residents.

As mentioned previously in this report, this application is considered to be technical and

is required in order to facilitate the form of condominium ownership that the applicant is proposing for the townhouses. No changes to the physical layout or number of units will occur as a result of this subdivision application.

A future recommendation report with City conditions of draft plan approval will be prepared upon completion of the review of the application.

#### **EXISTING POLICY / BY-LAW(S):**

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

The City of Cambridge Official Plan (2012) designates the subject lands as “Low/Medium Density Residential”. The Official Plan Amendment approved in 2019 permits an increase in the maximum density on the site to 75 units per hectare, whereas the “Low/Medium Density Residential” designation permits a maximum density of 40 units per hectare as-of-right.

##### **City of Cambridge Zoning By-law No. 150-85 (as amended)**

The City of Cambridge Zoning By-law No. 150-85, as amended, zones the subject lands as “Multiple Residential – RM3 (S.4.1.368)”. As part of the Zoning By-law Amendment, site-specific provisions were approved to permit an increased density; reduced front yard, interior-side yard, and rear yard setbacks; a reduction in visitor parking from nine to four parking spaces; and, a reduction in amenity space from 30 square metres (322.91 square feet) per unit to 20 square metres (107.63 square feet) per unit.

#### **FINANCIAL IMPACT:**

Any costs of the application are borne by the applicant.

#### **PUBLIC VALUE:**

##### **Transparency:**

The intent of the statutory public meeting is to provide members of the community with an open development process and to provide the opportunity to be part of the overall review of development. The public meeting for the plan of subdivision is a routine process that will provide the community with information on the next steps for the development and provides an open forum for discussion and updates. The development of the lands was approved in 2019 and included a neighbourhood meeting held in June 2018, and a statutory public meeting in July of the same year.

#### **ADVISORY COMMITTEE INPUT:**

Not Applicable

## **PUBLIC INPUT:**

The statutory public meeting being held under the Planning Act is scheduled for June 28th, 2022 and official notification was provided in the Cambridge Times on June 2<sup>nd</sup>, 2022. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the June 28<sup>th</sup>, 2022 public meeting. As noted, the application is a technical requirement and is further to the approval of recent Official Plan and Zoning By-law Amendment applications, which were subject to a full public consultation process. Any further public input received through this subdivision application will be considered and responded to as part of a future recommendation report.

Posted publicly as part of the report process.

## **INTERNAL / EXTERNAL CONSULTATION:**

This application has been circulated to the departments and commenting agencies listed in Appendix B. The Region of Waterloo has circulated applicable external agencies since the Region is the approval authority for plans of subdivision. Any comments received will be included in a future planning recommendation report.

## **CONCLUSION:**

This report is for a statutory public meeting for a proposed residential plan of subdivision. The subdivision is a technical requirement in order to facilitate the future condominium ownership of the proposed townhouse development and to permit the subdividing of the land through Part Lot Control, which requires that the property be a whole Lot or Block within a Plan of Subdivision.

Planning staff will prepare a recommendation report with recommended conditions of draft plan approval upon the completion of the review of the application.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**



