

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 9/13/2021

Subject: **Public Meeting Report – 499 Dundas Street Official Plan Amendment and Zoning By-law Amendment 22-100-CD**

Submitted By: Lisa Prime, Chief Planner

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Report No.: 22-100-CD

File No.: OR09/22

Wards Affected: Ward 4

RECOMMENDATION(S):

THAT Report 22-100-CD Public Meeting Report – 499 Dundas Street Official Plan Amendment and Zoning By-law Amendment 22-100-CD be received;

AND THAT applications OR09/22 for Official Plan Amendment and Zoning By-law Amendment at 499 Dundas Street be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

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 applicant is proposing the residential intensification of the subject lands with a six-storey multiple residential building with a total of 60 residential units.
- The proposed development provides an opportunity to transform underutilized, currently vacant, commercial property into a multi-unit residential 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 would utilize existing municipal services.

Financial Implications

Fees in the amount of \$29,000 were paid by the applicant to the City of Cambridge for the review and processing of the Official Plan Amendment and Zoning By-law Amendment applications.

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:

Location

The subject property is located at 499 Dundas Street North. The property is bound by Easton Street to the west, and Jarvis Street to the east.

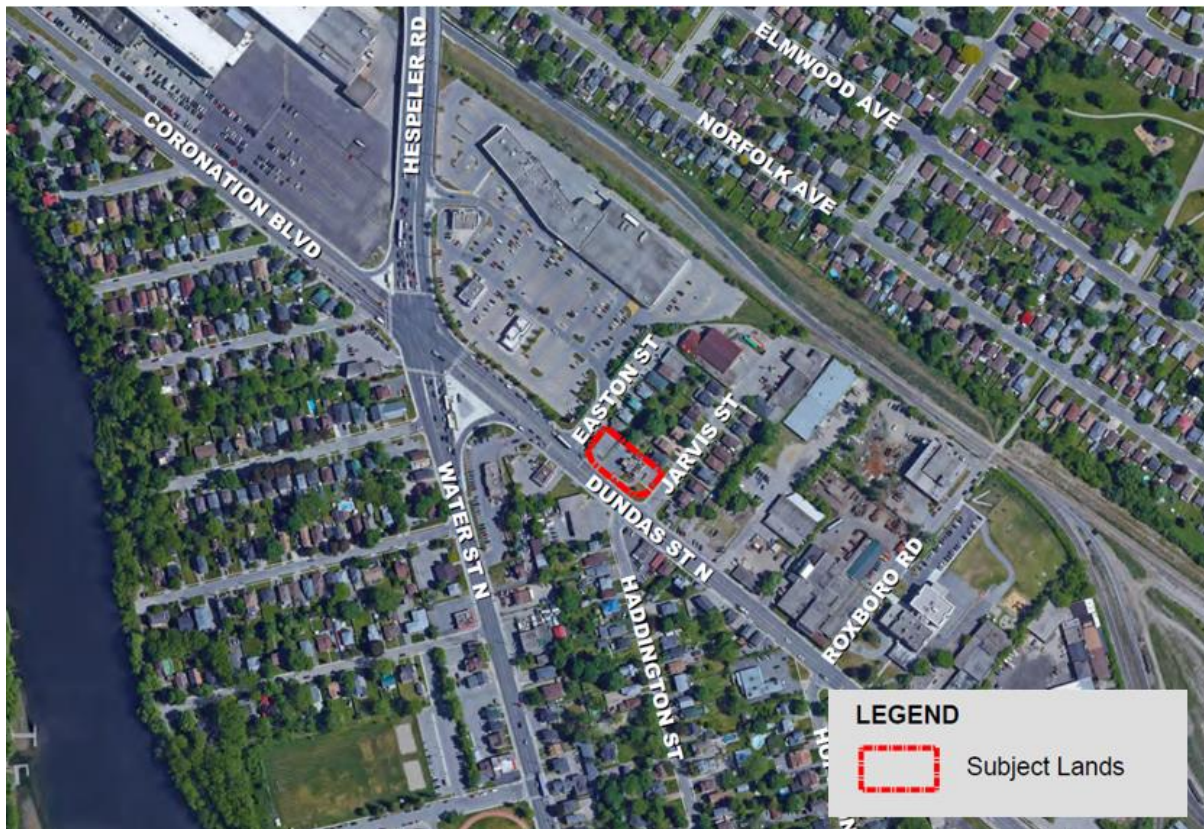


Figure 1 - Property Location

The subject lands have an area of approximately 1,590 square metres, with approximately 60 metres of frontage on Dundas Street North, approximately 29.5 metres of frontage on Easton Street, and approximately 29.5 metres of frontage on Jarvis Street.

