



30T-20104 & OR05/24

Upper Greengate Subdivision

City of Cambridge Draft Plan Conditions

Council Endorsed July 18, 2023, and further modified on September 3, 2024

Revised condition is noted in bold text and asterisk.

No.	Planning Conditions
1*	THAT this approval applies to the proposed draft plan of subdivision 30T-20104, prepared by IBI Group, <b>Revision No. 5, dated July 2024.</b>
2	THAT prior to registration, the Owner/Developer confirm the Official Plan Amendment and Zoning By-law Amendment have been approved.
3	THAT prior to registration, the Owner/Developer confirm that all lots and blocks on the plan of subdivision conform to zoning regulations in the approved site-specific zoning by-law for the subject lands and City of Cambridge Zoning By-law.
4	THAT prior to the issuance of Site Plan approval on Blocks 8, 13 and 14, the Owner/Developer shall prepare and submit architectural and urban design guidelines to the satisfaction of the Development Planning Division.
5	THAT the plan of subdivision proceeds to registration only at such time as municipal services are available to the satisfaction of the City Engineer.
6	THAT Block 30 be dedicated on the final plan for registration to the Regional Municipality of Waterloo for the purpose of a road widening.
7	THAT Blocks 13 and 14 shall be merged on the final plan and be developed together.
8	THAT Blocks 17, 18 and 20 shall be merged and developed with Block 71 in Registered Plan 58M-578.

9	THAT Blocks 19 and 21 shall be merged on the final plan and developed together.
10	THAT Block 22 shall be merged and developed together with Block 72 in Registered Plan 58M-578.
11	THAT Block 23 shall be merged and developed with Block 73 in Registered Plan 58M-578.
12	THAT Block 24 shall be merged and developed with a portion of Block 38 in Registered Plan 58M-681.
13	THAT Blocks 25 shall be merged and developed with a portion of Block 38 in Registered Plan 58M-681.
14	THAT Block 27 shall be merged and developed with Block 22 of draft approved plan of subdivision 30T-13101 (Moffat Creek).
15	THAT Block 28 shall be merged and developed with Block 23 of draft approved plan of subdivision 30T-13101 (Moffat Creek).
16	<p>THAT prior to the registration of the plan of subdivision, the Owner/Developer agrees to make a contribution to the Affordable Housing Contribution to the City of Cambridge for each residential unit developed within the plan. The contribution will be paid and set in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) The affordable housing contribution shall be \$500 per residential unit, regardless of the unit type, and shall not be subject to indexing or any other increase.</li> <li>b) The affordable housing contribution is payable for each residential unit in the plan, and shall be collected by the City, upon a building permit being issued for a unit.</li> <li>c) The affordable housing contribution shall not be payable in respect of additional residential units within a single detached, semi-detached or townhouse dwelling or in respect to any non-residential development.</li> <li>d) The affordable housing contributions paid by the Owner/Developer will be used by the City toward the capital costs of a planned affordable housing project that is otherwise fully funded and approved, and may</li> </ul>

	<p>be given by the City to a not-for-profit affordable housing corporation for that purpose or used by the City to acquire land to be conveyed to such a corporation for that purpose; and,</p> <p>e) The payment of the affordable housing contribution by the Owner/Developer pursuant to this condition shall be in full satisfaction of any and all requirements respecting the contribution to or provision of affordable or social housing in respect of the development of the lands within the plan.</p>
17	<p>THAT prior to registration, parkland dedication be provided as per the Official Plan and Section 51.1 of the Planning Act to the satisfaction of the Development Planning Division for the proposed plan of subdivision consisting of the following:</p> <p>The Owner/Developer is required to provide an appraisal of the subject lands/subdivision to the satisfaction of City of Cambridge Realty and Property Services to determine the parkland dedication cash-in-lieu amount. Payment of cash-in-lieu of parkland is required prior to registration.</p>
18	<p>THAT prior to registration, the Owner/Developer shall erect a sign at each major entrance to the subdivision and at locations within the subdivision as the City may determine, showing a map of all lands within the subdivision as well as those within one hundred and twenty (120) metres outside of the limits of the subdivision.</p> <p>The zoning of all lands shown on this map and all other major features, existing or proposed, e.g. railways, highways, etc., shall be clearly indicated. The size of the signs, the number to be erected and the location of each sign to be erected shall be as approved by the Development Planning Division.</p> <p>All signs shall be erected prior to registration of the subdivision and shall remain on display for at least three (3) months from the date of issuance of the last building permit.</p> <p>The procedure for preparation and erection of such signs shall be as follows:</p> <ul style="list-style-type: none"> <li>• the Owner/Developer or his/her agent to prepare and submit a proof of the proposed sign in accordance with the adopted colour scheme (to match the City's Zoning By-law mapping colour scheme) for review and approval by the Development Planning Division.</li> </ul>

