An architectural rendering of a modern multi-story residential building at dusk. The building features a mix of brick, stone, and large glass windows. It has multiple balconies with glass railings and some with small trees. The ground floor has large glass entrances. People are shown walking on the sidewalk, pushing a stroller, and using a wheelchair. A car is parked on the street. The sky is dark with some clouds, and streetlights are on.

Statutory Public Meeting

Proposed Multiple Residential Development
499 Dundas Street North
September 13, 2022

PRIMARY PROJECT TEAM

Owner

Roman Homes

Architectural and Engineering

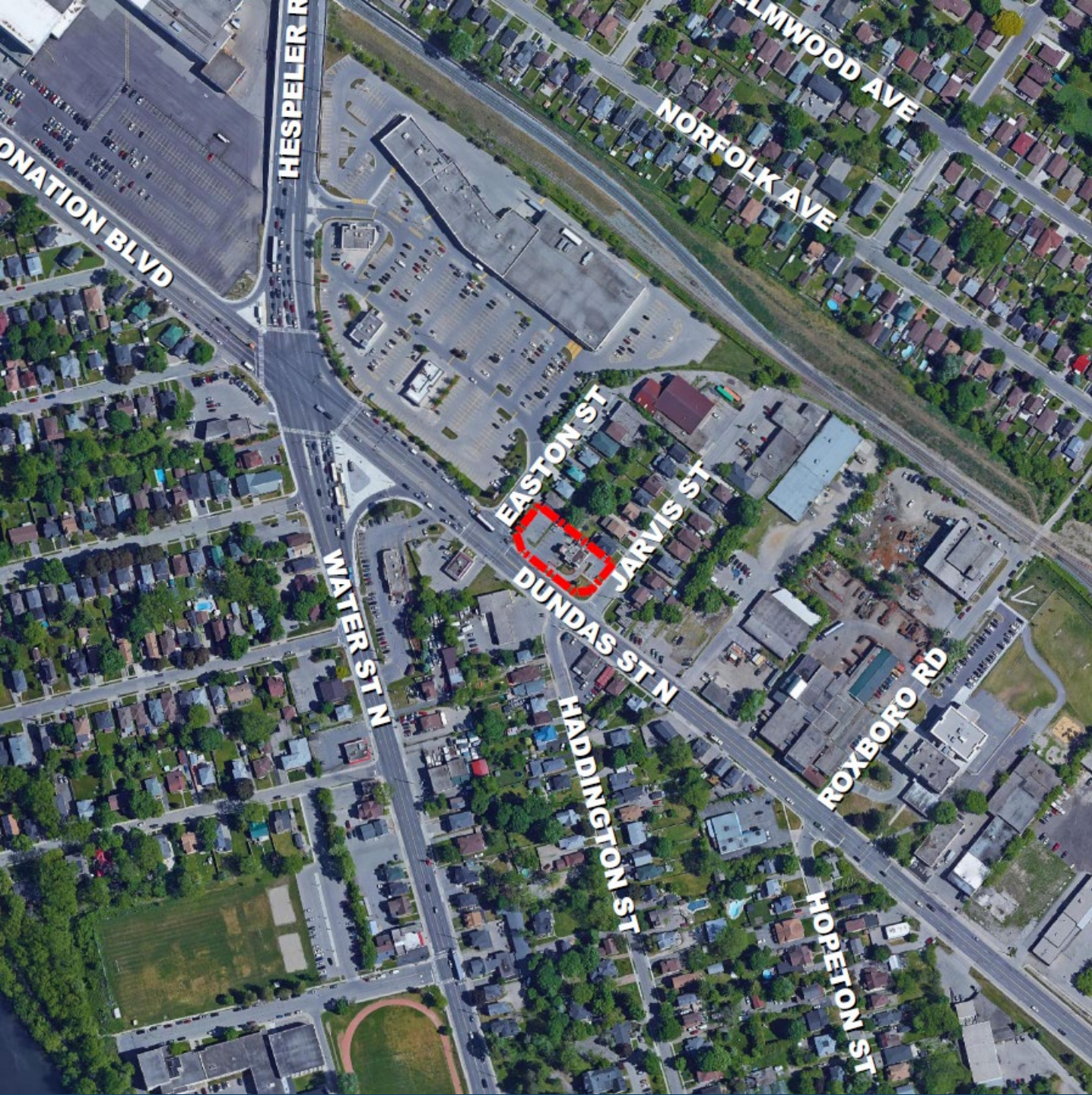
Reinders & Law

Planning & Urban Design

MHBC Planning

Technical Reports including Planning, Transportation, Servicing & Stormwater, Geotechnical, Noise, Tree Preservation and Urban Design have been prepared in support of the Official Plan and Zoning By-law Amendment Applications





