

To: COUNCIL

Meeting Date: 1/31/2023

Subject: 23-161-CD Recommendation Report – 408-416 Dundas Street South – Draft Plan of Subdivision (30T-22102)

Submitted By: Lisa Prime, Chief Planner

Prepared By: Michael Campos, Planner

Report No.: 23-161-CD

File No.: 30T-22102

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 23-161-CD Recommendation Report – 408-416 Dundas Street South – Draft Plan of Subdivision (30T-22102) be received;

AND THAT Cambridge Council recommends that the Region of Waterloo issue draft plan approval for the Plan of Subdivision 30T-22102, subject to the conditions as set out in Appendix B to Report No. 23-161-CD;

EXECUTIVE SUMMARY:

Purpose

- The applicant has submitted a residential draft plan of subdivision to the Region of Waterloo, which proposes to establish the property as one Block. To further subdivide the lands into separate townhouse lots will require a Part Lot Control Exemption application.

Key Findings

- The Plan of Subdivision is required to facilitate a future common element plan of condominium with Parcels of Tied Land (POTLs), which will be the townhouse lots. A common element condominium with POTLs is when the residents of the development own the individual 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 application is considered technical in nature and no changes to the proposed development considered by City Council through the previously approved Official Plan Amendment and Zoning By-law Amendment (2019) are proposed.

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: Development Approvals

Core Service: Planning

BACKGROUND:

Property

The subject lands are municipally known as 408-416 Dundas Street South and comprise a total area of approximately 0.785 hectares. The property is located on the south side of Dundas Street South, opposite Maple Bush Drive and southeast of Franklin Boulevard. The property is presently being developed with a four-storey 38-unit apartment building and 18 townhouse units. An aerial of the property is Figure 1.

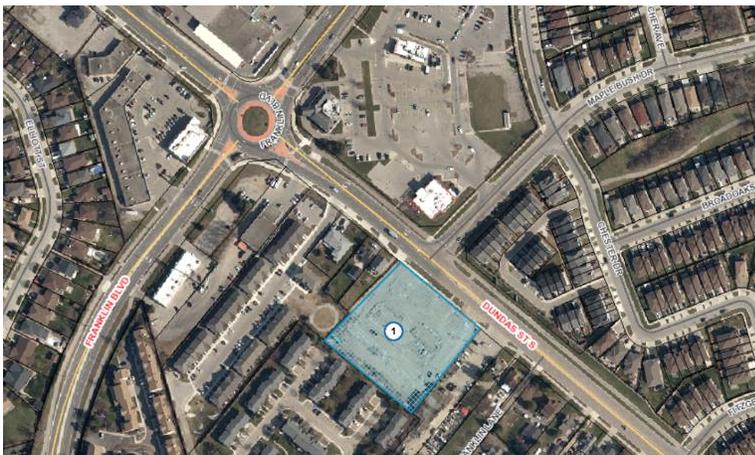


Figure 1: Aerial Image of the Subject Lands

Surrounding Land Uses:

The subject lands are located in an area of the City comprised of a mix of residential uses, including larger commercial developments oriented to the intersection of Franklin Boulevard and Dundas Street South. This area is also well-established with transit routes available within walking distance of the subject property.

ANALYSIS:

Proposal

The lands were subject to site-specific Official Plan and Zoning By-law Amendment (OPA & ZBA) applications (OR03/18), which were approved in 2019. The OPA permitted 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 building and 18, two-storey townhouse units within the City's Built-up Area. The ZBA rezoned the lands from "Residential – R4" to the "Multiple Residential – RM3" zone with site-specific provisions. Further, 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 applicant has applied for approval of a draft plan of subdivision to establish the site as one Block in order to permit the applicant to proceed with a future Part Lot Control Exemption application to further subdivide the Block and create individual townhouse lots that can be sold to future residents. The townhouse lots would be tied to the common element plan of condominium as Parcels of Tied Land (POTLs).

As mentioned previously in this report, this application is considered technical and is required 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.

Figure 2 provides a visual of the draft plan of subdivision for the lands.