	<ul style="list-style-type: none"> <li>the Owner/Developer will post the approved sign(s) on site and notify the Development Planning Division that the sign has been erected, providing a photo of the posted sign.</li> </ul>
<b>No.</b>	<b>Environmental Conditions</b>
19	<p>THAT prior to registration:</p> <ul style="list-style-type: none"> <li>a) The Owner/Developer submit a Hedgerow Enhancement Plan for the existing Locally Significant Natural Area hedgerow prepared in accordance with the recommendations of the Final Scoped Environmental Impact Study, 1005, 1045 and 1085 Main Street, Cambridge, Ontario (prepared by Pinchin and dated February 23, 2022), to the satisfaction of the City of Cambridge.</li> <li>b) The Owner/Developer will provide cost estimates in order to inform a security for the Subdivision Agreement for implementation of the work following registration.</li> <li>c) The Owner/Developer will provide a certification letter from a qualified professional following the installation of works confirm that the installed works are consistent with the approved Hedgerow Enhancement Plan. Following receipt of the certification letter and City staff inspection the letter of credit will be released.</li> </ul>
20	<p>THAT the Owner/Developer enters into a development agreement with the City of Cambridge to ensure that no clearing of vegetation on the site occur during the breeding bird season of April 10 to August 9 in compliance with the <i>Migratory Birds Convention Act</i>, unless it can be ascertained by a qualified expert to the satisfaction of the City of Cambridge that no birds covered by the Act are observed to be breeding in or adjacent to the affected area.</p>
<b>No.</b>	<b>Forestry Conditions</b>
21	<p>THAT prior to registration of the plan, a street tree obligation is required to according to current minimum planting standards outlined <i>City of Cambridge Engineering Standards and Development Manual (2013)</i> Section 2.1.14 – 1 tree per 12 metres of a roadway property line (i.e. road lengths (total of both sides) divided by 12).</p>

	<ul style="list-style-type: none"> <li>a) This obligation shall be secured in a Pre-servicing Agreement or in the Subdivision Agreement. The obligation and cost is an estimate at this time and is subject to change based on the Composite Utility Plan.</li> <li>b) A detailed street tree planting plan should then be submitted concurrent with the Composite Utility Plan and driveway plans.</li> <li>c) A cost estimate and letter of credit for street trees (i.e. road lengths (both sides) divided by 12 multiplied by \$750) is required.</li> <li>d) Cash-in-lieu of trees at a value of \$750 per tree will be required for any remaining deficit and may involve assumption of part or all of the security or separate payment and release of the security.</li> <li>e) Following registration and completion of Composite Utility Plan, trees are to be planted by the Owner/Developer and maintained for two years prior to City Assumption.</li> </ul>
22	<p>For all blocks excluding Blocks 8, 13 and 14:</p> <p>THAT prior to Registration, and prior to any site preparation, topsoil removal, grading, tree cutting, vegetation removal or construction on the lands, the owner/developer submit a Tree Management Plan (TMP), associated Landscape Plans and/or Tree Compensation fees.</p> <p>Approval of the TMP is required prior to any tree removals.</p> <ul style="list-style-type: none"> <li>a) A current Tree Management Plan (TMP) must be submitted and approved that includes a Tree Preservation Plan, an Arborist Report having a detailed inventory of all trees, 10cm DBH or greater, and trees of all sizes on City property within 6m of the limit of disturbance. A tree protection plan must be submitted for all trees remaining on site. A Landscape Plan (LP) shall be additionally submitted for approval for all tree plantings.</li> <li>b) To mitigate the loss of tree canopy, the following compensation applies for all private trees removed or damaged on the subject site as follows: <ul style="list-style-type: none"> <li>&lt;20cm DBH – no cost</li> <li>20cm – 30cm : 1 replacement tree</li> </ul> </li> </ul>

