

To: **COUNCIL**

Meeting Date: **11/09/21**

Subject: **East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation**

Submitted By: **Lisa Prime, Chief Planner, MCIP, RPP**

Prepared By: **Kathy Padgett, Senior Planner – Environment, MCIP, RPP**

Report No.: **21-269(CD)**

File No.: **D03.01.14.01**

Recommendation

THAT Cambridge Council receive Report No. 21-269 (CD) - East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation - as information.

Executive Summary

Purpose

- The East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) was initiated in 2016 and is being conducted by the consulting firm WSP on behalf of the Region of Waterloo together with the Grand River Conservation Authority (GRCA), the City of Cambridge, the Township of Woolwich, and in consultation with the City of Kitchener.
- The purpose of the East Side Lands – Stage 2 MESP is to identify land uses and required infrastructure improvements to facilitate future development within the Stage 2 lands in the east side of the Region of Waterloo (north Cambridge). The process involves an integrated approach to land use planning, water/wastewater servicing, utilities, transportation, and environmental planning.
- The outcome of the East Side Lands – Stage 2 MESP will be a Master Plan which identifies specific infrastructure improvements as well as a Secondary Plan to identify recommended land uses and to guide development for the Stage 2 lands in north Cambridge.

- While the studies associated with the East Side Lands – Stage 2 MESP are almost near completion, appeals to the Regional Official Plan paused the initiation of the Secondary Plan. With these appeals in the process of being resolved the Secondary Plan can be re-initiated.
- Based on the Draft East Side Lands – Stage 2 MESP and Preliminary Preferred Urban Area Designation and Land Use, the Secondary Plan will integrate proposed development constraints, environmental management principles, transportation network recommendations and servicing solutions into a land use plan for the lands in north Cambridge.

Key Findings

- A Virtual Open House is being held on Thursday, November 25, 2021 to introduce the project and receive initial feedback from the public.
- A Statutory Public Meeting is anticipated to be held in February 2022 to receive further feedback from the public on the Draft Secondary Plan.

Financial Implications

- Project A/00223-20 (16S004) East Side Lands was approved in the City's 2016 budget in the amount of \$150,000 which is funded from Development Charges.
- Financial implications associated with the required infrastructure to support the development of the secondary plan area will be analysed and included in the East Side Lands – Stage 2 MESP Master Plan.

Background

Initiated in 2016, the East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) is a continuation of the Region of Waterloo East Side Lands MESP in north Cambridge. The East Side Lands – Stage 1 MESP has been completed for lands south of Middle Block Road, east and west of Fountain Street North. The current East Side Lands – Stage 2 MESP includes lands north of Middle Block Road to Kossuth Road and from the Grand River to Speedsville Road and is being conducted under the Environmental Assessment Act process for Master Plans and the Planning Act. The broader study area continues north into the Township of Woolwich (see Appendix No. 1).

As part of the settlement of the Regional Official Plan appeal, an additional 115 hectares (284 acres) of land for primarily residential uses are to be added to the Urban Area boundary in north Cambridge. The purpose of the East Side Lands – Stage 2 MESP is to assist in identifying which lands should be added to the Urban Area boundary and how the lands will be planned and serviced in a fiscally and

environmentally responsible manner. The process involves an integrated approach to land use planning, water/wastewater servicing, utilities, transportation, and environmental planning.

The outcome of the East Side Lands – Stage 2 MESP will be a Master Plan which identifies specific infrastructure improvements as well as a Secondary Plan to identify recommended land uses and to guide development for the lands being added to the Urban Area boundary in north Cambridge. The Secondary Plan will be prepared as an amendment to the City of Cambridge Official Plan (see **Appendix No. 2** for the Secondary Plan study area).

While the studies associated with the East Side Lands – Stage 2 MESP are almost near completion, appeals to the Regional Official Plan paused the initiation of the Secondary Plan. With these appeals in the process of being resolved the Secondary Plan can be re-initiated.

Analysis

Strategic Alignment

PROSPERITY: To support and encourage the growth of a highly competitive local economy where there is opportunity for everyone to contribute and succeed.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

Goal #4 - Environment and Rivers

Objective 4.4 Manage city resources in a responsible and sustainable manner, considering future needs for resiliency and community adaptation.

Goal #7 - Transportation and Infrastructure

Objective 7.2 Work with the Region and other partners to better coordinate the planning, communication and delivery of infrastructure (including roads and other transportation assets) in Cambridge.

Early planning for this area of the City of Cambridge using a Master Environmental Servicing Plan and Secondary Plan approach allows for the responsible and sustainable management of the area's natural resources while facilitating appropriate development. Utilizing an integrated approach to land use planning, water/wastewater servicing, utilities, transportation, and environmental planning will result in the development of a welcoming and vibrant complete community.

Comments

The Draft East Side Lands – Stage 2 MESP and Preliminary Preferred Urban Area Designation and Land Use were presented to the public at Public Information Centre No. 4 in March 2018 (see **Appendix No. 3**). This information was also presented to Cambridge Council on May 8, 2018 (Report No. 18-049(CD)) and the proposed new Urban Area boundary was endorsed at that time (see **Appendix No. 4**). The Secondary Plan will be developed to integrate proposed development constraints, environmental management principles, transportation network recommendations and servicing solutions into a land use plan for the lands in north Cambridge. Ultimately, the Secondary Plan synthesizes all of the documents prepared as part of the East Side Lands – Stage 2 MESP and appropriately implements recommendations as land use planning policy to guide future development.

A Virtual Open House is being held on Thursday, November 25, 2021 to introduce the project and receive initial feedback from the public.

Existing Policy/By-Law

City of Cambridge Official Plan (2012)

The subject lands are currently designated Prime Agricultural and Natural Open Space System.

The Secondary Plan will be prepared as an amendment to the City of Cambridge Official Plan.

Financial Impact

The East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) is being cost-shared by the Region of Waterloo and the City of Cambridge as follows:

| | |
|--------------------|------------------|
| Region of Waterloo | \$502,900 |
| City of Cambridge | <u>\$147,400</u> |
| TOTAL | \$650,300 |

Project A/00223-20 (16S004) East Side Lands was approved in the City's 2016 budget in the amount of \$150,000 which is funded from Development Charges. The difference in the budgeted amount and the cost-shared amount shown above is the final quote to complete the work from the consultants retained by the Region.

The East Side Lands – Stage 2 MESP will identify land uses and required infrastructure improvements to facilitate future development. The financial implications associated with the required infrastructure improvements will be analysed and included in the East

Side Lands – Stage 2 MESP Master Plan. This information is necessary to ensure the City is preparing for the financial impacts of future development through future Development Charges Background Studies and the City’s Capital Budget and Forecast.

Public Input

Extensive public consultation has occurred throughout the East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) process with four Public Information Centres being held:

1. June 16, 2016 – Launched the study, identified interested persons and obtained input on issues and existing conditions.
2. December 5, 2016 – Presented findings of the environmental component of the study and obtained input.
3. November 2, 2017 – Presented high-level land use options for review and input.
4. March 20, 2018 – Presented the North Cambridge Preliminary Preferred Urban Area Designation and Land Use. This was endorsed by Cambridge Council on May 8, 2018 (Report No. 18-049(CD)).