## **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

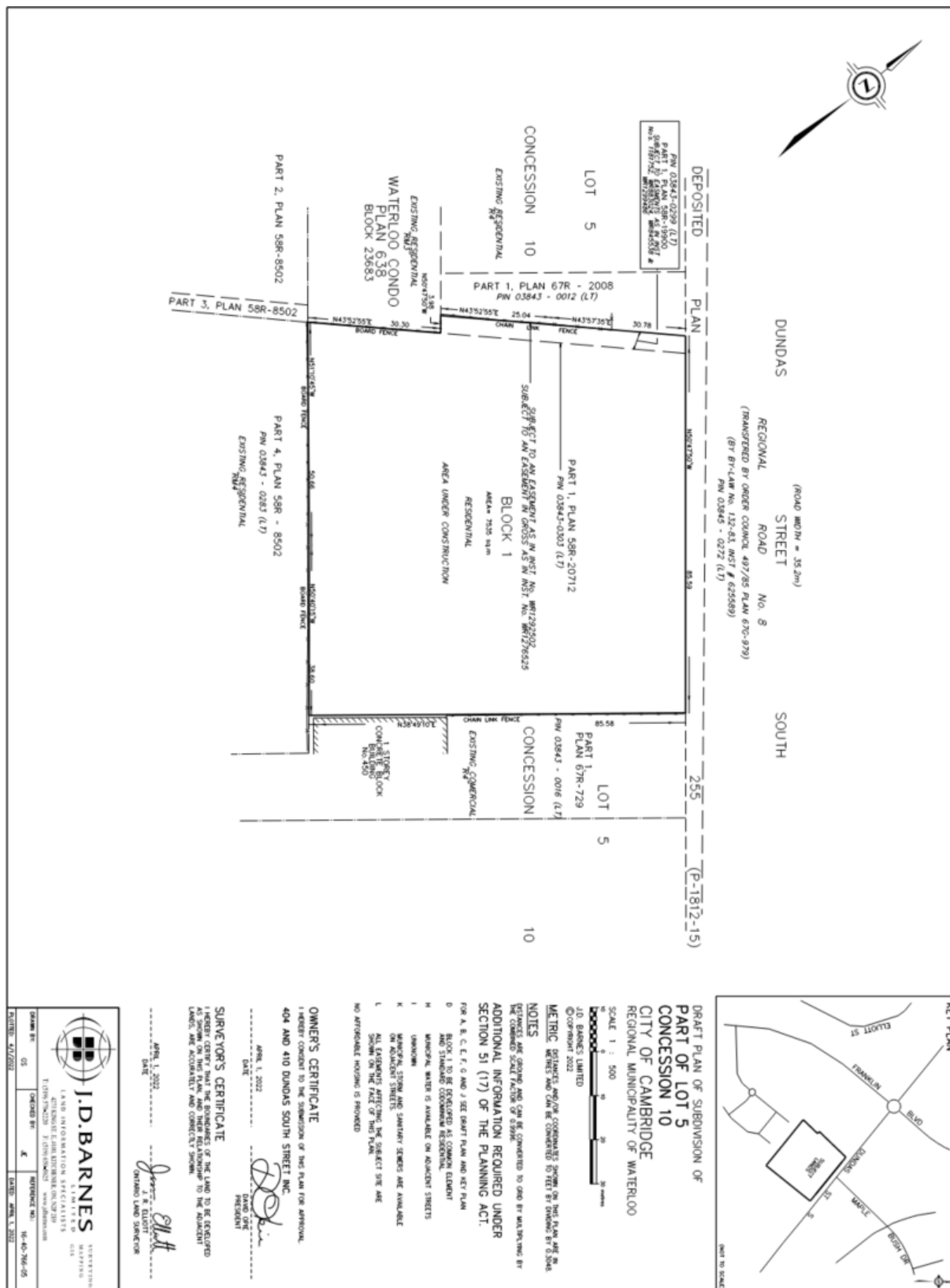
**Chief Financial Officer**

**City Solicitor**

**City Manager**

## **ATTACHMENTS:**

1. Report Number 22-082-CD Appendix A – Proposed Draft Plan of Subdivision
2. Report Number 22-082-CD Appendix B – Staff Circulation List and List of Supporting Studies
3. Report Number 22-082-CD Appendix C – Approved Site Plan



