

To: COUNCIL

Meeting Date: 9/12/2023

Subject: 23-197-CD – 499 Dundas Street North Official Plan Amendment and Zoning By-law Amendment Recommendation Report

Submitted By: Sylvia Rafalski-Misch, Manager of Development Planning

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Report No.: 23-197-CD

File No.: OR09/22

Wards Affected: Ward 4

RECOMMENDATION(S):

THAT Report 23-197-CD – 499 Dundas Street North Official Plan Amendment and Zoning By-law Amendment Recommendation Report be received;

AND THAT Cambridge Council adopts proposed Official Plan Amendment No.62 to redesignate 499 Dundas Street North from the ‘Business Industrial’ designation to the ‘High Density Residential’ designation with Site Specific Policy 8.10.97 to permit a Floor Space Index (FSI) of up to 3.5 and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to rezone the subject lands from C2 s.3.3.3 to (H)RM3 s.4.1.440 to facilitate the development of the lands for a 6-storey multiple-residential development with 60 units;

AND THAT Cambridge Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(17) of the Planning Act have been met;

AND FURTHER THAT that the By-laws attached to report 23-197-CD be passed.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on the proposed Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development of a six-storey multiple residential building with a total of 60 residential units.

Key Findings:

- The proposal supports the City's objective of directing 45 percent of new development to the Built-up Area and within a Regeneration Area and provides an opportunity to increase the housing stock to meet the growing demand for housing options in the City of Cambridge.
- The proposal provides for more sustainable development patterns by utilizing existing land, infrastructure, services and amenities.
- The proposed residential infill development aligns with Provincial, Regional and City goals and objectives with respect to residential intensification within the Built-up Area and Regeneration Area.

Financial Implications:

- A planning application fee in the amount of \$29,000 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendment.
- Future planning application fees will be required as part of the submission of a complete Site Plan application as well as a Plan of Condominium Application.
- City and Regional Development Charge fees will be collected prior to building permit issuance.
- Any further costs associated with the development of the site are to be borne by the applicant.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
☒ Core Service

Objective(s): VIBRANT NEIGHBOURHOOD - Promote, facilitate and participate in the development of safe and healthy neighbourhoods with a range of housing options

Strategic Action: Increase housing options

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property:

The subject lands are located between Dundas Street North, Easton Street, and Jarvis Street, northeast of Downtown Cambridge (Historic Galt). 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. The subject lands currently contain a vacant building that was previously used as a restaurant with a drive-thru component. The former restaurant will be demolished to accommodate redevelopment of the property. The image below provides an aerial view of the subject site:

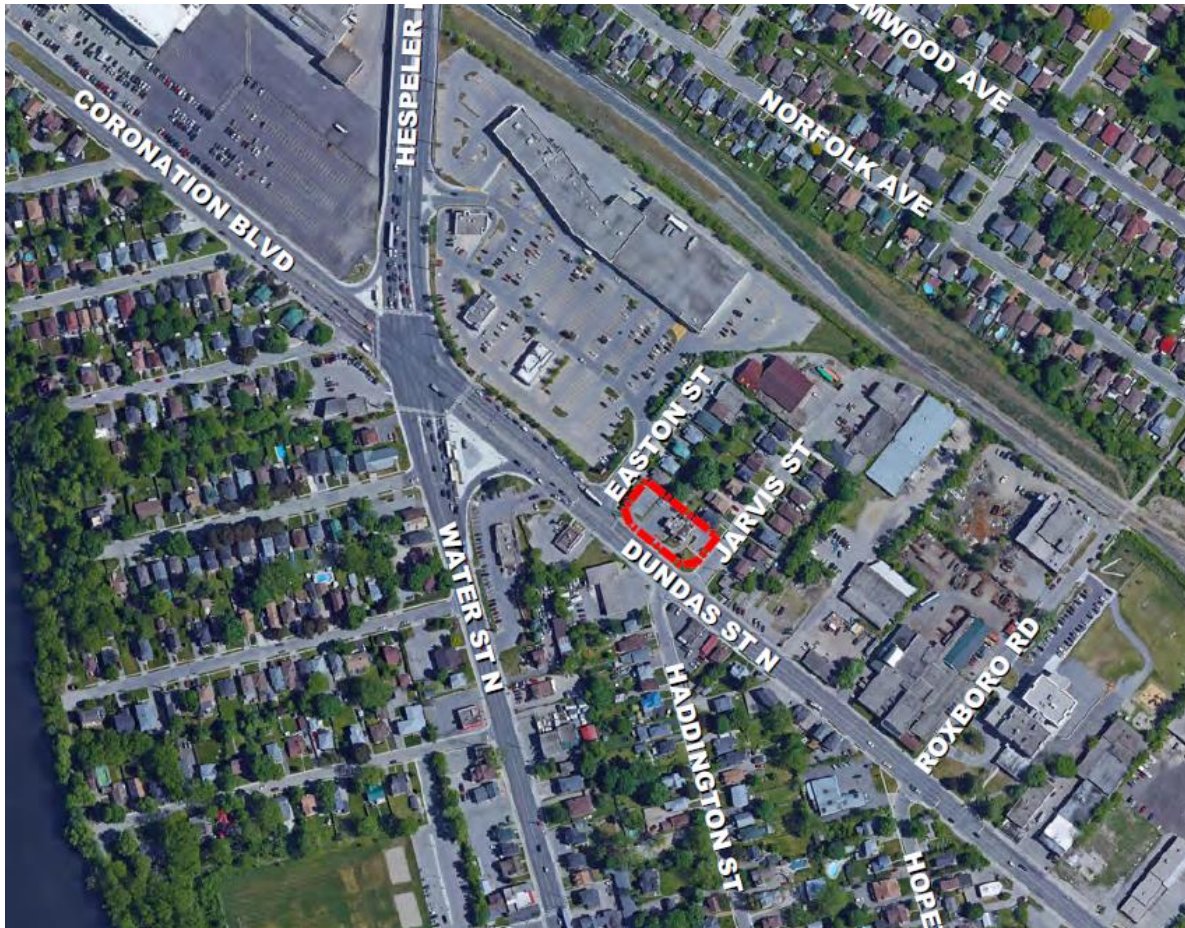


Figure 1 – Aerial Map of the Subject Lands

Surrounding Land Uses

The subject lands are located within the Built-Up Area of the City of Cambridge, and in the Regeneration Area. 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.

Dundas Street North is identified as an existing Regional Road on Map 5b (Existing, Planned and Proposed Roads and Corridors) of the Regional Official Plan. Dundas Street North is also identified as an existing transit corridor on Map 5a (Regional Transit Network) of the Regional Official Plan. Grand River Transit (GRT) currently provides public transit service, with a stop located immediately adjacent to the subject lands on Dundas Street North. Route 50 connects transit users directly to 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. A proposed LRT Station, 'Delta', is located less than 500 m from the subject lands. Once Stage 2 of the ION LRT is implemented the subject lands will be located within the Major Transit Station Area (MTSA) associated with the 'Delta' Station stop.

Dundas Street North is also a 'proposed Regional Spine' in the Cambridge Cycling Master Plan which will provide active transportation connections to destinations across Cambridge and the Region. Dundas Street North, Easton Street, and Jarvis Street each currently have sidewalks on both sides of their right-of-way.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-up Area and Regeneration Area on Map 1A and Business Industrial on Map 2 of the City's Official Plan.

Proposed Official Plan Designation: High Density Residential with Site Specific Policy 8.10.97.

Proposed Site Specific Official Plan Policies:

Development Standard	Existing Official Plan Requirement for High Density Residential	Proposed
Maximum Floor Space Index (FSI) Density	2.0 FSI	3.5 FSI

The existing and proposed Official Plan designations are shown on Figures 2 and 3.