To re-initiate the Secondary Plan process, a Virtual Open House is being held on Thursday, November 25, 2021 to introduce the project and receive initial feedback from the public. Notice for the Virtual Open House was provided in the Cambridge Times on Thursday, November 11, 2021. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the study area as well as those who signed up to be on the mailing list for the East Side Lands – Stage 2 MESP. Feedback received from the public will be considered when preparing the Draft Secondary Plan which will be presented at a future Statutory Public Meeting to receive additional feedback.

Internal/External Consultation

The Steering Committee for the East Side Lands – Stage 2 Master Environmental Servicing Plan is staffed by the Region of Waterloo, Grand River Conservation Authority, City of Cambridge and Township of Woolwich.

Conclusion

The Virtual Open House is another step towards a Secondary Plan that will provide a detailed planning framework for the City that will guide future development and provide policy for land use, urban design and public realm improvements, and transportation and infrastructure improvements. It will include maps and policies that are adopted by amendments to the City’s Official Plan, which are anticipated to be brought before Cambridge Council in March 2022.

Signature

Division Approval

Reviewed by the CFO



Reviewed by Legal Services

Name: Lisa Prime

Title: Chief Planner

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager Community Development

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

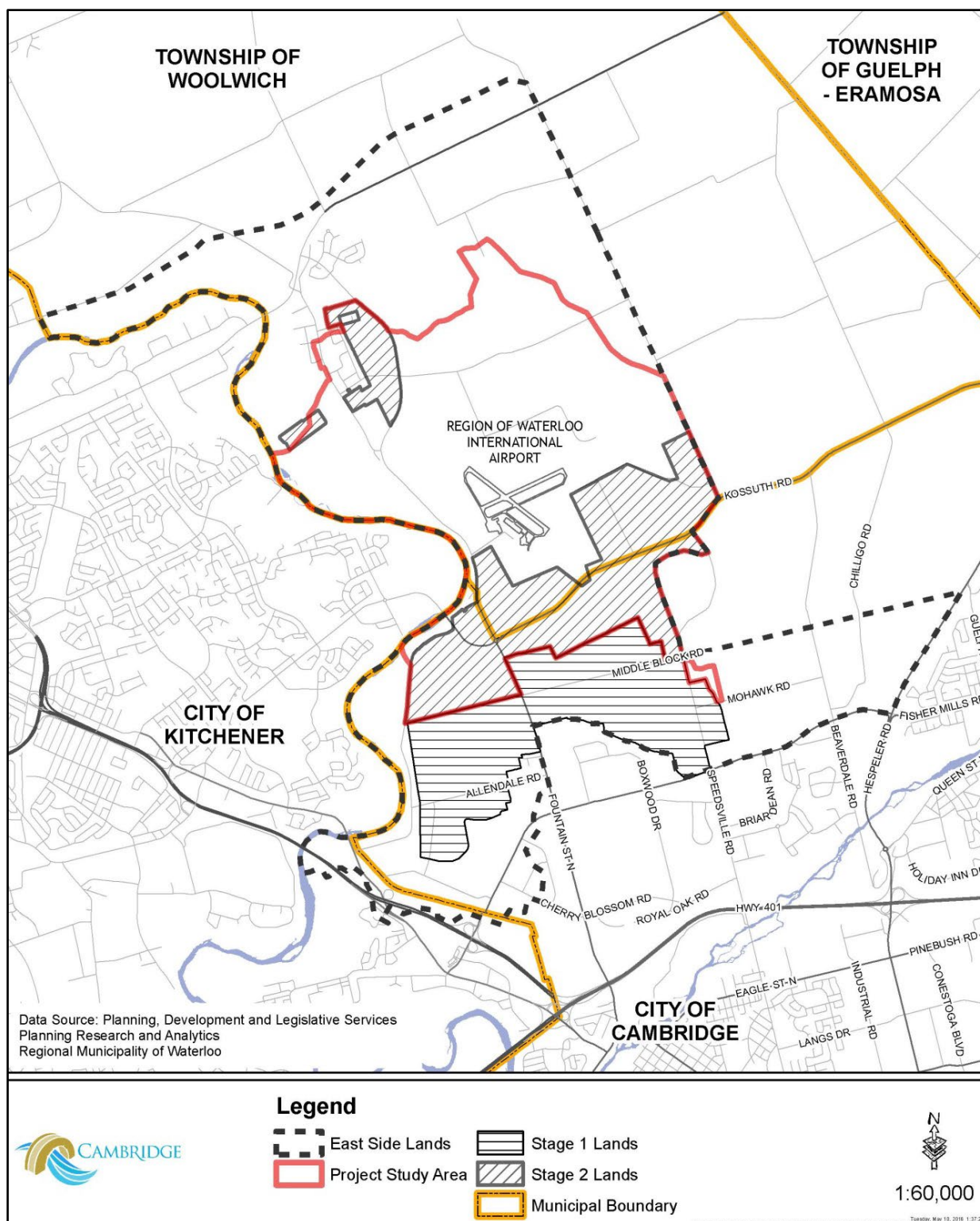
Appendix No. 1 – East Side Lands – Stage 2 MESP Lands

Appendix No. 2 – Secondary Plan Study Area

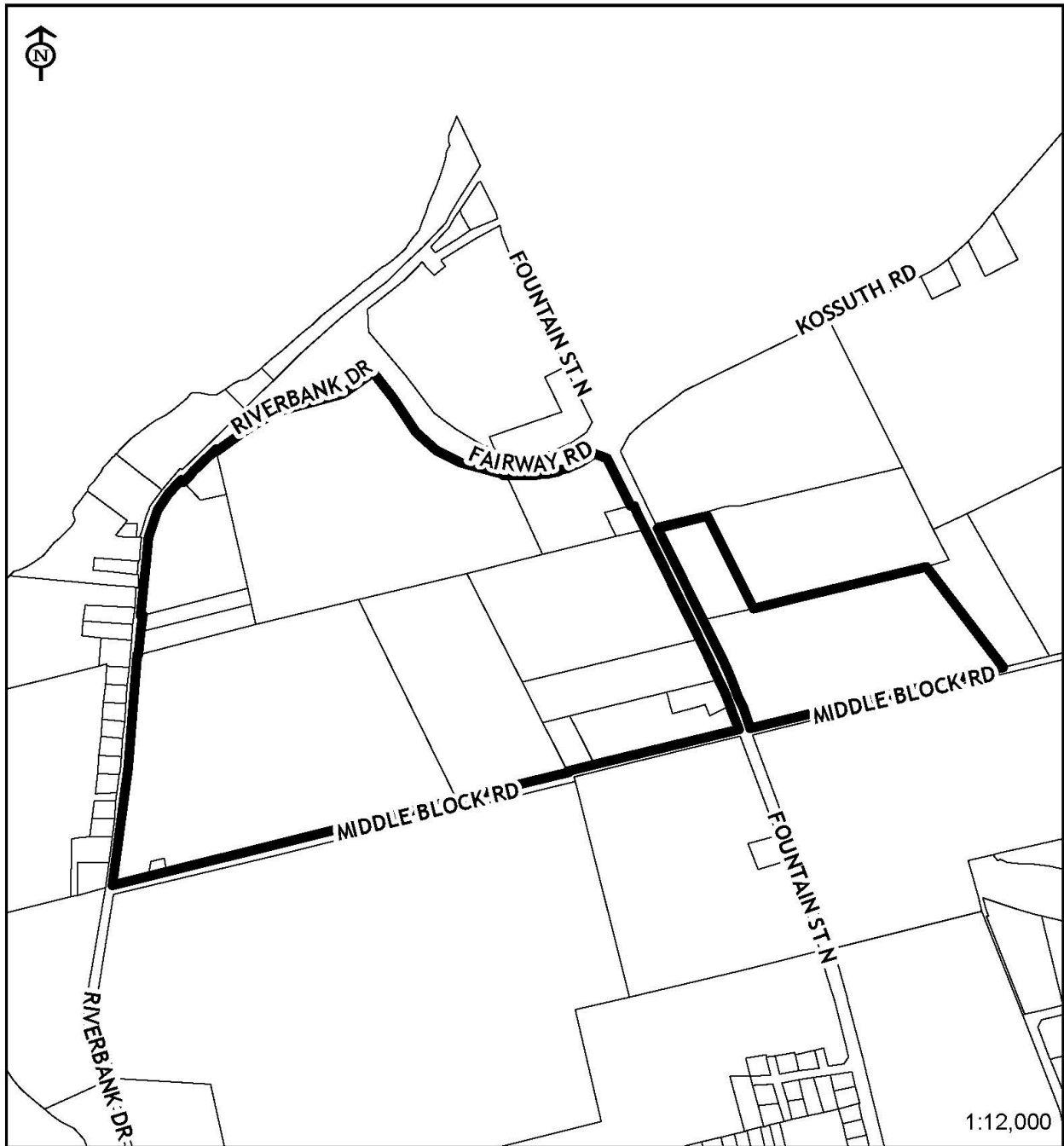
Appendix No. 3 – North Cambridge Preliminary Preferred Urban Area Designation and Land Use