Existing and Surrounding Land Uses

The subject lands currently contain a vacant building that was previously used as a restaurant which included a drive thru.

The surrounding area is characterized by a range of low-rise residential and commercial development. The subject lands are within 700 m of Downtown Cambridge which provides employment opportunities, community facilities and commercial uses.

Residential development, comprised of 1-2 storey detached dwellings, are located directly to the north and east of the subject lands. A large commercial retail plaza is located north west of the subject property containing a grocery store, restaurant uses, dollar store, pharmacy, financial institution etc. Commercial development, comprised of low-rise automotive uses, are located to the south of the subject lands, across Dundas Street North.

Grand River Transit (GRT) currently provides public transit service along Dundas Street North, with a stop located immediately adjacent to the subject lands. Route 50 connects transit users directly to the Cambridge Centre Station. Additionally, Light Rapid Transit (LRT) is proposed to connect Cambridge to Stage 1 of the ION LRT which currently operates in the cities of Kitchener and Waterloo. There is a proposed LRT Station, which is referred to as 'Delta', to be located less than 500 metres from the subject property.

Dundas Street North is a 'proposed Regional Spine' in the Cambridge Cycling Master Plan which will provide active transportation connections to destinations across Cambridge and the Region.

Proposal

The proposed development contemplates the residential intensification of the subject lands, which have an area of approximately 1,590 square metres. The development is proposed to be a six-storey multiple residential building. The development proposes fifteen (15) 1-bedroom units and forty-five (45) 2-bedroom units, for a total of 60 residential units. A copy of the conceptual site plan has been included in Appendix A.

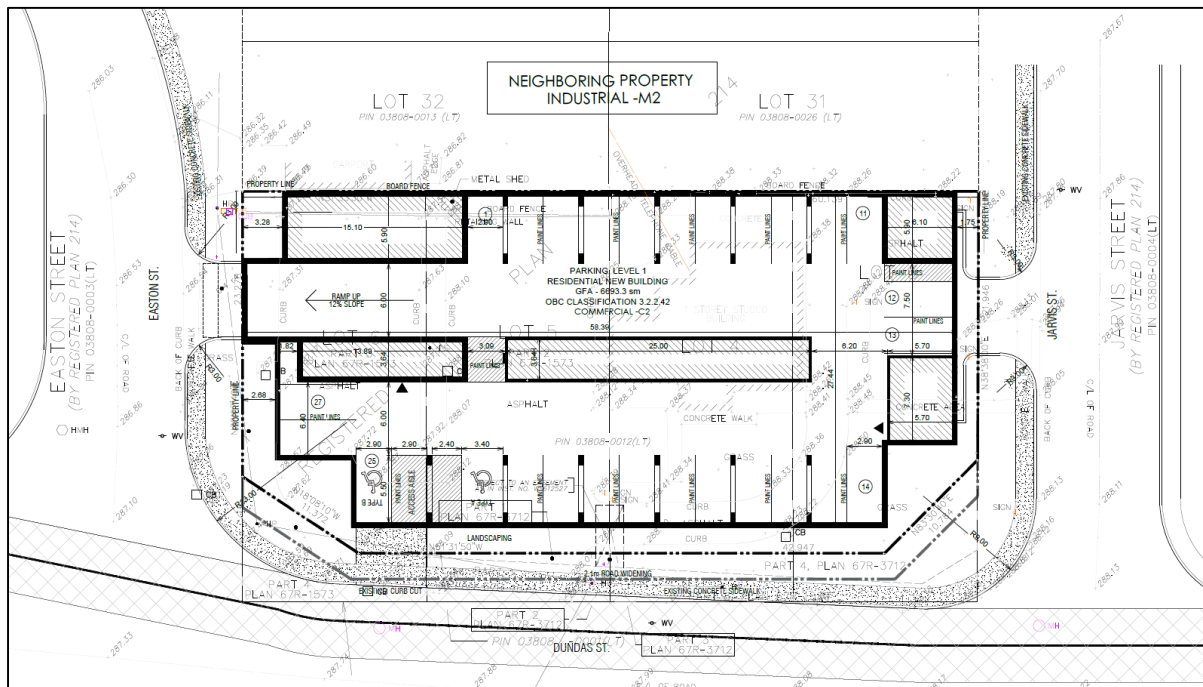


Figure 2- Conceptual Site Plan of Proposed Development.