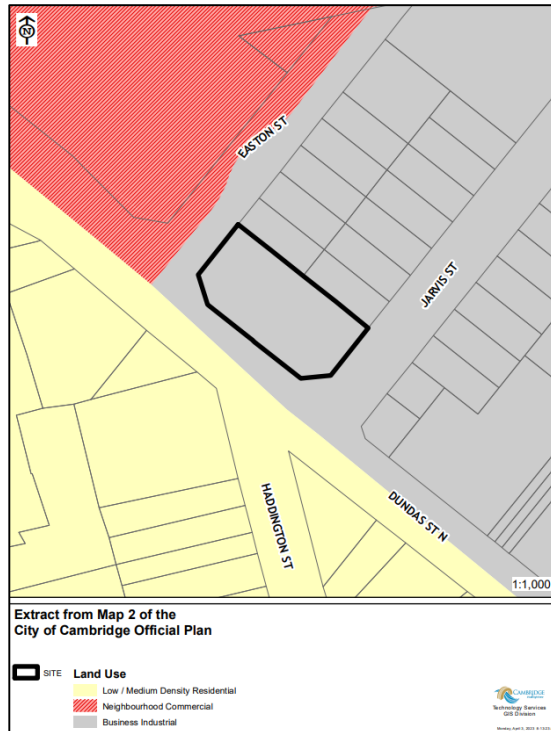


Figure 2 – Existing Official Plan Designation

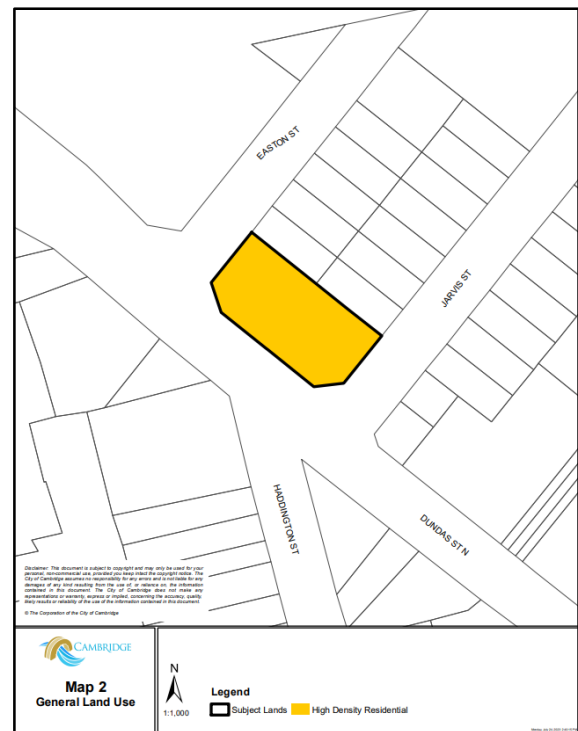


Figure 3 – Proposed Official Plan Designation

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

Existing Zoning: C2 (commercial)

Proposed Zoning: RM3 (Multiple Residential) with site specific provision s.4.1.440 and holding provision.

The existing and proposed zoning is shown on Figures 4 and 5.