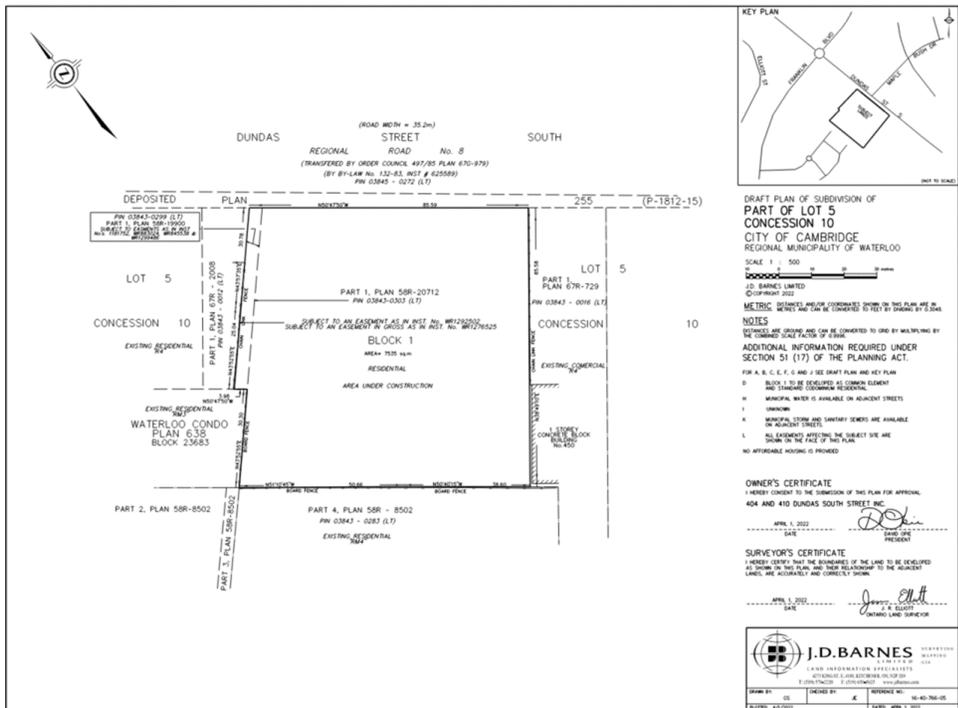


Figure 2: Draft Plan of Subdivision for the subject lands

Based on the previous planning approvals obtained by the applicant for the development of the subject lands (OPA, ZBA & Site Plan Approval), Planning Staff is recommending approval of the Plan of Subdivision consisting of one residential Block subject to the recommended conditions of Draft Plan Approval attached as Appendix B to this report.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

- **Existing Land Use Designation(s):** Built-up Area - Map 1A, Low/Medium Density Residential - Map 2 and Site-Specific Figure No. 68 - Map 2A.

City of Cambridge Zoning By-law 150-85, as amended

- **Existing Zoning:** RM3 (S.4.1.368)

FINANCIAL IMPACT:

- Two Draft Plan of Condominium applications have already been submitted for these lands and will proceed to draft plan approval in the future. As such, the required parkland dedication will be paid as part of the Plan of Condominium applications.
- Any costs are borne by the applicant.

PUBLIC VALUE:

Engagement:

The Statutory Public Meeting as required under the Planning Act for the proposed plan of subdivision was held on June 22nd, 2022 to provide members of the community with an opportunity to review this proposal and share their opinions.

ADVISORY COMMITTEE INPUT:

Not applicable

PUBLIC INPUT:

No oral or written submissions were received from members of the community at the Statutory Public Meeting held on June 22nd, 2022, or prior to/following the meeting. Council did not have any concerns regarding this application during the Public Meeting.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix C. There were no concerns raised through the circulation.

CONCLUSION:

Staff is of the opinion that the proposed application is consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan 2020, the Regional Official Plan and the City of Cambridge Official Plan, and complies with the City of Cambridge Zoning By-law No. 150-85.

As such, Planning Staff is recommending approval of the Draft Plan of Subdivision 30T-22102, subject to the conditions of draft approval attached as Appendix B to this 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:

1. 23-161-CD Appendix A – Draft Plan of Subdivision
2. 23-161-CD Appendix B – Recommended Conditions of Draft Plan Approval
3. 23-161-CD Appendix C – Internal/External Consultation and List of Supporting Documents