

City of Cambridge Council Meeting

Proposed Mid-Rise Residential Development

499 Dundas Street North

September 12, 2023



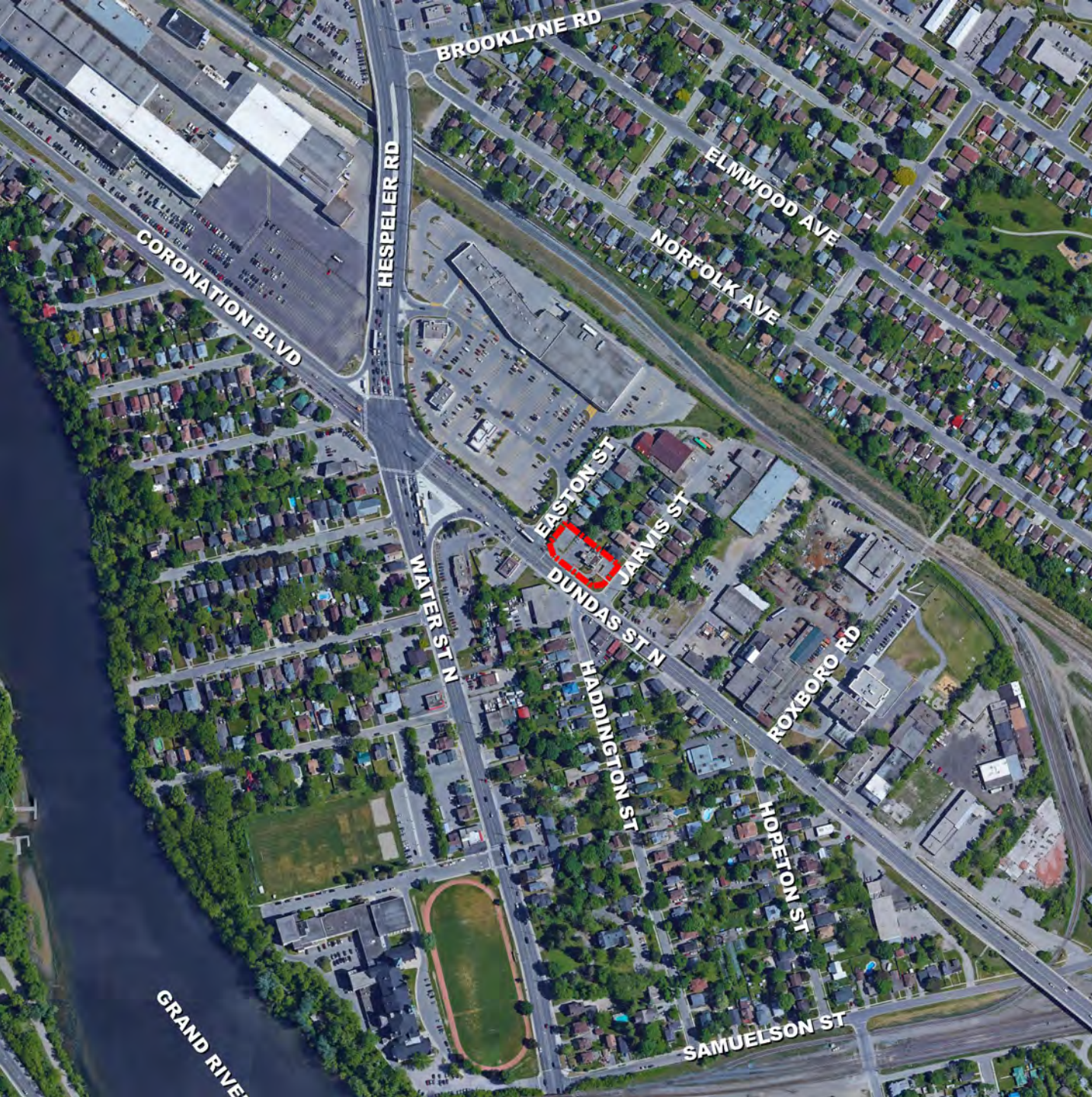
LOCATION

499 Dundas Street North

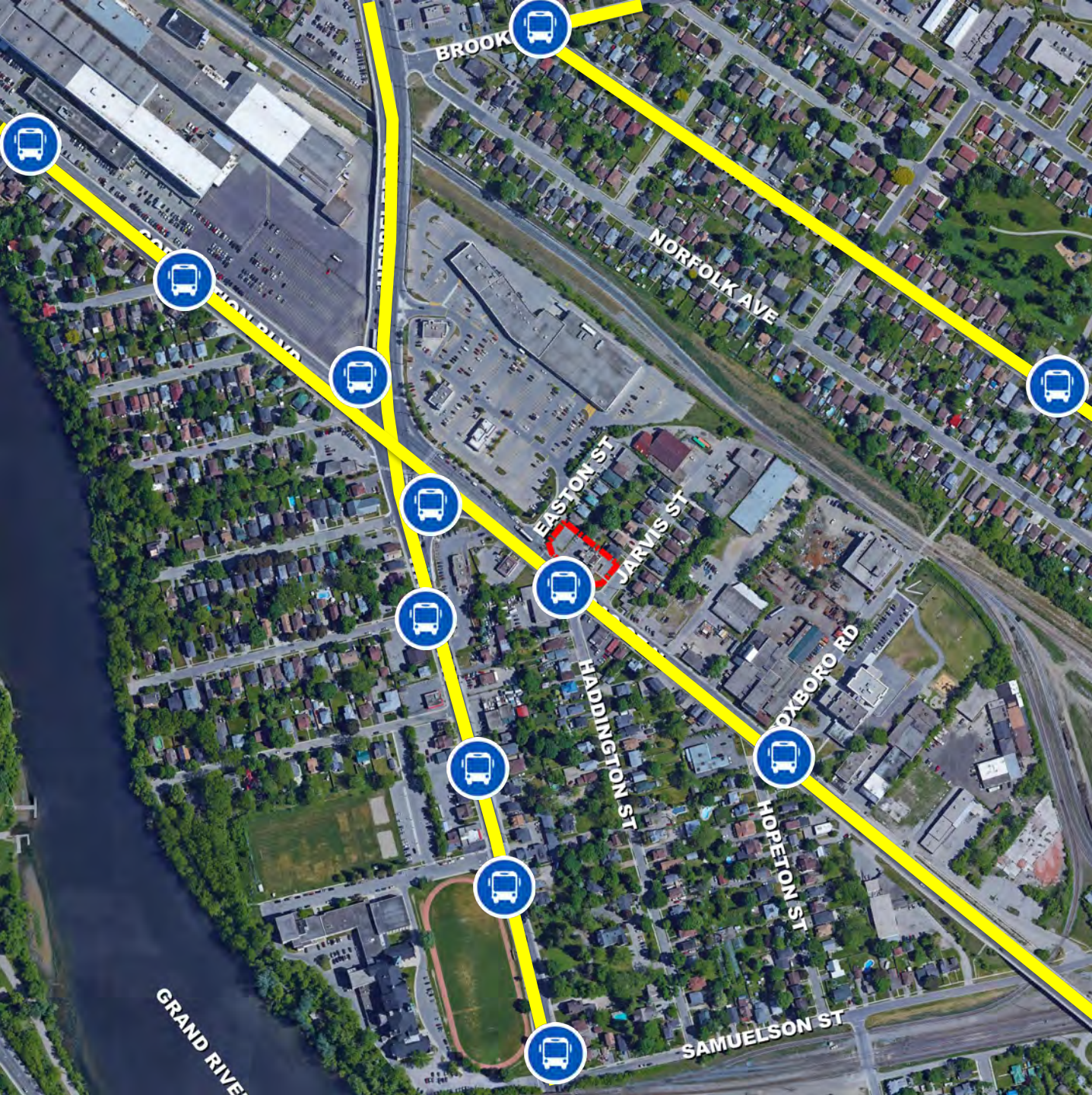
Surrounding neighbourhood contains a broad mix of residential and non-residential uses.

Site within close proximity of key services and amenities including:

- Existing transit on Dundas Street N. and existing cycling routes.
- Food Store and Restaurants
- Manchester Public School and Galt Collegiate Institute
- Parks and green spaces



EXISTING TRANSIT ROUTES



Existing Transit Route



Transit Stop

Lands will be located within a Major Transit Station Area once Phase 2 of the ION is in place. The planned "Delta" station is 140 metres from the subject lands.



DEVELOPMENT PROPOSAL

- A six (6) storey multiple residential building with a total of 60 residential units
- A mix of one and two bedroom units with the majority of units being two bedroom.
- Structured parking including tandem parking available for two bedroom units.
- Bicycle parking that exceeds current requirements.
- Rooftop and ground floor amenity areas.
- Access from Jarvis and Easton Street.

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 unit types within a settlement area
- Contributes to a mix and range of housing types
- Utilizes existing infrastructure (transportation, servicing, transit)

Growth Plan for the Greater Golden Horseshoe

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

POLICY CONFORMITY

Region of Waterloo Official Plan

- Designated as *Built-Up Area*
- Supports the regions planned community structure by developing within the built up area where 45% of residential growth is targeted
- Supports urban area and energy conservation policies including promoting compact development, active transportation and optimizing the use of existing infrastructure

POLICY CONFORMITY

City of Cambridge Official Plan

- Designated *Business Industrial* but located within a *Regeneration Area*.
Regeneration Areas are areas where transition in use away from industrial is anticipated and supported.