Appendix No. 4 – Report No. 18-049(CD) North Cambridge Urban Boundary Expansion

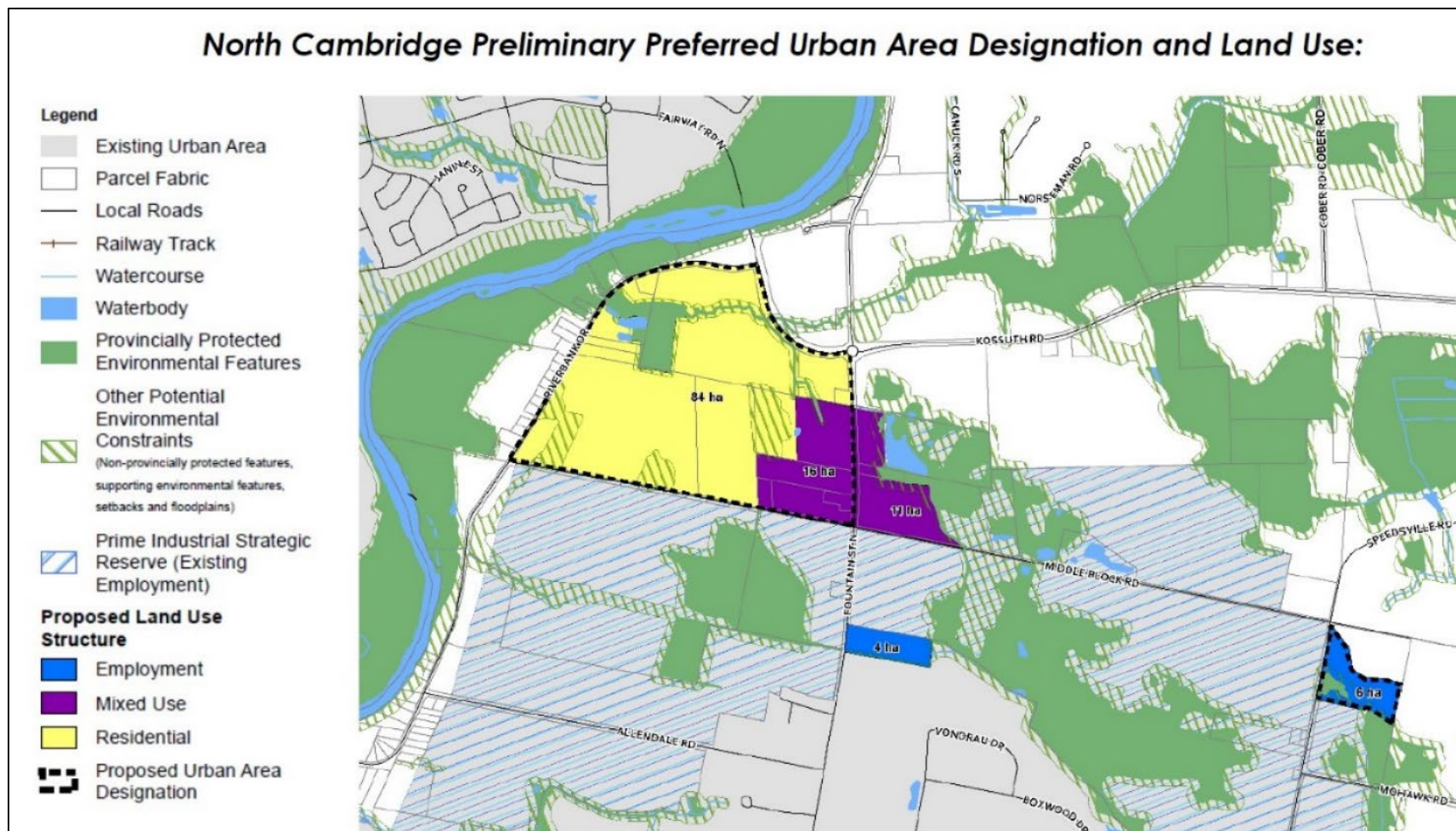
Appendix No. 1 – East Side Lands – Stage 2 MESP Lands



Appendix No. 2 – Secondary Plan Study Area



Appendix No. 3 – North Cambridge Preliminary Preferred Urban Area Designation and Land Use



Appendix No. 4 – Report No. 18-049(CD) North Cambridge Urban Boundary Expansion



| | | |
|-----------------|---|-------------------------------|
| To: | PLANNING & DEVELOPMENT COMMITTEE | Meeting Date: 05/08/18 |
| Subject: | North Cambridge Urban Boundary Expansion | Report No: 18-049(CD) |
| From: | April Souwand MA, MCIP, RPP, AICP - Manager of Policy Planning | File No: D03.01.14.01 |

RECOMMENDATIONS

THAT Cambridge Council generally endorse the proposed new Urban Area boundary in North Cambridge as presented at the statutory public meeting held at Regional Planning and Works Committee on May 1, 2018;

AND THAT minor adjustments made to the lands affected by the proposed Regional Official Plan Amendment agreed to by City of Cambridge staff in discussion with Regional staff do not need further endorsement by Cambridge Council;

AND THAT development applications for the added lands in the Urban Designated Greenfield Area will be considered premature until the Official Plan Amendment to the Cambridge Official Plan (2012) for the Secondary Plan on these lands is in full force and effect.

AND FINALLY THAT Cambridge Council request the Region of Waterloo to consider long range planning for the remaining lands outside the Urban Area along Riverbank Drive in a comprehensive way through the Municipal Comprehensive Review being done for the next Regional Official Plan update in 2019.

