



# 499 Dundas Street North OR09/22

September 13, 2022 Special Council Meeting

# Purpose of the Public Meeting

- The applicant is proposing the redevelopment of the property with a six (6) storey multiple residential building with a total of sixty (60) residential units.
- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the proposed development.
- This presentation and associated 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

# Location



- Located at 499 Dundas Street North and bounded by Easton Street and Jarvis Street.
- Consists of a vacant building that was previously used as a restaurant with a drive-thru component.
- Property is designated 'Business Industrial' within the 'Built-Up Area' of the City of Cambridge and within the 'Regeneration Area'.
- 499 Dundas Street N is currently zoned C2 (Commercial)

## Proposed Development

- The applicant is proposing the development of a six (6) storey building. The current proposal includes fifteen (15) 1-bedroom units and forty-five (45) 2-bedroom units, for a total of 60 residential units.
- Parking is proposed to be located on two levels: the below grade (accessed from Easton Street) and at-grade levels (accessed from Jarvis Street) 53 parking spaces are provided, of which 2 are accessible. An additional 10 tandem spaces are proposed.
- A rooftop patio and private balconies are proposed to provide amenity space.
- In order to facilitate the proposed residential building an Official Plan Amendment and a Zoning Bylaw Amendment are required. The Official Plan Amendment is required to re-designate the lands from Business Industrial to High Density Residential. A site specific amendment is required to permit a higher Floor Space Index (FSI) increase than is typically permitted. The proposed development falls within the height permissions, but exceeds the maximum FSI.



499 Dundas Street North (OR09/22)  
Committee Phone Number: 519-623-1340 x4799  
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# Conceptual Rendering



Rendering of Proposed Development from Dundas Street North/Easton Street

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# Conceptual Rendering



Rendering of the Rear of the Proposed Development



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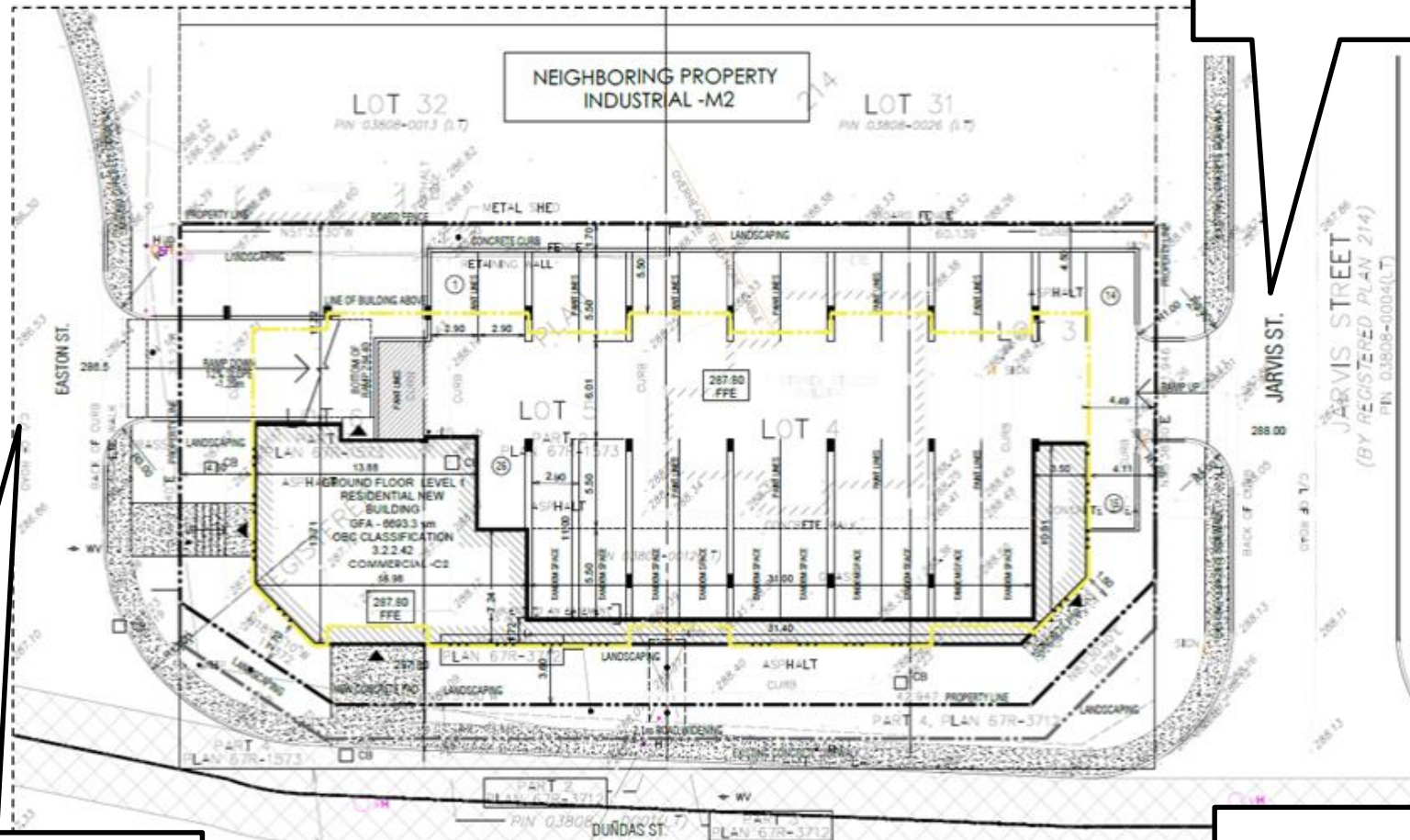
# Conceptual Rendering



Rendering of the Proposed Roof Top Amenity Area



## Conceptual Site Plan



Jarvis St

Easton St

Dundas St N.

## Proposed Amendments

### Official Plan Amendment

The Official Plan Amendment is required to re-designate the lands from Business Industrial to High Density Residential. A site specific amendment is required to permit a higher Floor Space Index (FSI) increase than is typically permitted. The proposed development falls within the height permissions, but exceeds the maximum FSI.

### Zoning By-law Amendment

The Zoning By-law Amendment is required to re-zone the subject property from Commercial (C2) to Multiple Residential (RM3). The Zoning Bylaw Amendment is requesting the following Site-Specific Exemptions:

- A minimum lot frontage of 29.5 metres; whereas 30 metres is required
- A maximum density of 377 units/ha; whereas 75 units/net residential ha are required
- A minimum front yard of 4.11 metres; whereas 6m is required
- A minimum exterior side yard of 3.6 metres; whereas 6m is required
- A minimum interior side yard of 5.5 metres; whereas 9 metres is required
- A minimum rear yard of 4.5 metres; whereas 9 metres is required
- A minimum landscaped open space of 21%; whereas 30% of lot area is required
- Required parking of 53 spaces; whereas 75 spaces are required

# 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 Bylaw 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed density and suitability of the site-specific zoning requests;
- 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 22-100-CD be received;
- AND THAT application OR09/22 for 499 Dundas Street North be referred back to staff for a subsequent report and staff recommendation.

# CONTACT INFORMATION

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