	<p>31cm - 40cm : 2 replacement trees</p> <p>41cm – 70cm : 3 replacement trees</p> <p>&gt;71cm : 4 replacement trees</p> <p>Dead Tree &gt; 20cm DBH : ½ replacement tree</p> <p>c) Compensation for City owned trees proposed for removal is valued as per By-Law 71-06, based on the 10<sup>th</sup> Edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.</p> <p>d) Street Trees in the City ROW are required according to minimum planting standards outlined in <i>City of Cambridge Engineering Standards and Development Manual (2013)</i> Section 2.1.14 – street trees on City ROW must be installed at a minimum of 1 tree per 12 metres of a roadway or property line (current planted City trees can be included in total).</p> <p>e) Street trees, stormwater management trees, and buffers or plantings identified through an Environmental Impact Study do not qualify as compensation replacement trees.</p> <p>f) Securities are to be held for all tree plantings for the approved landscape plan at the published replacement tree rate and released following a two year warranty period.</p> <p>g) Cash-in-lieu is an option for replacement trees to be paid prior to tree removals at the published replacement tree rate at the time of removals. Trees removed prior to an approved Landscape Plan must be compensated as cash-in-lieu and not eligible for off-set tree planting compensation.</p> <p>h) Trees planted within the development must be a minimum of 50mm caliper for deciduous trees and 1.75m in height for coniferous trees and shall be done in accordance with the approved Landscape Plan.</p> <p>i) The Owner/Developer is responsible for obtaining permission for the removal or injury of neighbouring or boundary trees and all provisions as laid out in the Forestry Act, R.S.O 1990, c. F.26 as amended or replaced.</p>
23	For Blocks 8, 13 and 14:

THAT prior Site Plan Approval, and prior to any site preparation, topsoil removal, grading, tree cutting, vegetation removal or construction on the lands, the owner/developer submit a Tree Management Plan (TMP), associated Landscape Plans and/or Tree Compensation fees.

Approval of the TMP is required prior to any tree removals.

- a) A current Tree Management Plan (TMP) must be submitted and approved that includes a Tree Preservation Plan, an Arborist Report having a detailed inventory of all trees, 10cm DBH or greater, and trees of all sizes on City property within 6m of the limit of disturbance. A tree protection plan must be submitted for all trees remaining on site. A Landscape Plan (LP) shall be additionally submitted for approval for all tree plantings.
- b) To mitigate the loss of tree canopy, the following compensation applies for all private trees removed or damaged on the subject site as follows:
  - <20cm DBH – no cost
  - 20cm – 30cm : 1 replacement tree
  - 31cm - 40cm : 2 replacement trees
  - 41cm – 70cm : 3 replacement trees
  - >71cm : 4 replacement trees
  - Dead Tree > 20cm DBH : ½ replacement tree
- c) Compensation for City owned trees proposed for removal is valued as per By-Law 71-06, based on the 10<sup>th</sup> Edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.
- d) Street Trees in the City ROW are required according to minimum planting standards outlined in *City of Cambridge Engineering Standards and Development Manual (2013)* Section 2.1.14 – street trees on City ROW must be installed at a minimum of 1 tree per 12 metres of a roadway or property line (current planted City trees can be included in total).