EXECUTIVE SUMMARY

- Settlement of appeals to the Region of Waterloo Official Plan (approved by the Ontario Municipal Board on June 18, 2015), require up to 115 hectares (284 acres) of land to be added to the Urban Area in the north west of the city of Cambridge.
- Region of Waterloo, City of Cambridge and Grand River Conservation Authority staff with the Region's consultant, WSP identified the preferred lands

to be added to the Urban Area, presented at a Public Consultation Center on March 20, 2018 and presented at a statutory public meeting at Regional Planning and Works Committee on May 1, 2018.

- Cambridge Council endorsement of the preferred lands is recommended at this time in order for the Region of Waterloo to finalize the amendment to designate these lands as Urban Area (from Prime Agricultural Area).
- Staff and the consultants will then begin working on a more detailed land use plan (Secondary Plan) to bring forward to Cambridge Council for adoption as an Official Plan Amendment.
- Remaining lands along Riverbank Drive outside the urban boundary should be planned for in a comprehensive way as part of the next update to the Regional Official Plan.
- This report does not include consideration of lands being brought in to the Urban Area in the township of Woolwich, which also part of the proposed Regional Official Plan Amendment.

BACKGROUND

The Region of Waterloo Official Plan (ROP) was approved by Regional Council in 2009 and subsequently the Ministry of Municipal Affairs in 2010, but this approval was appealed to the Ontario Municipal Board. As part of the settlement of the appeal, policies were added to the ROP requiring a maximum of 115 hectares (284 acres) to be added to the Urban Area to be located between Speedsville Road and the Grand River in the northern part of the City of Cambridge (ROP Policy 2.B.3 (j)).

Technical studies, including servicing infrastructure (Master Environmental Servicing Plan) and environmental (Randall Drain Subwatershed Study) are well underway to provide the necessary information to support the choice of lands to be brought into the City's Urban Area at this time (this is the East Side Lands – Stage 2 Master Environmental Servicing Plan and Secondary Plan study being conducted by the Region's consultant WSP).

ANALYSIS

Strategic Alignment:

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

The Regional Official Plan directs that in locating the additional lands, priority consideration be given to enhancing the size of the rural residential area located west of Fountain Street, north of Middle Block Road and south of Fairway Road North. The objective is to, “create a residential cluster of sufficient size so as to permit its integration with the surrounding employment uses to form the beginning of a mixed use community that will permit future residents to live close to where they work.” There is also opportunity to “swap out” some of the already designated Prime Industrial Strategic Reserve employment lands to the south and east with new residential, as long as the overall quantity of employment land remains.

Comments

The Region of Waterloo hired consulting firm WSP in 2016 to conduct the necessary technical studies to provide background for identifying where the maximum 115 hectares (284 acres) of development land should be located and what land uses will be planned. The subwatershed study for Randall Drain was an important first step to identify the key environmental areas. Next, various land use options were developed and the consultants applied several evaluation criteria to them:

- Avoid and minimize impacts to natural features and hazards
- Maximize development opportunities
- Compact development form
- Mix of uses
- Ensure land use compatibility
- Achieve minimum density
- Conserve heritage resources
- Minimize impacts to existing community, businesses and agricultural operations
- Capitalize on existing planned infrastructure
- Efficient servicing
- Support active transportation
- Support transit
- Provide efficient and safe road network

The result of applying these criteria was presented as the Preliminary Preferred Option – North Cambridge at a Public Consultation Centre on March 20, 2018.

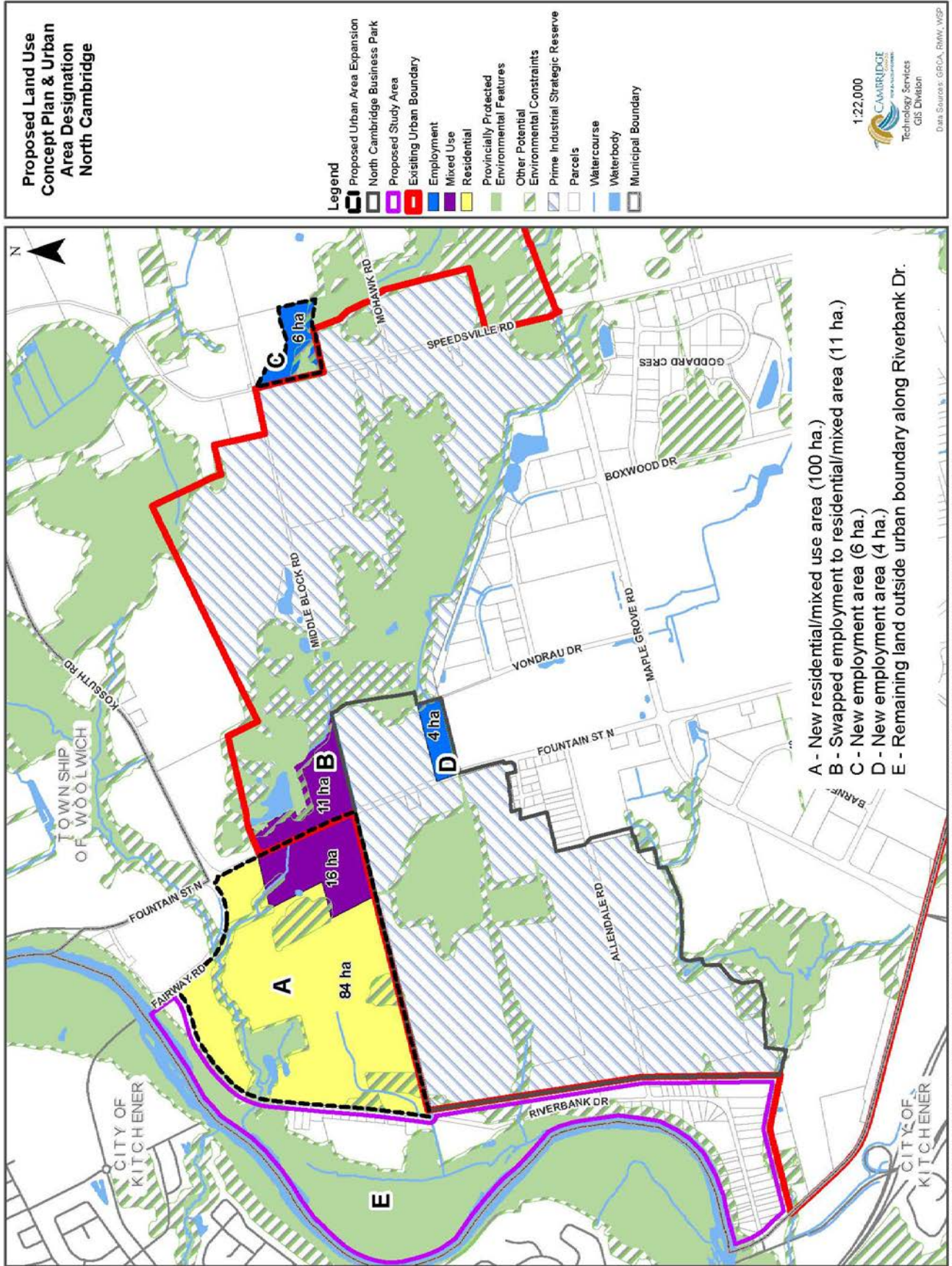
*The following description of the preferred option and lands around it are shown on the map on the next page.