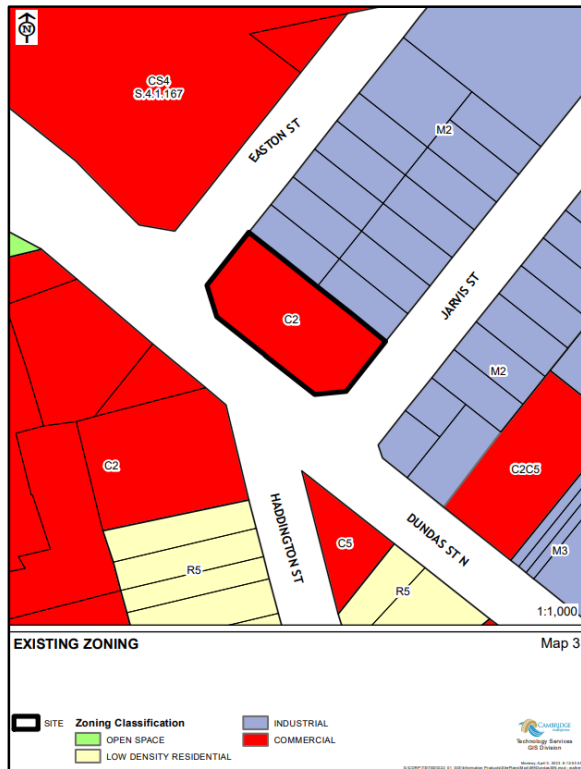


Figure 4 – Existing Zoning

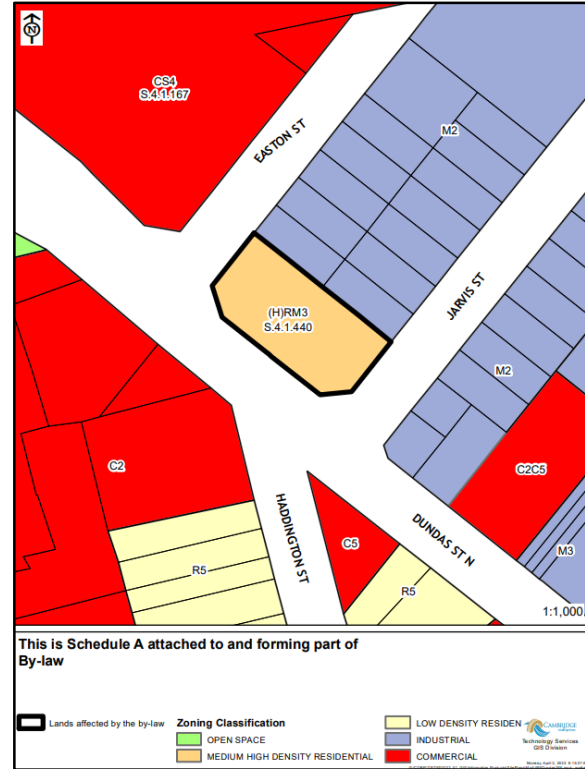


Figure 5 – Proposed Zoning

Proposed Site-specific Zoning Provisions:

Development Standard	Existing Zoning By-law 150-85	Proposed (H)RM3 s.4.1.440
Minimum lot frontage	30 metres	29.5 metres
Maximum density (dwelling units per net residential hectare)	75	377
Minimum front yard setback	6 metres	4 metres
Minimum exterior side yard setback	6 metres	3.5 metres
Minimum interior side yard setback	9 metres	5.5 metres
Minimum rear yard setback	9 metres	4.5 metres

Minimum landscaped open space	30%	20%
Required parking	75 spaces	53 spaces
Required loading space	1 space	0 spaces

Holding Provision

The Region of Waterloo requires that a Holding Provision be added to the Zoning By-law Amendment for the subject lands until the following requirement has been satisfied:

- 1) A Record of Site Condition (RSC) and Ministry Acknowledgement Letter have been received to the satisfaction of the City of Cambridge and the Region of Waterloo.

The Holding Provision would be applied to the entirety of the subject lands pursuant to Sections 34 and 36 of the Planning Act.

ANALYSIS:

Proposal

The applicant is proposing to redevelop the site with a six-storey residential building containing a total of 60 units. The building would contain 15 one (1) bedroom units and 45 two (2) bedroom units. Parking is proposed to be located both below grade and at grade, contains within the main floor of the building. The residential units would be located on levels 2-6 of the building. A rooftop patio and private balconies would provide for resident amenity space. Vehicular access is proposed to be provided from both Jarvis Street and Easton Street. The Jarvis Street entrance would provide access to the parking located at-grade. The at-grade parking is screened by the façade of the building fronting Dundas Street North. The below-grade parking entrance is provided from Easton Street. A total of 53 parking spaces are proposed, of which 2 are accessible. An additional 16 tandem spaces are provided. A lobby is proposed internal to the building on the main floor at the corner of Easton Street and Dundas Street North providing pedestrian access to the proposed development.

The requested Official Plan and Zoning By-law Amendment requests have not changed from the initial submission. There have been some changes/commitments made to the detailed design of the development to address comments made by City of Cambridge staff and Council, and members of the public. These include:

- 1) 33 long-term bicycle parking spaces have been added, exceeding the required amount by 15 spaces. The long-term spaces are provided within the at-grade and underground parking levels;
- 2) At-grade storage lockers have been transformed into bicycle storage lockers that can be accessed from the exterior (these are no longer individual storage lockers);
- 3) 3 short-term bicycle parking spaces have been added adjacent to the building entrance;
- 4) 6 tandem spaces have been added to the underground parking level, increasing the total number of tandem spaces to 16. While these spaces cannot be used to satisfy zoning requirements, these spaces do provide additional parking for units that require two parking spaces; and
- 5) An Amenity Room has been added to the rooftop terrace. A six foot privacy screening is provided at the rear of the outdoor rooftop amenity area to address privacy concerns for residents on Easton Street and Jarvis Street.



