

# PLANNING JUSTIFICATION BRIEF

Draft Plan of Subdivision, Draft Plan of Standard Condominium  
and Draft Plan of Common Element Condominium

408-416 Dundas Street South  
City of Cambridge

Date:

**February 2022**

Prepared for:

**2577914 Ontario Inc.**

Prepared by:

**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 16181B

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### Appendix A: Draft Plans of Subdivision and Condominium

# 1.0 INTRODUCTION

On behalf of our client, 2577914 Ontario Inc., we are pleased to submit an application for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Draft Plan of Standard Condominium to the City of Cambridge and Region of Waterloo for the creation of a single block plan of subdivision, a standard condominium and a common element condominium for 408-416 Dundas Street South, in the City of Cambridge.

## 1.1 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands comprise a total area of approximately 0.7585 hectares and are located on south side of Dundas Street South, opposite Maple Bush Drive and south east of Franklin Boulevard. The lands are currently under construction and are planned for apartment and townhouse units. The area contains a mix of residential and commercial uses, including larger commercial developments oriented to the intersection of Franklin Boulevard and Dundas Street South. The compatibility of the lands with surrounding land uses, including the adjacent automotive use, were assessed through the previous Official Plan and Zoning Bylaw Amendment applications and the related Lifting of Holding Provision application, all of which have since been approved.

## 1.2 PREVIOUS PLANNING APPROVALS

The lands were subject to a site specific Official Plan and Zoning By-law Amendment application (OR03/18)), which was approved in 2019 (site specific By-law 2019-086). The Holding provision was subsequently lifted in March 2021. Public consultation, including multiple meetings at City Council formed part of those planning processes.

A Site Plan application was also submitted, and subsequently approved by the City of Cambridge in 2021, with a corresponding Site Plan Agreement registered on title. Building permits were issued in 2021 for the lands, separately for the apartment building and townhouse buildings and they are both under construction.

# 2.0 DESCRIPTION OF PROPOSAL

The development includes two distinct components: a 4-storey apartment building with 38 units, and three blocks of townhomes totalling an additional 18 units. Both areas are accessed via a driveway from Dundas Street South, with surface parking located in several areas on the site for the residents of the apartment building and visitors to the site. The townhomes have individual driveways and garages.

## 2.1 Draft Plan of Subdivision

The Draft Plan of Subdivision proposes to create one single Block for the entire parcel (please refer to the enclosed Draft Plan). The townhomes are proposed to be subdivided via Part Lot Control, however the lands are not a whole Lot or Block within a Draft Plan of Subdivision. Subdividing lands through Part Lot Control can only occur for lots that are a whole Lot or Block within a plan of subdivision. As such, the sole purpose of the Draft Plan of Subdivision application is to facilitate the future subdivision of the townhomes via the Part Lot Control process. No additional Lots or Blocks are proposed and the lands are not proposed to be subdivided.

## 2.2 Draft Plan of Standard Condominium

The Draft Plan of Standard Condominium proposes to create a condominium corporation for the 4-storey, 38 unit apartment building. In total, the following are proposed:

- 38 residential units;
- 38 parking units; and
- 38 storage locker units.

Common elements include visitor parking and internal components of the building, including the lobby, amenity area and indoor bicycle storage.

## 2.3 Draft Plan of Common Element Condominium

The Draft Plan of Common Element Condominium includes the Common Element Road, the shared outdoor amenity area, 4 visitor parking spaces and other shared landscape areas. The 18 townhouse units would be parcels of tied land to the Common Element Condominium. The Standard Condominium would have access over the Common Element Road for access to their parking units and related common elements.

Attached as **Appendix A** is a copy of the Draft Plan of Standard Condominium, Draft Plan of Common Element Condominium and Draft Plan of Subdivision, prepared by MacDonald Tamblin Lord Surveying. The plans illustrate the relationship between the two Draft Plans of Condominium, while the Draft Plan of Subdivision contains only a single Block, as described above.

## 3.0 PLANNING ANALYSIS

### 3.1 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. A mix of land uses is encouraged to provide choice and diversity. A variety of modes of transportation are promoted to facilitate pedestrian movement and reduce reliance on the automobile. Public transit is encouraged as a means of creating more sustainable and healthy communities. Generally, the PPS encourages development that will provide long term prosperity, environmental health and social well-being.

The subject lands are located within the City of Cambridge, within an area planned for development. The lands represent the intensification of an existing underutilized lot. Previous planning approvals established the performance standards, including density for the lands, as well as the assessment of land use compatibility with the automotive use to the southeast.