Area A: The preferred option showed 100 hectares (247 acres) of land to be added to the urban area in Cambridge bounded by Riverbank Drive, Middle Block Road, Fountain Street North and Fairway Road just north of the planned North Cambridge Business Park. The proposed land uses there are residential (yellow on the map) with a mixed use (residential/commercial) area (purple on the map) northwest of the intersection of Middle Block Road and Fountain Street North.

Area B: Approximately 11 hectares (27 acres) of land (already in the urban area) at the northeast corner of Middle Block Road and Fountain Street North are proposed to be swapped out from employment to a mixed use (residential and commercial) land use (purple on the map). Area A + B will total 111 hectares (274 acres) of the 115 hectares (284 acres) allowed in the Regional Official Plan.

Areas C and D: The swap of Area B lands from employment to mixed use is balanced by adding approximately 6 hectares (15 acres) on the east side of Speedsville Road, south of Middle Block Road (Area C) and approximately 4 hectares (10 acres) on the east side of Fountain Street North, just north of the Loblaw Distribution Centre to the Prime Industrial Strategic Reserve designation (Area D) (blue on the map). This “reconfiguration” of the employment designation is allowed for in Regional Official Plan policy 2.B.3 (j) iv) and v). Additionally, Area C was directed by Cambridge Council in March 2014 to be included as employment lands, as part of the approval of the Stage 1 Master Environmental Servicing Plan (Report No. 14-019-PLN).

Area E: There will be an area of land remaining between the Grand River (Cambridge’s municipal boundary with Kitchener) and Riverbank Drive from the city limit in the southwest to Fairway Road in the north which will remain outside the Urban Area (outlined in purple on the map). There are landowners in this area who have expressed interest in developing their lands for residential purposes while other residents are concerned about the impact of increased population in the area affecting the scenic heritage quality of Riverbank Drive, among other concerns. None of these lands are proposed to be brought in to the Urban Area at this time, as they would be isolated, unconnected blocks, not contributing to the complete community envisioned in the preferred option and the Regional Official Plan. In order to deal with planning for these lands in a comprehensive way, it is proposed that Cambridge Council request the Region to include this in the upcoming Municipal Comprehensive Review of the Region’s Official Plan, to be started in 2019.



In general, the proposed area is a “best fit” of a very complex land use planning exercise to locate up to 115 hectares (284 acres) of a new residential/commercial community which fits in to surrounding rural residences and planned employment lands. A planning analysis is found in Attachment 2. It is recommended that the remaining 4 hectares (9.8 acres) not be allocated at this time as it would piecemeal the complete community.

Existing Policy/By-Law:

2012 Cambridge Official Plan

The subject lands are primarily designated Prime Agricultural and Natural Open Space System and are outside the Urban Area, but inside the Countryside Line, which is intended to contain future urban growth over the long term and protect farmland across the region.

Financial Impact:

The study is being cost-shared by the Region and the City of Cambridge as follows:

Region of Waterloo: \$502,900

City of Cambridge: \$147,400

TOTAL: \$650,300

The City’s approved 2016 budget included Project 16S004 East Side Lands MESP in the amount of \$150,000 funded from Development Charges.

Public Input:

Public Consultation Centres

1. June 16, 2016 – launched the study, identified interested persons and obtained input on issues and existing conditions
2. December 5, 2016 – presented findings of the environmental component of the study and obtained input
3. November 2, 2017 – presented high-level and use options for review and input
4. March 20, 2017 – presented the preferred land use scenario to the public and landowners

In summary, some landowners who have not had their lands included in the preferred scenario have provided reasons why their lands should be considered, while others living in the area (particularly along Riverbank Drive) have asked that the same lands not be considered for inclusion. A summary of public input is provided in Attachment 1.

A Statutory Public Meeting under the Planning Act to consider the draft amendment to the Regional Official Plan 2031 to identify Urban Areas in the City of Cambridge and the Township of Woolwich was held May 1, 2018 at Regional Planning and Works Committee (Attachment 3).

There will be additional opportunities for public input planned as the study continues and concludes as an integrated Planning Act project. The next step is for the Region to adopt a Regional Official Plan Amendment which adds the lands to the Urban Area (requires Provincial Approval). The City's Secondary Plan Official Plan Amendment will not likely be brought forward to Cambridge Council for adoption until early 2019, as it will have to come after the Regional Official Plan amendment to bring the lands into the City's Urban Area and finalization of the technical studies. There will be opportunity for further public input into the Secondary Plan (a more detailed land use plan) as it is developed.

Internal/External Consultation:

The Steering Committee for the study is staffed by the Region of Waterloo, Grand River Conservation Authority, City of Cambridge and Township of Woolwich (there are lands to be added to the urban boundary in Woolwich as well which are not addressed in this report).

CONCLUSION

The Region of Waterloo is moving to identify the location of a maximum of 115 hectares (284 acres) of Urban Area in the northwestern part of the city of Cambridge as provided for in the Regional Official Plan (approved, with modifications, by the Ontario Municipal Board on June 18, 2015). Regional staff has requested Cambridge Council's endorsement of the lands identified to be added to the Urban Area at the statutory public meeting under the Planning Act for the proposed Regional Official Plan Amendment held at Regional Planning and Works Committee on May 1, 2018. They have also requested that Cambridge staff be given the authority to agree to minor changes to the lands affected by the proposed Regional Official Plan Amendment, in consultation with Regional staff, without having to come back to Cambridge Council for further endorsement.

It is also prudent for Cambridge Council to indicate that development applications for the added lands in the Urban Area will be considered premature until the Official Plan Amendment to the Cambridge Official Plan (2012) for the Secondary Plan on these lands is in full force and effect. This will allow for a comprehensive planning framework to be in place against which to review and approve development applications in the new Urban Area.

Finally, given the public interest and need to comprehensively plan for any remaining development along Riverbank Drive, it is also recommended that Cambridge Council request the Region to consider long range planning for the remaining lands outside the Urban Area along Riverbank Drive in a comprehensive way through the Municipal Comprehensive Review being done for the next Regional Official Plan update in 2019. An approach for designating 111 hectares (274 acres) of the 115 hectares (284 acres) is recommended in this report. The remaining 4 hectares (9.8 acres) is not required nor recommended to be allocated at this time as it would piecemeal the complete community as presented.

SIGNATURE

Prepared by:



Name: April Souwand

Title: Manager of Policy Planning

Departmental Approval:



Name: Hardy Bromberg

Title: Deputy City Manager, Community Development

ATTACHMENTS

1. Summary of Public Input
2. Brief Planning Analysis
3. Draft Regional Official Plan Amendment: Identification of Urban Designated Greenfield Areas in the City of Cambridge and the Township of Woolwich, May 2018.