	<p>e) Street trees, stormwater management trees, and buffers or plantings identified through an Environmental Impact Study do not qualify as compensation replacement trees.</p> <p>f) Securities are to be held for all tree plantings for the approved landscape plan at the published replacement tree rate and released following a two year warranty period.</p> <p>g) Cash-in-lieu is an option for replacement trees to be paid prior to tree removals at the published replacement tree rate at the time of removals. Trees removed prior to an approved landscape plan must be compensated as cash-in-lieu and not eligible for off-set tree planting compensation.</p> <p>h) Trees planted within the development must be a minimum of 50mm caliper for deciduous trees and 1.75m in height for coniferous trees and shall be done in accordance with the approved Landscape Plan.</p> <p>i) The Owner/Developer is responsible for obtaining permission for the removal or injury of neighbouring or boundary trees and all provisions as laid out in the Forestry Act, R.S.O 1990, c. F.26 as amended or replaced.</p>
<b>No.</b>	<b>Landscape Conditions</b>
24	<p>THAT prior to registration, for any lands to be conveyed to the City including Park, Open Space and Walkway block(s), a Phase 1 Environmental Site Assessment pursuant to O. Reg 153/04 as amended by O. Reg 269/11 (an “ESA I”) must be completed in respect of any such lands to be conveyed and, if requested by the Director of Engineering Services, further site assessments or testing as may be recommended by the ESA 1 including a Phase II Environmental Site Assessment or a Record of Site Condition pursuant to O. Reg 153/04 as amended by O. Reg 269/11 may be required.</p>
25	<p>THAT only approved topsoil be utilized be used for planting/seeding/sodding. Topsoil shall be a fertile, friable, natural loam material free of contaminants and capable of supporting sustained, vigorous plant growth as may be further specified on landscape plan(s). Testing of imported and on-site soils will be</p>



	required to conform to specified parameters and to the satisfaction of the Director of Engineering.
No.	<b>Engineering Conditions</b>
No.	<i>Stormwater Management</i>
26	<p>THAT prior to any grading or construction on the site and prior to registration of the plan, the Owner/Developer or their agents submit the following plans and reports to the satisfaction of the City of Cambridge.</p> <ul style="list-style-type: none"> <li>a) A detailed final Functional Servicing and Stormwater Management Report in accordance with the 2003 Ministry of the Environment Report entitled “Stormwater Management Planning and Design Manual” and in keeping with the Functional Servicing and Stormwater Management Report by Stantec dated April 2020.</li> <li>b) A detailed lot grading, servicing, and storm drainage plan in keeping with the Functional Servicing Report &amp; SWM Report (Stantec April 2020).</li> <li>c) An Erosion and Sediment Control Plan in accordance with the Grand River Conservation Authority’s Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.</li> </ul>
27	THAT prior to the registration of the subdivision, the downstream storm water management facility and storm sewers, which serves as the outlet for this subdivision development in accordance with the Southeast Galt Servicing Environmental Assessment, has been constructed to the limits of the Owner/Developer’s lands, to the satisfaction of the Director of Engineering.
28	THAT the Owner/Developer agrees to provide soil tests by certified geotechnical engineer that confirm the soil is suitable for water infiltration where infiltration galleries are proposed, to the satisfaction of the Director of Engineering.
29	THAT an infiltration system on each lot is to be explored and implemented during area grading and construction subject to a soil test on each lot by a