Figure 6 – Proposed Building Rendering from Corner of Dundas Street North and Jarvis Street



Figure 7 – Proposed Rendering of the Rear of the Building (Aerial View)



Figure 8 – Proposed Rendering of the Front of the Building (Aerial View)

The development is proposed to be a condominium and would be subject to a future site plan application and plan of condominium application to implement the development.

The concept site plan has been included in Appendix A, and the concept elevations and renderings have been included in Appendix B.

Policy Overview

The subject lands are located within the “Built-up Area” identified in the Provincial Growth Plan, the Regional Official Plan (ROP) and City Official Plan (City OP). The ROP and City OP requires a minimum 45% of new residential development occurring annually within the region as a whole to be constructed within the Built-up Area. Directing development towards the existing Built-up Area contributes to the creation of complete communities, provides for intensification and achieves the City’s objective of maximizing the use of existing infrastructure.

The proposal is consistent with the policy direction to build healthy, sustainable communities and policy directives regarding intensification within the Built-up area. The subject lands provide an opportunity for an appropriate residential infill redevelopment that will be compatible with the surrounding established residential neighbourhood. Additionally, the proposal will maximize the use of existing infrastructure available in the area. Staff are of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan.

The Subject Lands are located within the ‘Built Up Area’ on Schedule 3a of the Region of Waterloo’s Official Plan (ROP). Policies of the ROP support the provision of housing options by contributing to a range of dwelling types in the community, while utilizing existing municipal infrastructure. The majority of the Region’s future growth will occur within the Urban Area designation with a substantial portion of this growth directed to the existing Built-Up Area of the Region through reurbanization. The subject lands are located in the Built-up Area and the Delta Major Transit Station Area (MTSA) of the ROP. The development concept proposes a higher density mixed use development that contributes to the minimum density target established for the Pinebush MTSA of 120 people and jobs per hectare. As Major Transit Station Areas are identified as a Strategic Growth Area, the Region is supportive of increased density, uses and activity within these areas. The density proposed through this development is supported within ROPA 6. The proposal conforms to the ROP, which directs growth towards the Built-up Area to facilitate the creation of complete communities.

The subject lands are designated ‘Business Industrial’ on Map 2 of the City of Cambridge Official Plan. Lands designated ‘Business Industrial’ are usually considered to be employment lands. The subject lands are also located in a Regeneration Area of

the City of Cambridge Official Plan. Policy 2.7.3.1 provides that Regeneration Areas are areas within the city where a transition of use from one use, such as industrial uses to other uses is anticipated during the planning horizon of the Official Plan. Regeneration Areas are not considered employment areas in accordance with Section 2.7.3.3 of the City of Cambridge Official Plan. Therefore, since the subject lands are designated 'Business Industrial' but also located in a Regeneration area, the proposed development does not require an employment conversion.

An Official Plan Amendment is requested to redesignate the lands from the Business Industrial designation to the High Density Residential Designation with a Site Specific Policy to permit an increased Floor Space Index (FSI) to a maximum of 3.5.

Notwithstanding the proposed increase in FSI, the proposed building is planned to be six storeys in height which is lower than the maximum eight storeys height currently permitted in regeneration areas.

A Zoning By-law Amendment has been requested to re-zone the subject lands from Commercial Two (C2) to Multiple Residential 3 (RM3) with site specific provisions to permit a multiple residential development and for reduced lot frontage, maximum density, minimum front yard, minimum interior and exterior side yard, minimum rear yard, landscaped open space, required parking, and loading facilities. A holding provision will be added to the subject lands until a Record of Site Condition and Ministry Acknowledgement Letter have been received to the satisfaction of the City of Cambridge and the Region of Waterloo.

The proposed increase in density is consistent with the City's Official Plan policies to provide new residential development through intensification and infill of lands within the Built-up Area and Regeneration area and to provide for a range and mix of housing options.

The reduced setbacks still ensure that buildings are setback an appropriate distance from lot lines to maintain adequate landscaping, drainage and spatial separation between buildings on abutting properties.