Attachment 1. Summary of Public Input

Summary of Public Input received on Preliminary Preferred Option-North Cambridge presented March 20, 2018*

- Want lands on the west side of Riverbank Drive included - think both sides should be planned for now as part of the urban area
- Pleased that lands on the west side of Riverbank Drive are not included
- Looking for Riverbank Drive scenic route to be dealt with in Secondary Plan
- Concerned that design of interface with new development is done in a sensitive manner along Riverbank Drive
- Concerned that development on east side of Riverbank Drive will increase trespass on lands on west side unless they are part of a comprehensive plan to provide trails and public access to Grand River, which has been offered
- Support mixed use along Fountain Street North at Middle Block Road
- Want municipal services on west side of Riverbank Drive
- Do not want municipal services/upgrading of Riverbank Drive/change of road profile
- Concern from some landowners that only portions of their properties have been included (both along Riverbank Drive and around the periphery of the lands included in the preferred option)
- Want further consideration of swapping employment lands with mixed use/residential along Riverbank Drive and along Middle Block Road at Fountain Street North
- Want mixed use to extend along the Kossuth Road corridor now to open up opportunities for further expansions in that direction

*As the proposed Official Plan Amendment is to the Regional Official Plan, copies of comments received are presented as the above summary. The Regional report will present those documents.

Attachment 2. Brief Planning Analysis

Provincial Policy Statement, 2014 (PPS, 2014)

Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2017)

Regional Planning staff will be providing the discussion on the Provincial Plans when the Regional Official Plan Amendment is brought to Regional Council for approval after the statutory Public Meeting on May 1, 2018.

Region of Waterloo Official Plan (approved with modifications by the Ontario Municipal Board on June 18, 2015)

Regional Official Plan policies 2.B.3 (g), (h) and (j) (i) through (v) provide the policy direction for this Urban Area Expansion.

- (g) requires applicable watershed studies to be completed;
 - The Randall Drain Subwatershed Study is substantially complete although not yet approved.
- (h) requires a land use planning process to be undertaken to determine the development densities and general mix and location of land uses appropriate for the area;
 - The Stage 2 MESP and Secondary Plan process has advanced to provide the general mix and location of land uses and the completion of the Secondary Plan will finalize this process.
- (j) provides the criteria and policies regarding the use, location and designation of this Urban Area;
 - These policies have been used to guide the choice of the preferred option for where the new Urban Area should be located, along with the reconfiguration of the Prime Industrial Strategic Reserve lands. A comprehensive analysis has been completed by the planning consulting team hired by the Region to conduct the Stage 2 MESP and Secondary Plan and reviewed by Regional, City and Township staff. It is appended to the Statutory Public Meeting Report prepared by Regional staff in support of the proposed Regional Official Plan Amendment held on May 1, 2018.

Lands located within the Urban Area are intended to accommodate the majority of the Region's growth and will be planned and developed in accordance with Section 2.D.

Specifically, Section 2.D.1, requires Urban Areas to be planned and developed in a manner that (in part):

- is serviced by municipal water and sanitary sewer;

- A long-term servicing solution to servicing these lands is identified in the East Side Lands Sanitary Servicing Environmental Assessment (EA) undertaken by the Region. The Stage 2 MESP will identify servicing required in the interim and has advanced enough to show that the majority of the area can be serviced by gravity sanitary sewers, with some localized areas possibly requiring sanitary pumping facilities, to be confirmed through development application review.
- contributes to the creation of complete communities;
 - The preferred land use option shows residential and mixed-use (residential/commercial) areas, with a major employment area lying to the south.
- protects the natural environment;
 - The Randall Drain Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the subwatershed, and recommends how planned land use changes can take place in a sustainable manner. Scoped Environmental Impact Statements will be required at the time a development application is received for parcels contiguous to environmental features to verify natural features in the field and confirm and ensure the recommendations in the subwatershed study are implemented.
- conserve cultural heritage resources;
 - Riverbank Drive is recognized in the City's Heritage Master Plan as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The Heritage Master Plan also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. The existing curving alignment and undulating road profile is not proposed to change, thus preserving the existing cultural heritage attributes. However, staff recognizes that the view from the road looking east will be impacted by the new Urban Area.
 - The property at 1035 Riverbank Drive is listed on the City's Heritage Properties Register. Detailed policies coming forward in the Secondary Plan will outline the cultural heritage review requirements for development of and adjacent to this property, in accordance with the City's Official Plan.

In review of the above-noted, staff is of the opinion that the proposed Regional Official Plan Amendment generally complies with the Regional Official Plan.

City of Cambridge Official Plan (2012) as amended

The subject lands are currently designated Prime Agricultural, Prime Industrial Strategic Reserve, and Natural Open Space System in the City's Official Plan. Section 2.4 indicates that the urban area boundary is established by the Region through the Regional Official Plan and that the forecasted population and employment growth is to be accommodated within the urban area to the year 2031. As explained in the section above on the Regional Official Plan policy analysis, the 115 hectares (284 acres) of land was provided for in the approval of the Plan in 2015 by the Ontario Municipal Board. Once the proposed Regional Official Plan amendment is in place to complete the identification of the Urban Area, the City will be able to proceed with amendments to the Cambridge Official Plan to reflect this change and plan for the new area through a Secondary Plan (per Section 10.2) being developed as part of the Stage 2 MESP study. A complete planning analysis of the Secondary Plan will be brought forward with that proposed Official Plan Amendment.

Heritage Master Plan (2008)

Riverbank Drive is recognized in the City's Heritage Master Plan as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The Heritage Master Plan also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. The existing curving alignment and undulating road profile is not proposed to change, thus preserving the existing cultural heritage attributes. However, staff recognizes that the view from the road looking east will be impacted by the new Urban Area. Long range planning for the remaining lands outside the Urban Area along Riverbank Drive during the next Municipal Comprehensive Review would be a way to assess the future conservation of the scenic route.

Draft Regional Official Plan Amendment No. X

REGIONAL OFFICIAL PLAN 2031

Draft Amendment No. X

**Identification of Urban Designated Greenfield Areas in
the City of Cambridge and the Township of Woolwich**



Region of Waterloo

May 2018

AMENDMENT NO. X TO THE REGIONAL OFFICIAL PLAN

IDENTIFICATION OF URBAN DESIGNATED GREENFIELD AREAS IN THE CITY OF CAMBRIDGE AND THE TOWNSHIP OF WOOLWICH

PART I - PURPOSE AND EFFECT OF THE AMENDMENT

Purpose and Effect

The ROP provides for the designation of a maximum of 170 hectares of Urban Designated Greenfield Areas. The location and extent of lands to be designated as Urban Designated Greenfield Areas are shown on Map 1.

The purpose of this amendment is to:

1. designate approximately 55 hectares of Urban Designated Greenfield Areas in the southern portion of the Township of Woolwich;
2. designate approximately 100 hectares of Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
3. designate approximately 6 hectares of land as Prime Industrial/Strategic Reserve (Serviced) in the northern part of the City of Cambridge;
4. redesignate approximately 11 hectares from Prime Industrial/Strategic Reserve (Serviced) to Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
5. redesignate approximately 4 hectares of land from Urban Designated Greenfield Areas to Prime Industrial/Strategic Reserve (Serviced) in the northern part of the City of Cambridge.

The proposed amendment is being undertaken in accordance with ROP Policies 2.B.3 (i) and 2.B.3 (j). ROP Map 3a and Map 7 would be modified accordingly to reflect the Urban Designated Greenfield Areas and Prime Industrial/Strategic Reserve (Serviced) designated through this amendment, and to amend the Urban Area Boundary accordingly.