	certified geotechnical engineer and confirming that the soil being suitable for water infiltration to the satisfaction of the Director of Engineering.
30	THAT the subdivision/servicing agreement require that an appropriate warning clause, explicitly indicating the existence of infiltration galleries, be included in all offers of purchase and sale of all applicable units, to the satisfaction of the City of Cambridge.
<i>No.</i>	<i>Grading and Servicing</i>
31	THAT the Owner/Developer be advised that a recommendation for draft approval in no way permits any site preparation, top soil removal, tree cutting, re-grading, grading or construction on site prior to issuance of a Grading Permit or entering into a subdivision/servicing Agreement with the City, to the Satisfaction of the Director of Engineering and that construction shall not commence without the express written permission of the Director of Engineering.
32	THAT the subdivision/servicing agreement include a clause requiring the Owner/Developer to appropriately grade, top-soil, seed and maintain all lots and blocks within six months of initial site grading, if they remain vacant with no on-going construction to a condition acceptable to the Director of Engineering, either directly by the Owner/Developer or through conditions of purchase and sale, or by other means.
33	THAT prior to site grading or registration of the plan, whichever comes first, a lot grading and drainage plan be submitted, to the satisfaction of the City of Cambridge.
34	THAT prior to any grading or construction on the site and prior to registration of the plan, the Owner/Developer or their Agents shall provide a detailed servicing plan, to the satisfaction of the City of Cambridge.
35	THAT prior to the registration of the Subdivision, a Final Water Distribution Analysis shall be provided which verifies that water supply pressure and volumes will be adequately maintained to meet the requirements of the subdivision as a whole under any phased, interim or final proposed watermain configuration, to the satisfaction of the Director of Engineering.

36	That prior to the registration of the subdivision, the downstream trunk sanitary sewer outlet for this development, in accordance with Southeast Galt Servicing Environmental Assessment, has been constructed to the limits of the Owner's lands, to the satisfaction of the Director of Engineering.
<i>No.</i>	<i>Cost Sharing</i>
37	THAT the Owner/Developer agrees that development charge funding of any municipal infrastructure constructed by the owner shall be in accordance with the City of Cambridge's Development Charge By-law 094-19 and the City of Cambridge's Local Service Policy.
38	THAT prior to execution of the subdivision/servicing agreement, the Owner/Developer shall enter into a Credit for Service Agreement in accordance with the City of Cambridge's Credit for Service Agreement Policy or alternative cost sharing agreement to the satisfaction of the Director of Engineering, for municipal infrastructure constructed by the owner which is to be partially or fully funded by development charges.
<i>No.</i>	<i>Sediment and Erosion Control</i>
39	THAT prior to any grading or construction on the site, the Owner/Developer submit methods of drainage and sediment and erosion controls methods, to be employed both during and after construction, including inspection and maintenance requirements, to the satisfaction of the Development and Infrastructure Department.
40	THAT the Owner/Developer agrees to maintain the site in a safe and satisfactory condition free of debris, weeds and other such materials until the plan is registered and developed, to the satisfaction of the Director of Engineering.
41	THAT the subdivision/servicing agreement include the requirement that satisfactory dust preventative measures be applied during all grading work, in such a manner as to prevent dust and haulage being a concern to neighbouring properties and road users. The City may, at its sole discretion, stop the work and rectify any damage caused as aforementioned, and abate any nuisance created by the Owner/Developer. The cost of any such work

	performed by, or at the instructions of, the City shall be paid by the Owner/Developer.
<b>No.</b>	<b>Transportation Conditions</b>
42	THAT provision be made in the subdivision/servicing agreement requiring all trucks and heavy equipment to comply with all regulations of the Highway Traffic Act in respect of the covering and securing of loads and requiring the Owner/Developer to advise all contractors, sub-contractors and builders of this condition of approval.
43	THAT in the event of a material increase in the number of units and density in respect of the traffic directly generated by the plan of subdivision, the City may request an update to the Transportation Impact Study prepared by Paradigm Transportation Solutions dated September 2020 to the satisfaction of the director of Engineering and the Region of Waterloo.
44	THAT prior to registration of the plan, the Owner/Developer must submit a Composite Utility Plan and Traffic Control and Parking Plan in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineer. The Owner/Developer is responsible for ensuring that, prior to the start of the maintenance period; all signs must be installed including parking restriction signs.
45	THAT prior to the issuance of building permits, temporary stop signs and street name signs be installed in accordance with the approved Traffic Control Plan.
46	THAT Wesley Boulevard be constructed as a collector road with a right-of-way width of 23.20m, concrete sidewalk on both sides, on-street bike lanes on both sides and on-street parking on one side as per the City of Cambridge Engineering Standards and Development Manual Standard C105 and to the satisfaction of the Director of Engineering.
47	THAT Green Gate Boulevard be constructed as a local road with a right-of-way width of 20.0m, concrete sidewalk on both sides and on-street parking on one side as per the City of Cambridge Engineering Standards and Development Manual Standard C106 and to the satisfaction of the Director of Engineering.