The reduction in the number of required parking spaces is considered appropriate since the applicant is providing an additional tandem parking spaces on the site as well as bicycle parking. The development is currently serviced by a bus transit system and will eventually be located on a LRT transit line. The property is also in proximity and walking distance to commercial uses (such as a grocery store).

It is the opinion of staff that the intent of the above noted site specific provisions are appropriate for the proposed development.

Staff Recommendation

Staff gave consideration to Provincial, Regional and City policy, agency comments, compatibility with the surrounding neighbourhood with respect to height and density and the appropriateness of the site-specific provisions that were requested by the applicant. Should Council approve the Official Plan and Zoning By-law Amendment, a Site Plan application and a Plan of Condominium application will be required to implement the plan.

It is the opinion of Planning staff that the proposed applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the ROP, the City OP and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

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

Contributions to the City

Area of Focus	Targets	Contribution
Intensification	<ul style="list-style-type: none">45 percent of new development to be directed to the Built-Up Area through intensification.	<ul style="list-style-type: none">Supports the City's direction towards intensification of existing properties within the Built-Up Area and along planned future transit.

FINANCIAL IMPACT:

- A planning application fee in the amount of \$29,000 has been paid to the City of Cambridge to process the Official Plan and Zoning By-law Amendment.
- Future planning application fees will be required as part of the submission of a complete Site Plan application as well as a Plan of Condominium Application.
- City and Regional Development Charge fees will be collected prior to building permit issuance. Development Charges collected for the proposed development will be used for the construction of new infrastructure required to support growth of the City.

- Additional revenue from assessment growth generated from the proposed development will offset increased expenses to provide City services, programs and future infrastructure renewal to a growing population.
- Any further costs associated with the development of the site are to be borne by the applicant.

PUBLIC VALUE:

A statutory Public Meeting required under the Planning Act was held on September 13, 2022.

Following the Public Meeting, members of the public/residents that provided their information on the sign-in registry at the meeting or have requested to be included on the mailing list were notified of this Recommendation Report being presented to Council on September 12, 2023.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

Not Applicable.

PUBLIC INPUT:

Several members of the public spoke at the public meeting and/or provided written submissions regarding the proposal. The public submissions and responses to the public comments have been provided in Appendix B. The general themes of the comment include:

- Consideration of affordable housing
- Height and density
- Privacy
- Increased traffic and speed along Dundas Street North
- Noise related to construction of the development
- Parking and traffic of construction vehicles
- Overflow parking from resident's and visitors
- Snow ploughing of Easton and Jarvis Street
- Concerns for lack of amenity/park/green space for families and children.
- Terracing of the building should be considered.

The applicant has provided responses to the questions and concerns raised during the Public Meeting which are provided in Appendix C. It is staff's opinion that the statutory Public Meeting requirements under the Planning Act have been met through this process.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix D.

Staff has received comments from applicable city departments and outside agencies in regard to the proposed Official Plan and Zoning By-law Amendments. Staff and agency comments have been acknowledged and/or addressed by the applicant and will be implemented through the removal of the holding provision and through a future Site Plan application.

CONCLUSION:

The City of Cambridge is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. With limited vacant residential land available within the City and an increase in housing costs, there is a growing need and demand for more dense housing options that can accommodate more people in smaller spaces. There is also a demand for more affordable housing options than traditional single detached homes.

The proposed infill development represents an efficient use of existing municipal water and sanitary sewer services and provides more affordable options for market rate housing. The proposed residential development supports the intensification objectives of the Provincial Growth Plan and works towards the creation of a complete community.

It is the opinion of Planning Staff that the proposed Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan, the Regional Official Plan, and the City of Cambridge Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law 150-85.

The proposal represents good planning and contributes to the creation of additional housing stock for the City. The proposal is a desirable built form that incorporates high standards of design. As such, Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendments.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

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. 23-197-CD Appendix A – Conceptual Site Plan
2. 23-197-CD Appendix B – Conceptual Renderings
3. 23-197-CD Appendix C – Responses to Comments
4. 23-197-CD Appendix D – Internal/External Consultation and List of Supporting Studies
5. 23-197-CD Appendix E – Proposed By-law for Official Plan Amendment
6. 23-197-CD Appendix F – Proposed By-law for Zoning By-law Amendment