LOCATION

499 Dundas Street North

Within close proximity of key services and amenities including:

- Future LRT and existing transit
- Future and existing active transportation
- Galt Core Area
- Grocery/Convenience Stores
- Employment

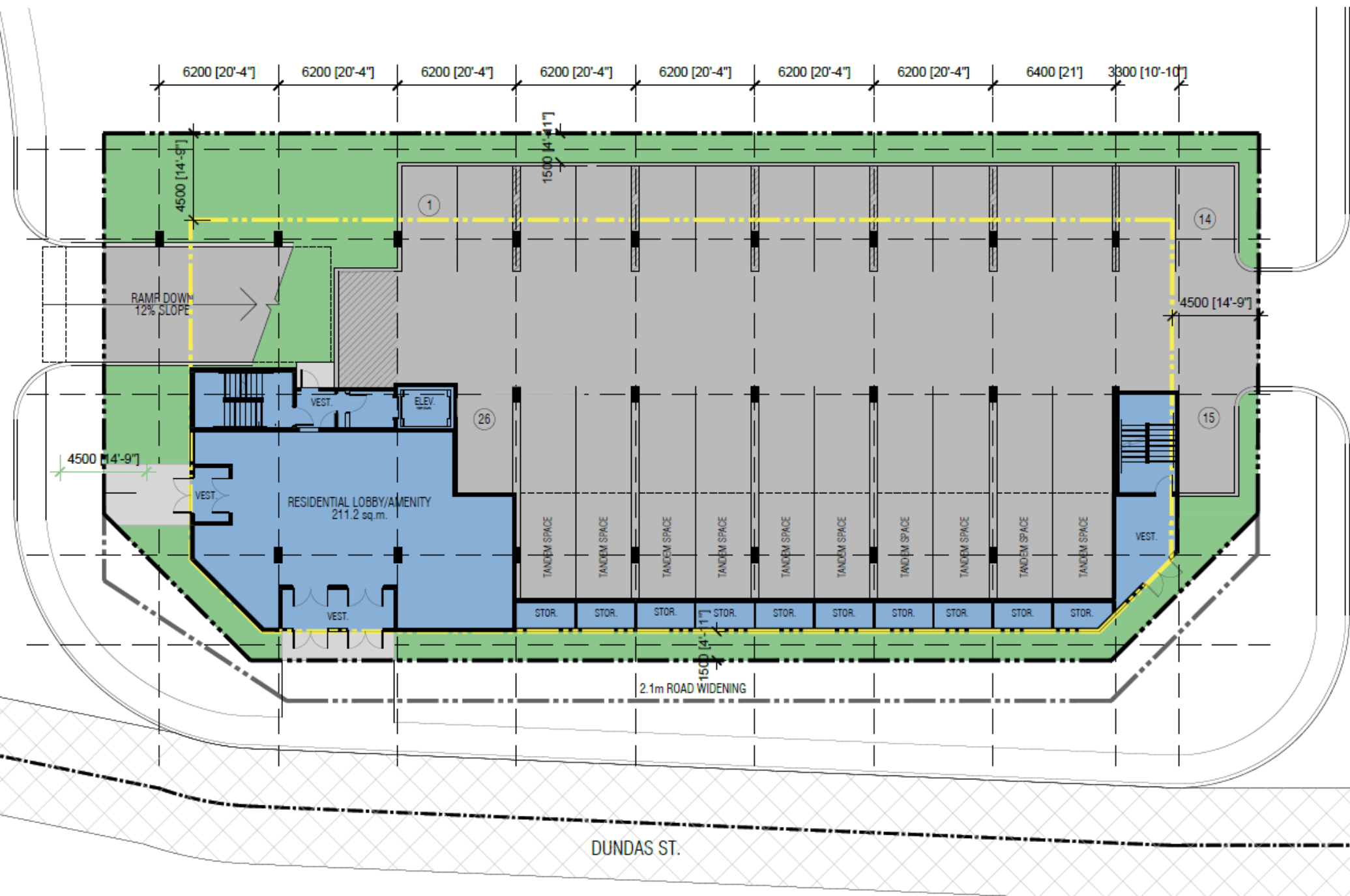
DEVELOPMENT PROPOSAL

499 Dundas Street North



- 60 one & two bedroom multiple residential dwelling units
- Screened parking located below and at-grade
- Parking access provided from Easton and Jarvis Streets.
- Lobby located at Easton/Dundas
- Amenity space including balconies and rooftop terrace
- Lockers, interior vehicular parking & bicycle storage