In this regard, the development of 408-416 Dundas Street South with 56 residential units, including apartment and townhouse units is consistent with the Provincial Policy Statement.

### 3.2 Growth Plan for the Greater Golden Horseshoe

Pursuant to the *Places to Grow Act, 2005*, the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was approved and first came into effect on June 16, 2006. The current version of the Growth Plan came into effect in May 2019 and applies to the Greater Golden Horseshoe (which includes the City of Cambridge). The Growth Plan establishes a vision for the Greater Golden Horseshoe based on the principles of: building compact, vibrant and complete communities; economic competitiveness; protecting natural heritage resources and employment areas; wise use of land and resources; optimizing infrastructure and transit and directing growth to and intensifying existing Built-up Areas. The *Planning Act* requires that decisions respecting planning matters conform to the Growth Plan.

The subject lands are planned for a mix of residential units on lands that were previously vacant, within the Urban Area. The development conforms to the Growth Plan.

### 3.3 Region of Waterloo Official Plan

The subject lands are located within the Urban Area within the City of Cambridge. Section 2.B of the Plan indicates that the lands included within the Urban Area are intended to accommodate the majority of the Region's growth, with a substantial portion directed to the existing Built-up Area through re-urbanization.

The subject lands will result in the redevelopment of lands within the Urban Area, on lands with excellent access to the Regional road and transit network. Previous planning processes have considered the proposed density and land use compatibility, while the site plan process assessed the detailed design of the site and access from Dundas Street South.

The application form that must accompany all Draft Plan of Condominium application refers to Affordable Housing, and specifically, how the development has addressed affordable housing. The subject lands are located in an area that is well served by transit, and that is within walking distance of multiple commercial developments that serve the day to day and week to week needs of future residents, reducing the need for a vehicle which is a significant cost for most families and individual households. Furthermore, a variety of units are proposed, which offer housing choice at different price levels, allowing future residents the opportunity to choose unit sizes and types based on their needs and financial resources.

### 3.4 City of Cambridge Official Plan

The lands were subject to an Official Plan Amendment, which was approved. The Amendment established a site specific density of 75 units per hectare. The development of the lands with both apartment and townhouse dwellings is permitted in the Official Plan and the density conforms to the Special Policy Area approved for the lands. The applications conform to the Official Plan.

### 3.5 City of Cambridge Zoning By-law

The lands were subject to a Zoning By-law Amendment that established site specific performance standards for the development. The Site Plan approved by the City reviewed and considered the development in the context of the Zoning Bylaw and it was determined the development complies with the Bylaw. Furthermore, building permits have been issued for both the apartment building and the townhouse units. The development remains in compliance with the Zoning By-law.

# 4.0 CONCLUSION

This Planning Justification Brief concludes that the proposed Draft Plans of Subdivision and Condominium for 408-416 Dundas Street South represents good planning for the following reasons:

- 1.0 The development is consistent with the *Provincial Policy Statement*. The development makes efficient use of municipal infrastructure through appropriate intensification of lands within the Urban Area.
- 2.0 The development conforms to the Growth Plan for the Greater Golden Horseshoe. The development represents redevelopment and intensification of an underutilized site, within the Built-Up Area, and within close proximity to transit.
- 3.0 The development conforms to the Region of Waterloo Official.
- 4.0 The development conforms to the City of Cambridge Official Plan including the previously approved Official Plan Amendment.
- 5.0 The development complies with the Zoning By-law including the approved site specific regulations.

Respectfully submitted,

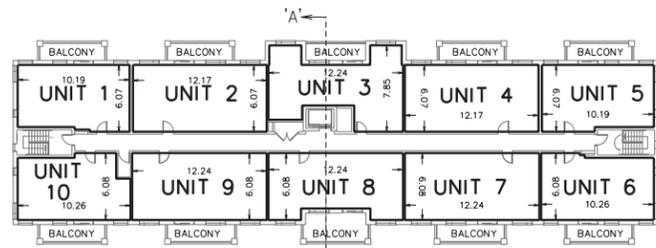
**MHBC**



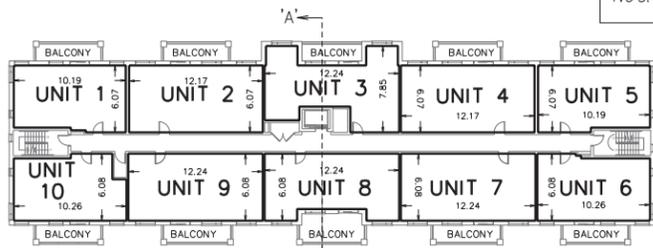
Trevor Hawkins, M.PL, MCIP, RPP  
Partner