PART II - BASIS OF THE AMENDMENT

The ROP was approved, with modifications, by the Ontario Municipal Board (OMB) on June 18, 2015. ROP Policy 2.B.3 (d) identifies the need for a maximum of 170 ha of Urban Designated Greenfield Areas for residential purposes and to form the beginning of a mixed use community, as set out in policies 2.B. 3 (i) and 2.B.3 (j).

The maximum 170 hectares of Urban Designated Greenfield Areas are to be located in the Township of Woolwich and the City of Cambridge:

1. A maximum of 55 ha of Urban Designated Greenfield Areas located west of Fountain Street and north of the future Ottawa Street extension in the southern portion of the Township of Woolwich (Policy 2.B.3 (i));
2. A maximum of 115 ha of Urban Designated Greenfield Areas to be located between Speedsville Road and the Grand River in the northern part of the City of Cambridge (Policy 2.B.3 (j)).

In order to identify the specific location of the 170 hectares additional supporting work was required in accordance with ROP Policies 2.B.3 (g) (the completion of applicable watershed studies) and (h) (the completion of a planning process to determine development densities and the general mix and location of land uses appropriate for the area). The required work, including the Randall and Breslau Drains Subwatershed Study and the planning process, has been completed. Based on this work the areas proposed for Urban Area designation are identified on Map 1.

ROP Policies related to the designation of a maximum of 55 ha of Urban Designated Greenfield Areas in the Township of Woolwich provide a defined area that that could be considered. This defined area, considered in concert with the completion of applicable subwatershed studies and the planning process, provided a scoped option for the location of the lands to be designated Urban Designated Greenfield Areas. The resulting configuration of the 55 ha of land to be designated as Urban Designated Greenfield Areas in accordance with ROP Policy 2.B.3 (i) is provided in Map 1.

ROP Policies pertaining to the designation of a maximum of 115 ha of Urban Designated Greenfield Areas in the northern part of the City of Cambridge provide for a broader geographical area, with priority consideration given to the area located between Speedsville Road and the Grand River. The policies allow for the ability reconfigure existing Prime Industrial/Strategic Reserve (Serviced) (PISR) lands in order to redesignate PISR lands as Designated Urban Greenfield Area provided there is no impact to the overall quantity of PISR. The policies also give priority consideration to enhancing the size of the residential area currently comprised of the lands designated rural residential in the City's Official Plan (north of Middle Block Road, south of Fairway Road North), with the objective of creating a residential cluster of sufficient size so as to permit its integration with the surrounding employment uses to form the beginning of a mixed use community that will provide future residents the opportunity to live close to where they work. The policy framework was applied and resulted in the proposed land designations depicted on Schedule A. This includes the proposed designation of approximately 100 hectares of Urban Designated Greenfield Areas in the vicinity of Middleblock Road and Fountain Street, the redesignation of approximately 11 hectares of PISR to Designated Greenfield Urban Area and the addition of approximately 11 hectares of PISR to locations on the periphery of the existing PISR.

This amendment identifies the location of a maximum of 170 hectares of Urban Designated Greenfield Areas, completing the implementation of the Urban Area Expansion identified in the ROP. In addition, the policies of the ROP enabling the designation of 170 hectares of Urban Designated Greenfield Areas are being deleted as they will be redundant. A note will be added to Table 1 to recognize the revised 2031 population forecast. Policies are being added to provide for the incorporation of the findings and recommendations of the Randall and Breslau Drains Subwatershed Study.

This amendment conforms to the policies of the ROP, the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement.

PART III - DETAILS OF THE AMENDMENT

The following changes to policies 2.B.3 (i) and 2.B.3 (j) and the changes to Map 3a and Map 7 constitute the amendment to the ROP:

1. The “Notes” to Table 1 are modified to add the following:
 4. In accordance with the Ontario Municipal Board decision relating to the final approval of this Plan, 170 hectares of Urban Area Designated Greenfield Area has been brought into to this Plan through Amendment No. X in conformity with the revised 2031 population forecast contained the Provincial Growth Plan. Inclusion of the population associated with the 2031 forecasted population in Table 1 will be addressed through the next Municipal Comprehensive Review of the Regional Official Plan.
2. Policy 2.B.3 (d) is modified to remove the second and third sentences, such that the policy states:

“the expansion provides sufficient lands for a time horizon not exceeding 20 years, using the density targets, *reurbanization* targets and other policies in this Plan.”
3. Policy 2.B.3 (i), including subsections, is deleted in its entirety.
4. Policy 2.B.3 (j), including subsections, is deleted in its entirety.
5. Policy 2.B.3 (k) is renumbered as 2.B.3 (i)
6. New Policy 2.D.35 is added:

For the 55 hectares of Urban Designated Greenfield Areas generally located west of Fountain Street and north of the future Ottawa Street extension, added to the Urban Area in the Township of Woolwich through Regional Official Plan Amendment X, future development will respect the findings and recommendations of the Randall and Breslau Drains Subwatershed Study.
7. New Policy 2.D.36 is added:

For the approximately 111 hectares of land in the City of Cambridge added to the Urban Area and designated as Urban Designated Greenfield Areas through Regional Official Plan Amendment X, generally located north of Middle Block Road, east of Riverbank Drive, and fronting onto Fountain Street North, future development and Secondary Plans for these lands will respect the findings of the Randall and Breslau Drains Subwatershed Study.
8. Map 3a – URBAN AREA

Map 3a is amended to:

- a) designate the areas shown with a diagonal-hatched pattern on Schedule A as “Urban Designated Greenfield Areas”; and
- b) designate the area shown with a dotted pattern on Schedule A as “Prime Industrial/Strategic Reserve (Serviced)”; and
- c) redesignate the area shown with a cross-hatched pattern on Schedule A from “Prime Industrial/Strategic Reserve (Serviced)” to “Urban Designated Greenfield Areas”; and
- d) redesignate the lands shown in a vertical-hatched pattern on Schedule A from “Urban Designated Greenfield Areas” to “Prime Industrial/Strategic Reserve (Serviced)”; and
- e) revise the “Urban Area Boundary” in accordance with the above, as shown on Schedule A.