PROPOSED SITE PLAN & RENDERINGS







SEASONS
CONDOS







BENEFITS OF PROPOSAL

Current Use of Property	Proposed Use of Property
1 – storey vacant restaurant	6 – storey multiple residential building with 60 residential units
Surface Parking Lot	Structured integrated parking
Underutilized	<p>Infill of an underutilized parcel of land in the Built-Up area that will:</p> <ol style="list-style-type: none">1) Be located within a Regeneration Area and within a proposed Major Transit Station Area;2) Introduces more housing options to the area;3) Supports the social, health & well-being of current and future residents.

PURPOSE OF OFFICIAL PLAN AMENDMENT APPLICATION

The site is proposed to be redeveloped as a multiple residential building comprised of 60 residential units with integrated parking at and below grade.

EXISTING OP DESIGNATION:

***Business Industrial:** which
permits industrial and office uses*



PROPOSED OP DESIGNATION :

***High Density Residential with
Site-Specific Amendment –
Maximum FSI of 3.5***

PURPOSE OF ZONING BYLAW AMENDMENT APPLICATION

The site is proposed to be redeveloped as a multiple residential building comprised of 60 residential units with integrated parking at and below grade.

EXISTING ZONE:

Zone C2: *which permits commercial uses*



PROPOSED ZONE:

Zone RM3: *with site specific regulations to implement development proposal*

** Proposed zoning regulations will more closely align with City's new Zoning By-law (Draft 3)*

POLICY CONFORMITY

Provincial Policy Statement

- Represents efficient use of land and results in the infill of underutilized land within an urban area
- Introduces multiple residential dwellings within a settlement area
- Contributes to a mix and range of housing types
- Utilizes existing infrastructure (transportation, servicing)
- No impacts anticipated to existing industrial uses

Growth Plan for the Greater Golden Horseshoe

- Located in the Built Up area of the Region (within future MTSA)
- Assists the Region in achieving their intensification target
- Contributes a range and mix of housing options

POLICY CONFORMITY

Region of Waterloo Official Plan

- Designated as *Built-Up Area* and within a future *Major Transit Station Area (MTSA)*
- Supports the regions planned community structure by developing within the built up area where 45% of residential growth is targeted.
- *Delta MTSA* intended to have a built form that is pedestrian friendly and accommodates a density target of 120 persons and jobs/hectare

POLICY CONFORMITY

City of Cambridge Official Plan

- Designated *Business Industrial* which permits a range of industrial and office uses, located within Built-Up and Regeneration areas, and future MTSA
- Proposal supports Intensification policies and target
- Transition of uses (e.g. industrial to another use) anticipated in Regeneration areas
- Regeneration areas permit up to 8 storeys in height
- Proposed residential uses more compatible than existing permitted uses
- Growth and Intensification Study identifies the subject lands as having good intensification potential

IN CONCLUSION

- The proposed Official Plan and Zoning Bylaw amendments are consistent with the Provincial policy framework and conforms with Regional and City of Cambridge Official Plans.
- The proposal is appropriate as Regeneration Areas anticipate a change of use from industrial to other uses, is within a future MTSA, and is identified as having good intensification potential as noted in the Growth and Intensification Study.
- The Official Plan Amendment will redesignate the lands from the Business Industrial designation to the High Density Residential Designation with a Site Specific Amendment. The Site Specific amendment is seeking to allow increased density (FSI).
- The zoning by-law amendment will result in the highest and best use of the land, adding multiple residential dwellings.

A modern glass-enclosed rooftop garden or conservatory. The structure features a dark metal frame and large glass panels that allow natural light to flood the space. Inside, there are several wooden benches and tables, some with potted plants. The floor is covered in a light-colored material, possibly gravel or sand. The garden is filled with various plants, including tall grasses, purple flowers, and large potted plants. The sun is shining brightly through the glass, creating a warm and inviting atmosphere. The text "THANK YOU" is overlaid on the right side of the image.

THANK YOU