Cc: 2577914 Ontario Inc

## **Appendix A:** Draft Plan of Standard Condominium, Draft Plan of Common Element Condominium and Draft Plan of Subdivision



LEVEL 4: UNITS 1 TO 10

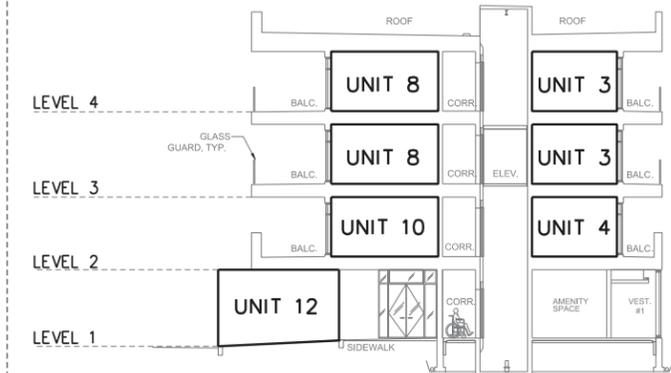


LEVEL 3: UNITS 1 TO 10



LEVEL 2: UNITS 1 TO 12

CROSS SECTION 'A'-A'  
(NOT TO SCALE)



DUNDAS STREET SOUTH

REGIONAL ROAD No. 8  
(TRANSFERRED BY ORDER COUNCIL 497/85 PLAN 67G-979)  
(BY-LAW No. 132-83, INST # 625589)  
PIN 03845 - 0272 (LT)

DEPOSITED PLAN

PLAN

LEVEL 1: UNITS 1 TO 82

255 (P-1812-15)

PIN 03843-0299 (LT)  
PART 1, PLAN 58R-19900  
SUBJECT TO EASEMENTS AS IN INST  
No.s. 1181752, WR883024, WR845538 &  
WR1299486

LOT 5

PART 1, PLAN 67R - 2008  
PIN 03843 - 0012 (LT)

CONCESSION 10

EXISTING RESIDENTIAL R4

EXISTING RESIDENTIAL RM3

WATERLOO CONDO  
PLAN 638  
BLOCK 23683

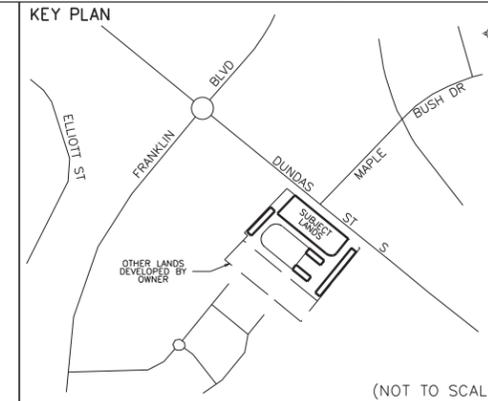
PART 2, PLAN 58R-8502

PART 3, PLAN 58R-8502

PART 4, PLAN 58R - 8502

PIN 03843 - 0283 (LT)

EXISTING RESIDENTIAL RM4



(NOT TO SCALE)

DRAFT PLAN OF STANDARD CONDOMINIUM OF  
PART OF BLOCK X  
REGISTERED PLAN 58M-XXXX  
CITY OF CAMBRIDGE  
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 300

J.D. BARNES LIMITED  
© COPYRIGHT 2022

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNERED SCALE FACTOR OF 0.9996.  
ALL BUILDING TIES ARE PROPOSED AND ARE SHOWN TO THE CONCRETE FOUNDATION AT GRADE.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- FOR A, B, C, E, F, G AND J SEE DRAFT PLAN AND KEY PLAN
- D RESIDENTIAL
  - H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
  - I UNKNOWN
  - K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
  - L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE DATA

ZONING R4	
<b>UNIT SUMMARY (RESIDENTIAL UNITS)</b>	
TOTAL	38
LEVEL 1	6
LEVEL 2	12
LEVEL 3 & 4	10
<b>PARKING SUMMARY (LEVEL 1 ONLY)</b>	
TOTAL	52
RESIDENTIAL	38 (2 ACCESSIBLE)
VISITORS	14 (1 ACCESSIBLE)
<b>LOCKERS (LEVEL 1 ONLY)</b>	
TOTAL	38
<b>EXCLUSIVE USE AREAS (LEVEL 1 ONLY)</b>	GROUND LEVEL PATIOS - P 1 TO P 6

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.  
404 AND 410 DUNDAS SOUTH STREET INC.