## **Report Number 22-082-CD Appendix B – Staff Circulation List and List of Supporting Studies**

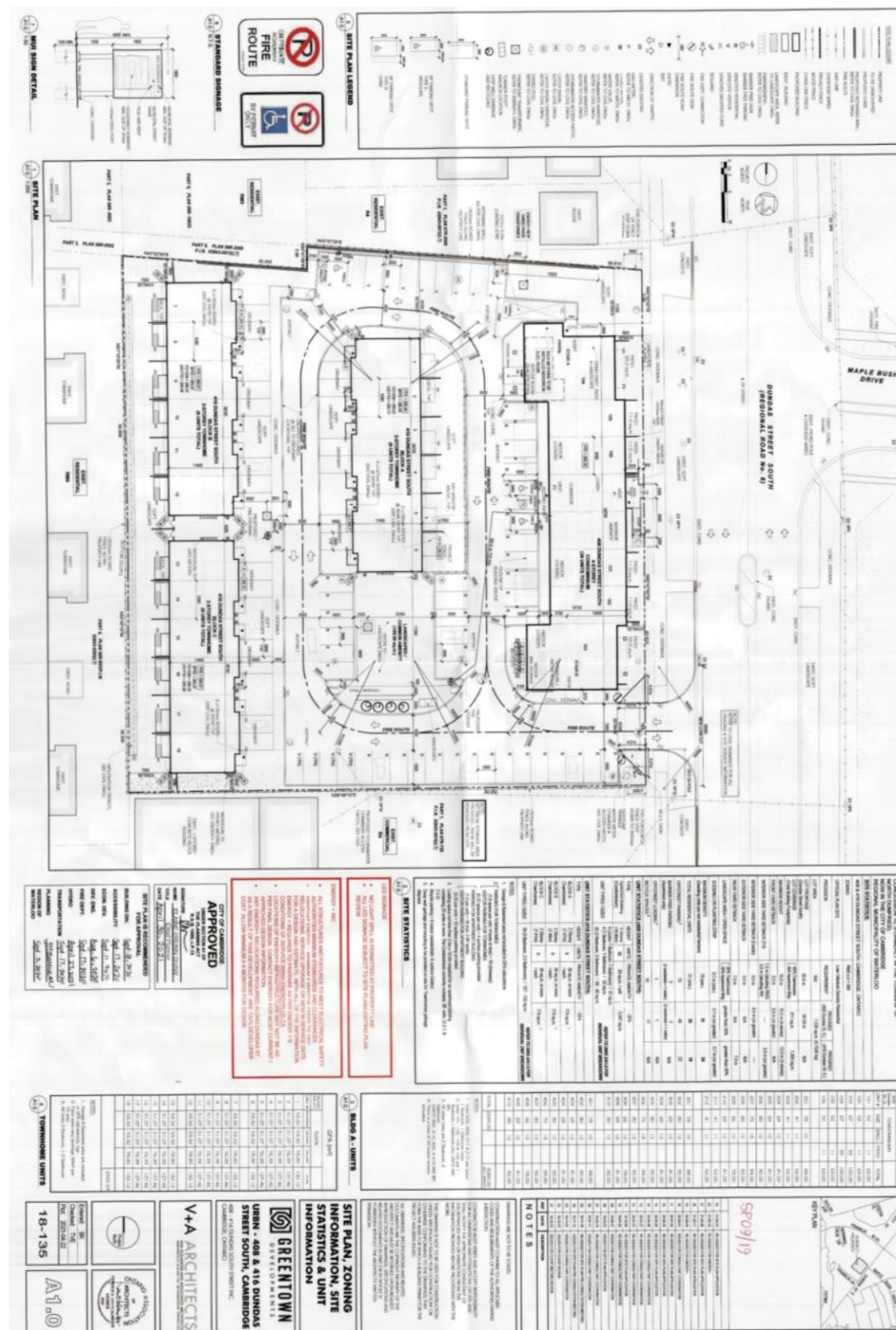
### Staff Circulation List:

- Development Engineering
- Transportation Planning
- Senior Planner – Environment
- Building Department
- Cambridge Fire Department
- Cambridge Economic Development Department
- Heritage Planning
- Policy Planning

### List of Supporting Studies:

- Draft Plan of Subdivision;
- Planning Justification Report







## Report Approval Details

<b>Document Title:</b>	<b>Public Meeting Report - 408-416 Dundas Street South - Plan of Subdivision - 22-082-CD.docx</b>
<b>Attachments:</b>	
<b>Final Approval Date:</b>	<b>Jun 7, 2022</b>

**This report and all of its attachments were approved and signed as outlined below:**

**No Signature - Task assigned to Lisa Prime was completed by workflow administrator Jennifer Shaw**

**Lisa Prime**

**No Signature - Task assigned to Joan Jylanne was completed by workflow administrator Jennifer Shaw**

**Joan Jylanne**

**Hardy Bromberg**

**Sheryl Ayres**

**Lisa Shields**

**David Calder**