



200 Dundas Street South OR02/22

May 31, 2022 Special Council Meeting

Purpose of the Public Meeting

- 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.

Application Process

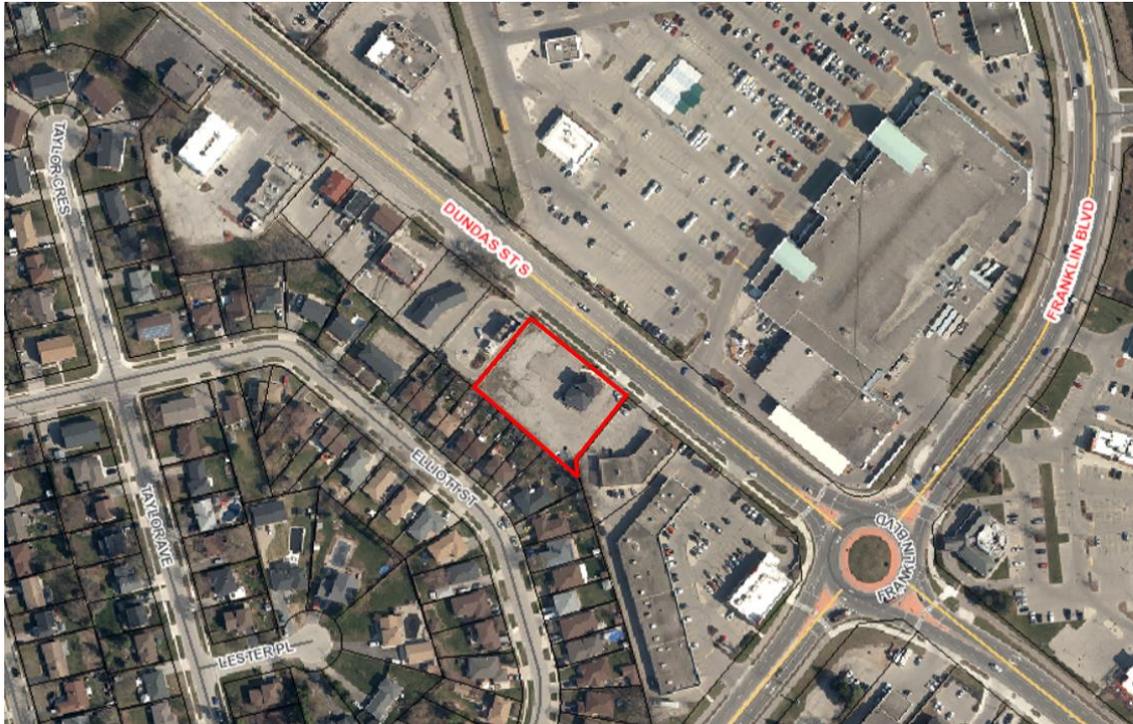


Changes to the proposal may change between the public meeting and recommendation to Council.

Anyone interested in staying informed are required to request to be on the mailing list for this application

200 Dundas Street South (OR02/22)
Committee Phone Number: 519-623-1340 x4799
HannemannJ@cambridge.ca

Location



- Located approximately 110 metres northwest of the Dundas Street South and Franklin Boulevard intersection/roundabout
- Site currently contains a two (2) storey vacant commercial building and a surface parking lot.
- Property is designated “Built-up Area” and Low/Medium Density in the Official Plan
- Property is located within the Dundas Street South corridor and part of Main and Dundas Community Node
- 200 Dundas St S is currently zoned C2 Commercial

Proposed Development

- 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.
- Proposing 40 dwelling units and 3 commercial units
- A total of 69 parking spaces to be provided at grade and in one (1) level of underground parking.