FEBRUARY 17, 2022  
DATE

*David Ope*  
DAVID OPE  
PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS, ARE ACCURATELY AND CORRECTLY SHOWN.

FEBRUARY 24, 2022  
DATE

*Jan Elliott*  
J. R. ELLIOTT  
ONTARIO LAND SURVEYOR

**J.D. BARNES** SURVEYING MAPPING GIS  
LIMITED  
LAND INFORMATION SPECIALISTS  
4273 KING ST. E. #100, KITCHENER, ON, N2P 3B9  
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

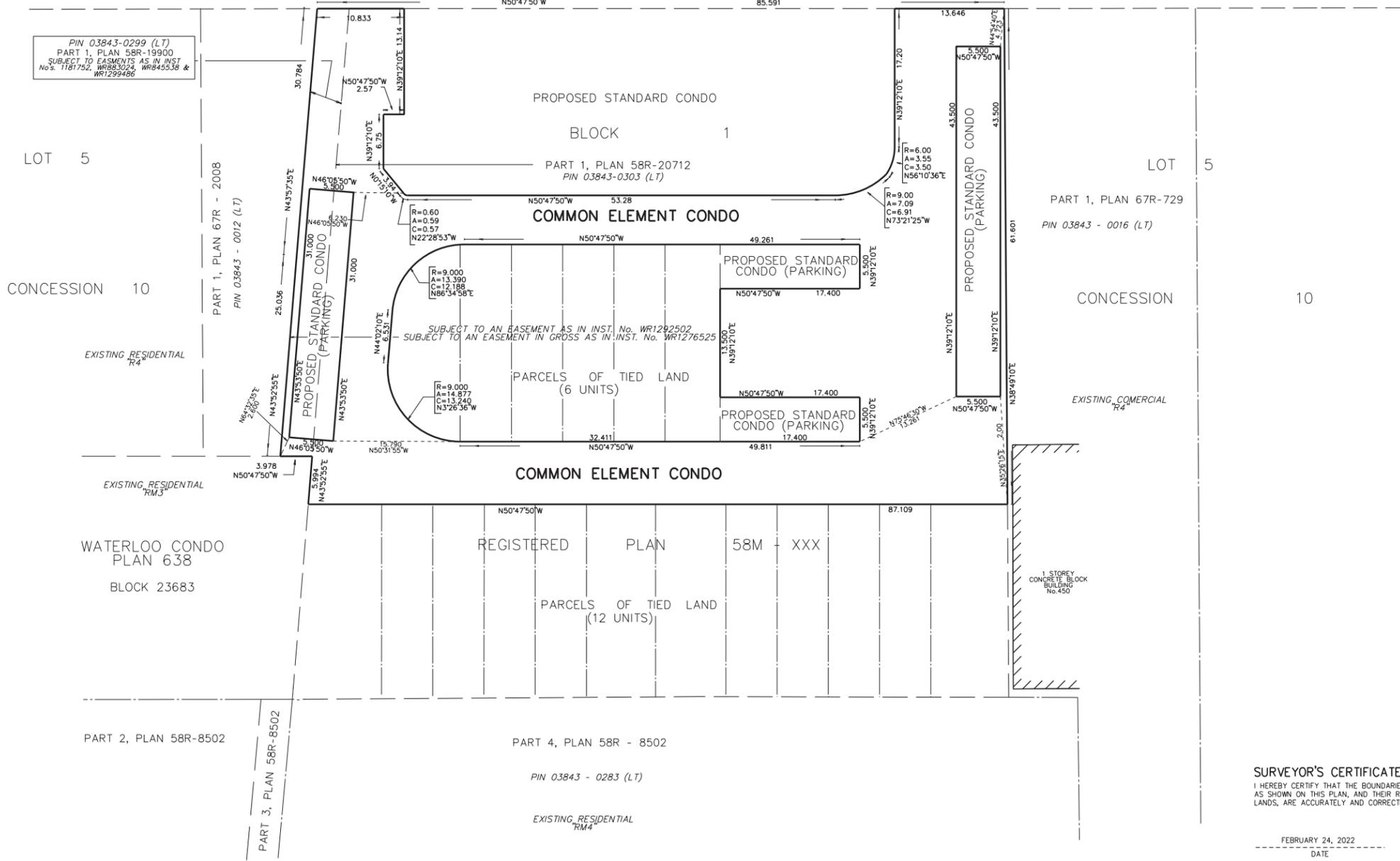
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PLOTTED: 2/24/2022	DATED: FEBRUARY 24, 2022	