9. Map 7 – THE COUNTRYSIDE

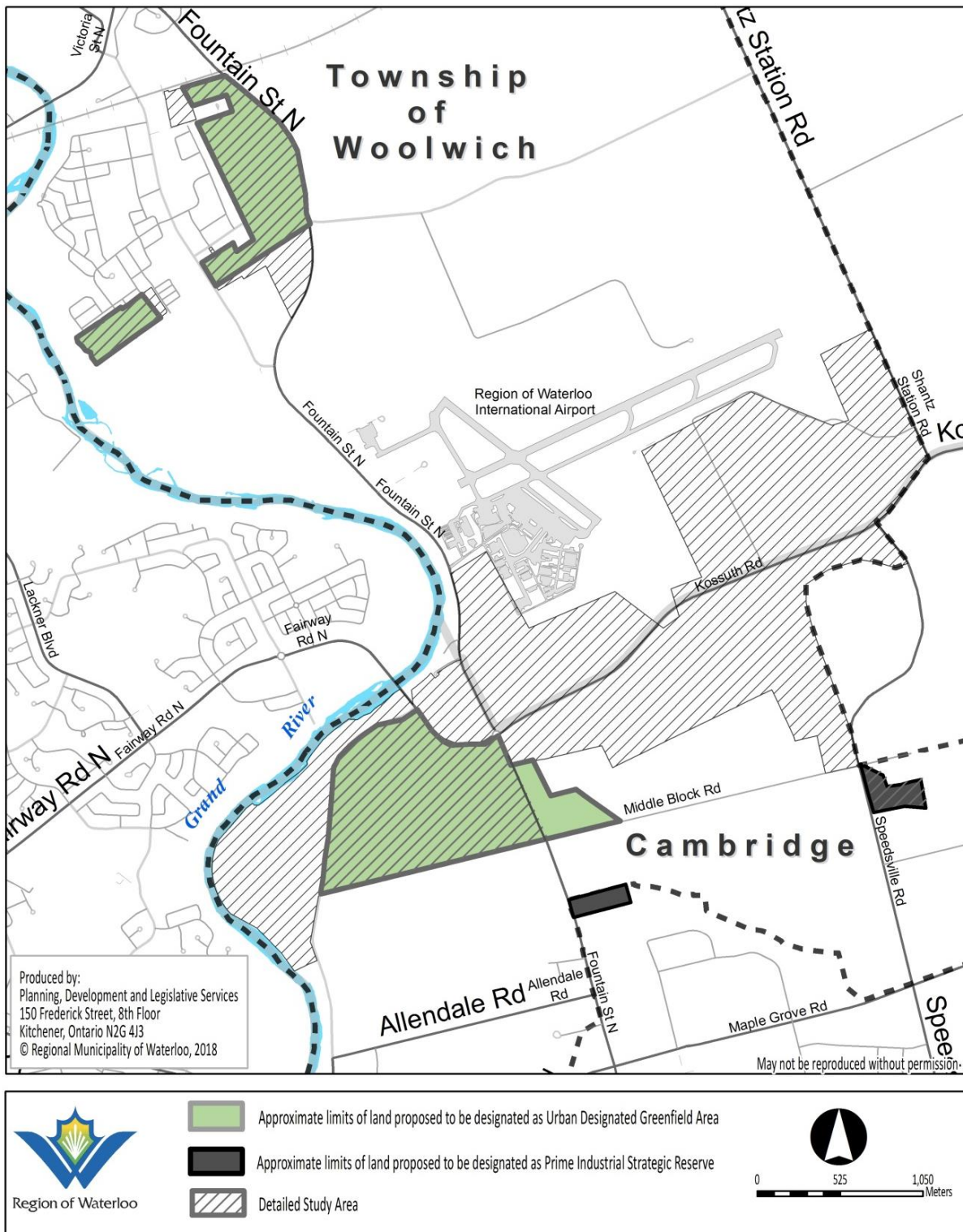
Map 7 is amended to:

- a) remove the areas shown with diagonal-hatched pattern and yellow background on Schedule B from the “Prime Agricultural Area” designation; and
- b) remove the area shown with a vertical-hatched pattern and pink background on Schedule B from the “Rural Areas” designation.

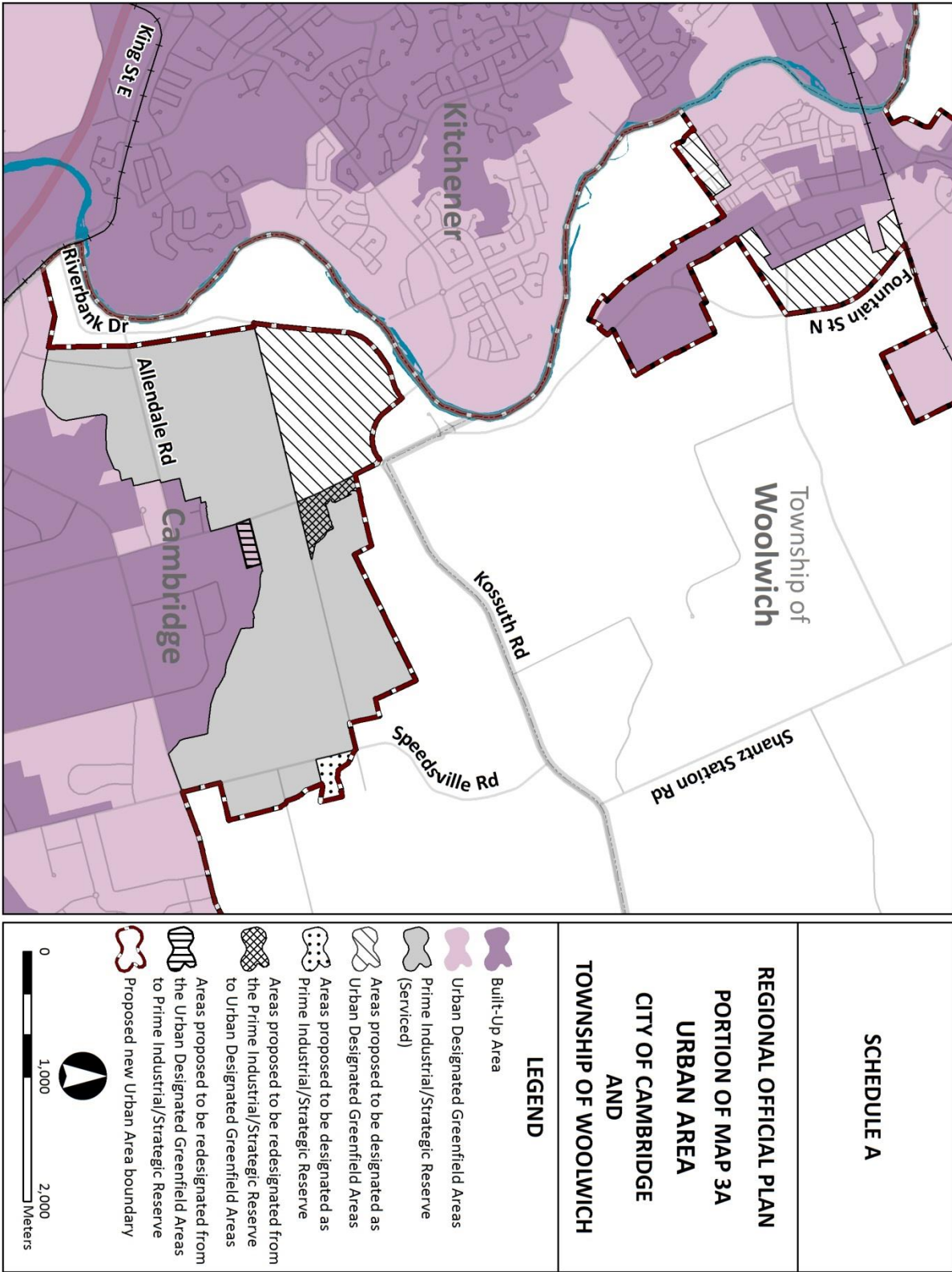
PART IV - IMPLEMENTATION

This amendment will be implemented through the Region’s consideration and approval of this Official Plan Amendment, as well as further implemented through future amendments to the Official Plans and Zoning By-laws of the Township of Woolwich and the City of Cambridge, and through the review and approval of development applications on the affected lands.

Map 1. Lands affected by proposed Regional Official Plan Amendment X.



Schedule A – Modifications to ROP Map 3a – URBAN AREA



Schedule B – Modifications to ROP Map 7 – THE COUNTRYSIDE