Parking is proposed to be located on two levels: the below grade and at-grade levels. The residential units are proposed to be located on levels 2-6. A rooftop patio and private balconies would provide amenity space. Vehicular access is proposed from

both Jarvis Street and Easton Street. There is no access proposed directly off Dundas Street North. The Jarvis Street entrance would provide access to the parking located at-grade. The at-grade parking is proposed to be screened by the façade fronting Dundas Street North. The below-grade parking entrance is proposed off of Easton Street. Fifty-three (53) parking spaces are proposed on site, of which 2 would be accessible. An additional 10 tandem spaces are proposed. A lobby would be provided on the corner of Easton Street and Dundas Street North providing pedestrian access to the proposed development. Balconies are proposed for each of the residential units, and additional amenity space would be provided on the rooftop terrace. The applicant is also proposing landscaping along Dundas Street North, to enhance the existing streetscape.



**Figure 3 - Proposed Rendering –
View from Corner of Jarvis Street and Dundas Street North**



Figure 4 – Proposed Rendering of Rear of Building



Figure 5 – Proposed Rendering - View from Dundas Street North



Figure 6 – Proposed Rendering of Rooftop Amenity Area

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 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.

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):

Regional Official Plan

The subject lands are located in the Urban Area of the Region of Waterloo Official Plan and are designated 'Built-Up Area' on Map 3a. Urban Area designations are where virtually all of the Region's future growth will occur. A substantial portion of this growth is directed to the existing Built-Up Area of the Region through reurbanization.

The Regional Official Plan states that new residential development occurring within the built boundary will be counted towards the achievement of the reurbanization target set out in the Plan. Area Municipalities (in this case, the City of Cambridge) should be directing a minimum of 45 per cent of all new residential development occurring annually within the Region as a whole will be constructed within the Built-Up Area.

The subject lands are also located within the Central Transit Corridor Environmental Assessment Study Area as delineated on Map 3a – Urban Area of the ROP. This map includes a statement stating that the map will be amended to designate Reurbanization Corridors and Major Transit Station Areas following the completion of the Rapid Transit Environmental Assessment. The Environmental Assessment was completed in June 2021. Major Transit Station Areas (MTSAs) are proposed to be added to the ROP through the ROP review process. The Regional Official Plan includes policy stating that new residential development occurring within the built boundary will be counted towards the achievement of the reurbanization target set out in the Plan. Area Municipalities (in this case, the City of Cambridge) should be directing a minimum of 45 per cent of all new residential development occurring annually within the region as a whole, to the Built-Up Area.

The Region Official Plan map can be found in Appendix B.

City of Cambridge Official Plan

The subject lands are located within the Built-Up Area as delineated on Map 1a – Urban Structure of the City of Cambridge Official Plan. The subject lands are also located within the ‘Business Industrial’ Designation as delineated on Map 2 General Land Use Plan of the City’s Official Plan. Then lands are located in a Regeneration Area. The City’s Official Plan maps are provided in Appendix C.

Regeneration Areas are considered transitional areas where changes to land uses are anticipated. The Official Plan outlines that compatible higher density residential development will be permitted in Regeneration Areas to support and ensure viability of existing and planned transit service levels. Lands within these areas are required to provide for a density between 0.5-2.0 Floor Space Index and a maximum height of eight (8) storeys.

The Official Plan states that Regeneration Areas are not considered to be employment areas. Applications for Official Plan amendments to expand the range of uses on sites within the Regeneration Areas will be considered in accordance with the policies of this Plan.

The Built-Up Area is identified through the delineation of the built boundary. The built boundary is a fixed boundary that identifies the limits of the developed urban area of the City of Cambridge.