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Conceptual Rendering

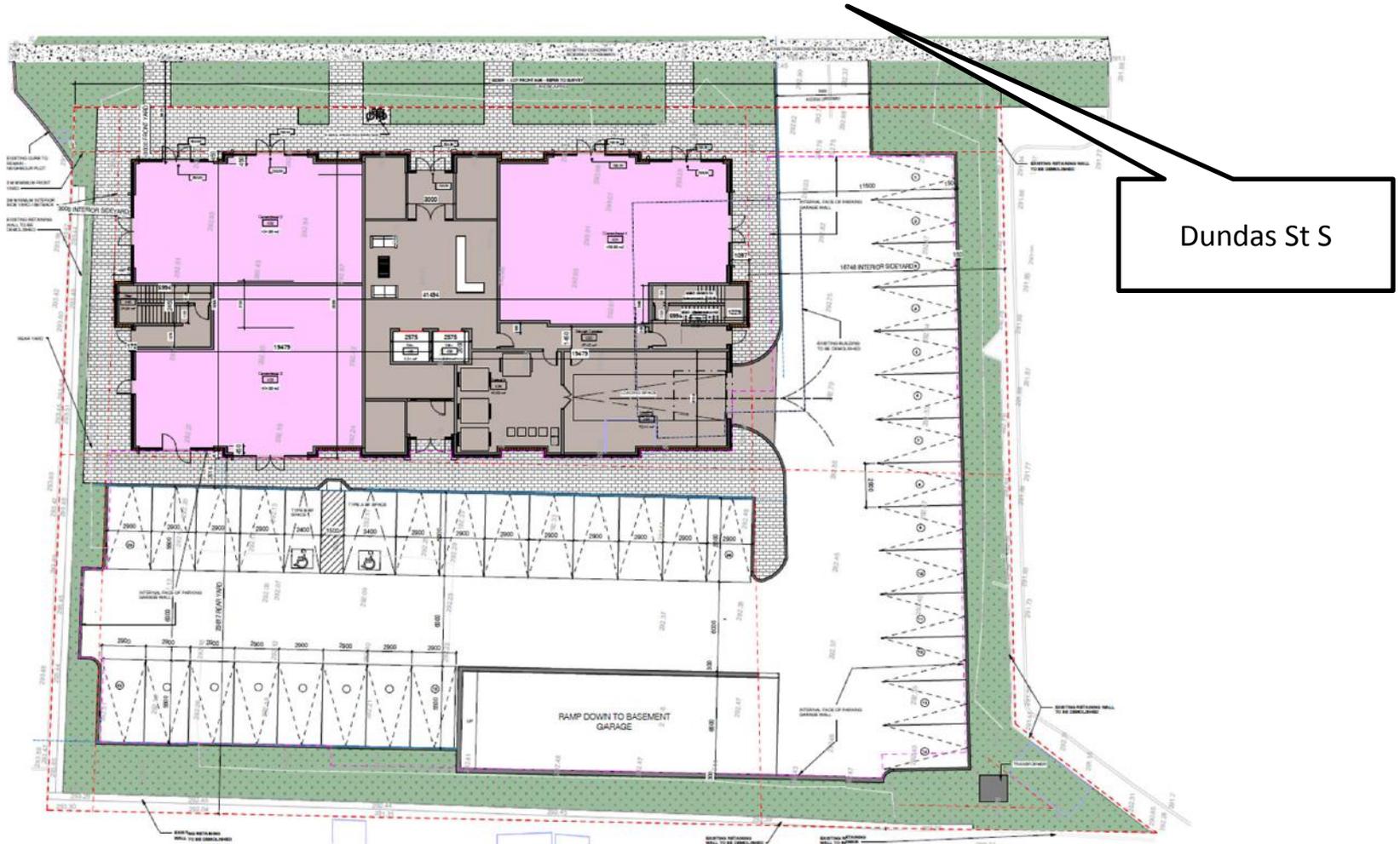


Dundas St S

View looking southwest from Dundas Street South

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Conceptual Site Plan



Proposed Amendments

Official Plan Amendment to redesignate the property from Low/Medium Density Residential to High Density Residential to permit a maximum density of 136 units per hectare whereas 40 units per hectare is currently permitted.

Zoning By-law Amendment to rezone the property from C2 Zone to C2RM3 Zone with the following Site-Specific Exemptions:

- 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 maximum density of 136 units per hectare, whereas a maximum of 75 units per hectare is permitted;
- Permit a minimum front yard setback of 3.0 metres, whereas a 6.0 metre setback is required;
- Permit a minimum interior side yard setback of 3.0 metres, whereas a 7.5 metre setback is required;
- Permit a minimum landscaped open space of 28.7%, where as a minimum of 30% is required;
- 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 a parking rate of 5.0 spaces per 100 m² of gross leasable commercial floor area is required, and;
- Permit a maximum of one commercial unit having a maximum commercial gross leasable area of 160 square metres for a Restaurant use.

Considerations

- Consistency with the policies of the Provincial Polity 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.

Considerations

- THAT report 22-051-CD be received;
- AND THAT application OR02/22 for 201-217 Hespeler Road be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

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