DUNDAS STREET SOUTH

REGIONAL ROAD No. 8  
(TRANSFERRED BY ORDER COUNCIL 497/85 PLAN 67G-979)  
(BY BY-LAW No. 132-83, INST # 625589)  
PIN 03845 - 0272 (LT)

DEPOSITED PLAN 255 (P-1812-15)



PIN 03843-0299 (LT)  
PART 1, PLAN 58R-19900  
SUBJECT TO EASEMENTS AS IN INST  
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WR1299486

LOT 5

CONCESSION 10

EXISTING RESIDENTIAL R4

EXISTING RESIDENTIAL RM3

WATERLOO CONDO PLAN 638  
BLOCK 23683

PART 2, PLAN 58R-8502

PART 4, PLAN 58R - 8502

PIN 03843 - 0283 (LT)

EXISTING RESIDENTIAL RM4

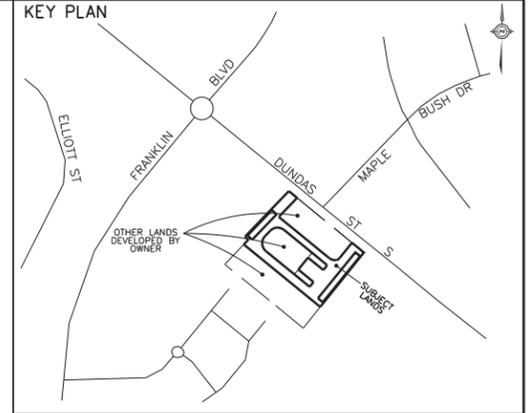
LOT 5

PART 1, PLAN 67R-729  
PIN 03843 - 0016 (LT)

CONCESSION 10

EXISTING COMMERCIAL R4

1 STOREY CONCRETE BLOCK BUILDING No.450



DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM OF  
PART OF BLOCK X  
REGISTERED PLAN 58M-XXXX  
CITY OF CAMBRIAGE  
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 300  
5 0 5 10 20 metres

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NOTES

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ALL BUILDING TIES ARE PROPOSED AND ARE SHOWN TO THE CONCRETE FOUNDATION AT GRADE.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- FOR A, B, C, E, F, G AND J SEE DRAFT PLAN AND KEY PLAN
- D THIS IS A PROPOSED RESIDENTIAL DEVELOPMENT OF 404 DUNDAS STREET SOUTH
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
- I UNKNOWN
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
- L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