The Official Plan states that a significant portion of new development within the City should be directed to the Built-Up Area, where appropriate, to accommodate projected population and employment growth. New growth should be accommodated where municipal services are available. The Built-Up Area is intended to meet or exceed Regional reurbanization targets requiring a minimum of 45% of all residential development will occur within the Built-Up Area of the Region as a whole.

The Business Industrial designation permits the use of light industrial uses and office uses which are considered employment uses.

The Official Plan states that the conversion of employment lands within employment areas to non-employment uses may only be permitted through a municipal comprehensive review except where the lands are located in a Regeneration Area. As such, the proposed development is not considered an employment conversion.

The City recognizes the importance of affordable housing and will encourage the development of affordable housing through permitting higher density development in Regeneration Areas. The proposed development provides for residential uses and may

also include some form of affordable housing, which will be determined through the development review process.

An Official Plan Amendment is requested to redesignate the lands from the Business Industrial designation to the High Density Residential designation including a site specific request to permit a Floor Space Index (FSI) of 3.5 which is higher than currently permitted. The Official Plan currently permits eight storeys and an FSI of 2.0. The proposed development falls within the height permission, but exceeds the maximum FSI. The FSI calculation includes the ground floor structured parking.

Draft Coronation Blvd. and Dundas Street Area Secondary Plan (Growth and Intensification Study)

In 2015, the City of Cambridge initiated the Growth and Intensification Study which includes the preparation of Secondary Plans for the City's main intensification areas. Among these areas is the Coronation Boulevard and Dundas Street Area, which includes the subject lands. A draft Secondary Plan for the Coronation Boulevard and Dundas Street Area Secondary Plan has not been prepared to date by the City.

A key component of the City's Growth and Intensification Study is the 'Growth Management Strategy: Land Inventory and Capacity Analysis' prepared by Hemson Consulting Ltd. in 2009. The purpose of the Study was to examine residential and employment land inventory and capacity. In this Study, the Dundas Street corridor is identified as a Prime Intensification Area. The Study identifies the subject lands as having good intensification potential.

City of Cambridge Zoning By-law

The subject lands are currently zoned Commercial Two (C2) in the City of Cambridge Zoning By-law 150-85. The primary purpose of the C2 zone is to accommodate general commercial uses. The C2 zone permits a number of commercial uses including food services establishments which is consistent with the previous use of the subject lands. Refer to Appendix D to view the City's zoning map.

The purpose of the proposed Zoning By-law Amendment is to implement the proposed Official Plan Amendment, and to re-zone the subject property to permit a multiple residential development. The proposed Amendment will re-zone the entirety of the subject lands from Commercial Two (C2) to Multiple Residential 3 (RM3) with site specific provisions to permit a multiple residential development. The proposed site-specific provisions for the subject property include the following:

- Reduction of the minimum lot frontage from 30 metres to 29.5 metres;

- Increase the maximum density from 75 units per hectare to 377 units per hectare;
- Reduce the minimum front yard setback from 6 metres to 4.11 metres;
- Reduce the minimum exterior side yard setback from the required 6 metres to 3.6 metres;
- Reduce the minimum interior side yard setback from the required 9 metres to 5.5 metres;
- Reduce the minimum rear yard setback from the required 9 metres to 4.5 metres;
- Reduce the minimum landscaped open space from 30% of the lot area to 21% of the lot area;
- Reduce the required on-site parking from 75 spaces (resident and visitor) to 53 spaces (resident and visitor);
- Decrease the required loading space from 1 space to 0 spaces.

FINANCIAL IMPACT:

City application fees in the amount of \$29,000 for the combined Official Plan and Zoning By-law Amendment applications was paid to the City by the applicant.

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 at the public meeting or who make a written submission to the City.

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 September 13, 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 September 13, 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 E. 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 499 Dundas Street North. 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 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:

When naming attachments please use the following format:

1. 22-100-CD Appendix A – Conceptual Site Plan
2. 22-100-CD Appendix B – Regional Official Plan Map
3. 22-100-CD Appendix C – City Official Plan Maps
4. 22-100-CD Appendix D – City Zoning Map
5. 22-100-CD Appendix E – Internal/External Consultation and List of Supporting Studies