- Proposal supports infill, Intensification and redevelopment policies
- Within regeneration areas a building height of 8 storeys is permitted. The proposed six storey building is within existing height permissions.

BENEFITS OF PROPOSAL

Current Use of Property	Proposed Use of Property
Single storey fast food restaurant.	Six (6) storey multiple residential building with a mix of one and two bedroom units, totaling 60 residential units
Underutilized lots	<p>Infill of an underutilized parcel of land in the Built-Up area that will:</p> <ol style="list-style-type: none">1) Introduce more housing options to the area;2) Support intensification targets and growth policies;3) Support existing transit;4) Utilize existing public services;5) Provide for a mix of unit sizes including 1 and 2 bedroom units;6) Support affordable housing initiatives through affordable housing contribution.

IMPROVEMENTS TO ORIGINAL PROPOSAL

- Additional bicycle parking spaces added (indoor and outdoor).
- Tandem spaces increased from 10-16 with 6 new tandem spaces provided in underground parking level.
- Addition of rooftop amenity room.
- 6' privacy screen proposed along rooftop terrace to minimize overlook on residential neighbourhood to the north.











CONSIDERATION OF PUBLIC AND AGENCY COMMENTS

- Additional bicycle parking has been added to further justify the reduction in parking. Additional tandem spaces have also been accommodated.
- Planning policy staff suggested increase height in exchange for affordable units. Building height has remained at six storeys as some residents raised concerns about the building height. The developer has committed to providing an affordable housing contribution for both this project and their Mill Creek / Liberty Drive project.
- There was a request to consider terracing of the upper floor of the building. This was explored but ultimately could not be accommodated. Instead the rooftop amenity area has been redesigned with a substantial privacy wall. The building height remains under the maximum permission.
- Other technical comments have been addressed through the more detailed site plan design.



THANK YOU