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DATE DAVID OPIE PRESIDENT

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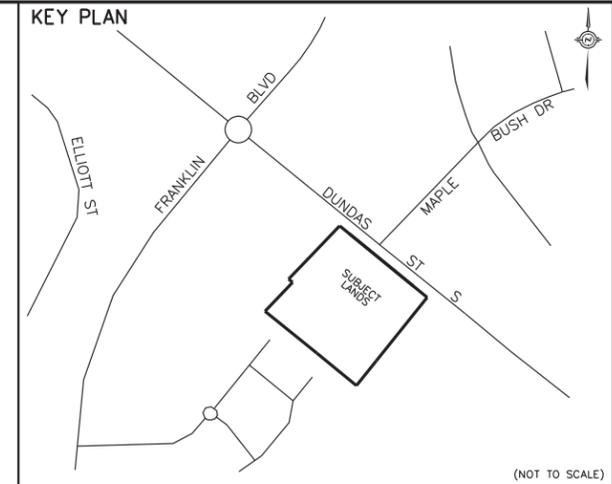
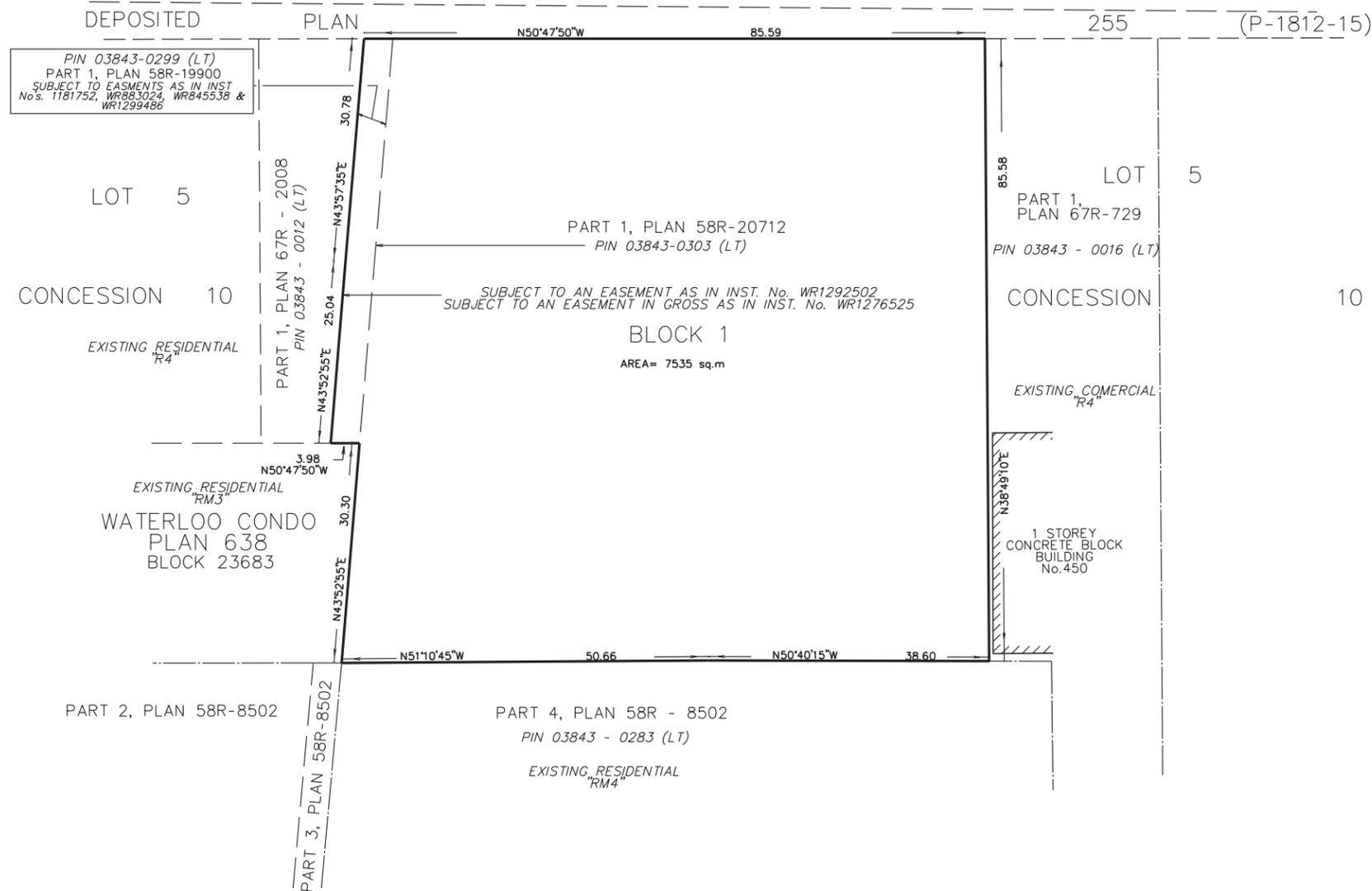
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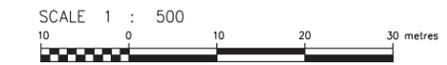
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PLOTTED: 2/24/2022		DATED: FEBRUARY 24, 2022



DUNDAS STREET SOUTH  
 (ROAD WIDTH = 35.2m)  
 REGIONAL ROAD No. 8  
 (TRANSFERRED BY ORDER COUNCIL 497/85 PLAN 67G-979)  
 (BY BY-LAW No. 132-83, INST # 625589)  
 PIN 03845 - 0272 (LT)



DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 5  
 CONCESSION 10**  
 CITY OF CAMBRIDGE  
 REGIONAL MUNICIPALITY OF WATERLOO



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FOR A, B, C, E, F, G AND J SEE DRAFT PLAN AND KEY PLAN

- D BLOCK 1 TO BE DEVELOPED AS COMMON ELEMENT AND STANDARD CODOMINIUM.
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