



MINUTES

Corporation of the City of Cambridge

Planning - Statutory Public Meeting

Date: June 3, 2025, 6:30 p.m.

Location: Council Chambers

Council Members In Attendance: Councillor Shwery - Ward 1, Councillor Devine - Ward 2, Councillor Kimpson - Ward 3, Councillor Earnshaw - Ward 4, Councillor Roberts - Ward 5, Councillor Cooper - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, Mayor Liggett

Staff Members in Attendance: Hardy Bromberg, Deputy City Manager - Community Development, Bryan Boodhoo - City Solicitor, Sylvia Rafalski-Misch - Manager of Development Planning, Michael Oliveri - Council Committee Services Coordinator, Maria Barrantes Barreto - Council Committee Services Coordinator

Others in Attendance: Rutvik Shah - Network Administrator, Melissa Mohr - Senior Planner, and Jacqueline Hannemann - Senior Planner

1. Meeting Called to Order

The Chair called the Planning - Statutory Public Meeting to order at 6:32 p.m.

2. Disclosures of Pecuniary Interest

None.

3. Public Meeting Notice

Councillor Kimpson arrived at 6:35 p.m.

4. Presentations

- 4.1 Richard Kelly-Ruetz, GSP Group re: Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street

- 4.2 Dave Aston, MHBC re: Public Meeting - Proposed Official Plan and Zoning By-law Amendment - 387 Green Gate Blvd

5. Public Meetings

- 5.1 Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street

Council provided staff with the following directions:

- Ensure that the proposed development has entrances that are barrier-free and accessible;
- Inquire into retaining the landscape features on the subject lands;
- Inquire into creating assigned visitor parking on the subject lands and further parking opportunities;
- Inquire into incorporating the 2022 Forecasted Parking Demand Parking Study to accurately reflect the needs of potential future residents;
- Inquire into drainage and its impacts;
- Inquire into options to extend the party and fitness rooms into two separate spaces or one large amenity space for either a fitness room or party room;
- Inquire into alternative landscaping features separate and apart from the various planters located throughout the subject lands to ensure a proper barrier for any runoff;
- Inquire into the construction of an appropriate sound barrier wall;
- Staff are to confirm with Transportation whether the City has plans to create sidewalks in the surrounding areas;
- Inquire into reducing the proposed development density; and
- Inquire into unit variation, including three-bedroom units to accommodate families.

- 5.2 Public Meeting - Proposed Official Plan and Zoning By-law Amendment - 387 Green Gate Blvd

Council provided staff with the following directions:

- Inquire into whether it is possible to create a path for residents to access local schools and the community centre to mitigate potential effects to the Open Space;
- Inquire into providing two tandem parking units for some units to increase parking potential; and
- Inquire into ensuring that accessibility design and features are included as part of development proposal.

6. Delegations

- 6.1 William Kalbhenn, Royal Canadian Legion Branch 272 Hespeler - President re: Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street
- 6.2 Heather Hagey re: Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street
- 6.3 Dawn Hoskins re: Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street
- 6.4 Denise Baker re: Public Meeting - Proposed Official Plan and Zoning By-Law Amendment - 8 Schofield Street

7. Correspondence

8. Motion to Receive Correspondence and Presentations

Motion: 25-104

Moved by Councillor Cooper

Seconded by Councillor Kimpson

THAT all presentations and correspondence from the June 3rd, 2025 Planning - Statutory Public Meeting Committee be received.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

Carried (9 to 0)

9. Adjournment

Motion: 25-105

Moved by Councillor Hamilton
Seconded by Councillor Roberts

THAT the Planning - Statutory Public Meeting Committee does now adjourn at
8:27 p.m.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson,
Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton,
Councillor Ermeta, and Mayor Liggett

Carried (9 to 0)

Mayor

Clerk