48	THAT Sparrow Avenue be constructed as a local road with a right-of-way width of 18.0m, concrete sidewalk on both sides and on-street parking on one side as per the existing portions of Sparrow Avenue and to the satisfaction of the Director of Engineering.
49	THAT Sage Drive be constructed as a local road with a right-of-way width of 18.5m, concrete sidewalk on one side and on-street parking on one side as per the City of Cambridge Engineering Standards and Development Manual Standard C107 and to the satisfaction of the Director of Engineering.
50	THAT the north end of Sage Drive be terminated with a 'P' shaped cul-de-sac as per the City of Cambridge Engineering Standards and Development Manual Standard C114 and to the satisfaction of the Director of Engineering.
51	THAT temporary easements in favour of the City be put in place on Block 31 and 32 in support of the temporary cul-de-sac.
52	THAT Block 29 be constructed as a paved walkway/emergency access to the satisfaction of the Director of Engineering and conveyed to the City.
53	THAT a neighbourhood traffic circle be constructed at the intersection of Wesley Boulevard and Green Gate Boulevard to the satisfaction of the Director of Engineering.
54	THAT the Owner/Developer shall be responsible for the installation and maintenance of all traffic control devices including signs and pavement markings until assumption, to the satisfaction of the Director of Engineering.
<i>No.</i>	<i>Street Lighting</i>
55	THAT prior to registration of the plan, the Owner/Developer must submit a street light design plan in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
56	THAT the subdivision/servicing agreement require the Owner/Developer post a letter of credit for 100% of the cost of a third-party review of the street light design by a consultant selected by the City.

57	THAT the Owner/Developer shall install and be responsible for 100% of the costs associated with the street lighting internal to the plan of subdivision, to the satisfaction of the City Engineer. All street lighting must be Leotek Green Cobra LED J-series Street Light (3000K colour temperature).
58	THAT the subdivision/servicing agreement include a letter of credit for 100% of the cost of the street light installation with a 20% holdback for a warranty period starting from the date the lights are energized until assumption, to the satisfaction of the Director of Engineering.
59	THAT the subdivision/servicing agreement require the Owner/Developer be responsible for all maintenance of the streetlights until assumption.
60	THAT the subdivision/servicing agreement require the Owner/Developer be responsible for and post a letter of credit for all energy costs for the streetlights from the date the streetlights are energized until assumption based on an average cost per light.
<i>No.</i>	<i>Transportation General Conditions</i>
61	THAT the design and construction of all streets and all infrastructure be in accordance with the City of Cambridge Engineering Standards and Development Manual or as approved by the Director of Engineering.
62	That prior to the execution of the agreement, a phasing plan for all municipal servicing and roads be provided, to the satisfaction of the Director of Engineering.
63	THAT prior to registration of the plan, the Owner/Developer provide all necessary easements/right-of-ways to the City of Cambridge.
64	THAT all roads, road widenings and daylighting triangles, as shown on the plan, shall be dedicated as public streets to the appropriate road authority.
65	THAT all dead end and open side road allowances shall be terminated in 0.3m reserves (Block 33) and conveyed to the appropriate authority.
<b>No.</b>	<b>Cambridge Fire Conditions</b>

66	THAT parking shall not be permitted on any roadway with a width of 9m or less and no parking signs shall be posted on at least one side of the street.
67	THAT the name for the street and future addressing shall be to the satisfaction of Cambridge Fire.
68	THAT the Owner/Developer will ensure that roadways comply with 3.2.5.6 of the Ontario Building Code.
69	THAT the Developer will ensure fire hydrants are present and operational and installed in accordance with the Ontario Building Code.