

**To:** SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

**Meeting Date:** 6/28/2022

**Subject:** Public Meeting Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

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

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**Report No.:** 22-032-CD

**File No.:** D03.01.14.01

**Wards Affected:** Ward 1

## **RECOMMENDATIONS:**

THAT Report No. 22-032-CD Public Meeting Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan be received;

AND FURTHER THAT the Proposed Official Plan Amendment for the North Cambridge Secondary Plan be referred back to staff for a subsequent report and recommendation.

## **EXECUTIVE SUMMARY:**

### **Purpose**

- The City has initiated an amendment to the Cambridge Official Plan for the North Cambridge Secondary Plan area. The purpose of the amendment is to provide land use policy to guide new development in this area of the City.
- This report is for a statutory public meeting required by the Planning Act to introduce the proposed policy changes to Council and the public. No decisions are being made at this time and the proposed amendment is subject to change based on public, Council, staff and agency input.

### **Key Findings**

- An additional 115 hectares (284 acres) of land for primarily residential uses are to be added to the Urban Area boundary in north Cambridge as part of the settlement of the Regional Official Plan appeal. A Secondary Plan is to be prepared to guide development of these lands.
- Based on the East Side Lands – Stage 2 Master Environmental Servicing Plan (Stage 2 MESP) and the Preliminary Preferred Urban Area Designation and Land

Use Option, the proposed Official Plan Amendment integrates proposed constraints, water/wastewater servicing, utilities, transportation, and heritage and environmental planning into a land use plan for the lands in north Cambridge.

- The Stage 2 MESP and Secondary Plan is led by the consulting firm WSP.
- A virtual open house was held on November 25, 2021. Feedback received from the public is summarized in **Appendix D**.
- The proposed Official Plan Amendment reflects feedback received from the public open house and agency review. The proposed policies are subject to change based on feedback received. A future staff report will recommend a final Official Plan Amendment for Council adoption.

### **Financial Implications**

- The proposed Official Plan Amendment recommends that a new Community Park (5 to 7 hectares) be developed. This will require the City to acquire lands over and above what may be taken as parkland dedication under the Planning Act through the development review process; which may have financial impacts if the City is required to purchase land.
- Project A/00223-20 (16S004) East Side Lands (MESP) was approved in the City's 2016 budget in the amount of \$150,000, funded from Development Charges, to complete a Master Environmental Servicing Plan for this secondary plan area.

### **STRATEGIC ALIGNMENT:**

- ☐ Strategic Action; or  
☒ Core Service

**Objective:** PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population.

**Strategic Action:** Not Applicable

**Program:** Land Use Planning

**Core Service:** Official Plan

The Master Environmental Servicing Plan and Secondary Plan approach used to plan this area of the City of Cambridge allows for the responsible and sustainable management of the area's natural resources while facilitating appropriate development. The integrated approach used for land use planning, water/wastewater servicing,

utilities, transportation, and heritage and environmental planning will result in the development of a welcoming and vibrant complete community.

## **BACKGROUND:**

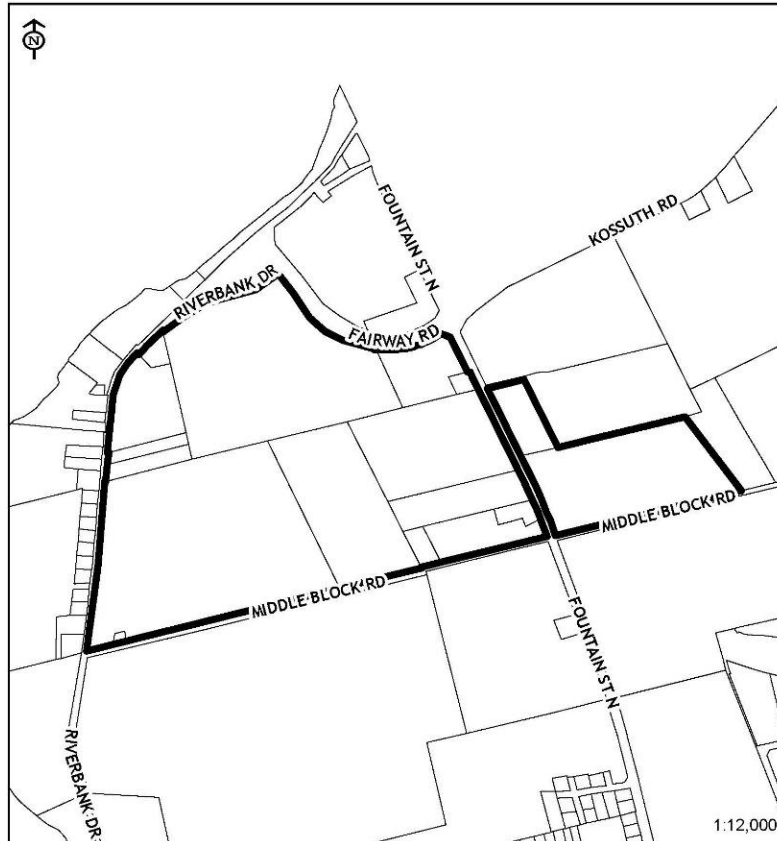
Initiated in 2016, the East Side Lands – Stage 2 Master Environmental Servicing Plan (Stage 2 MESP) is a continuation of the Region of Waterloo East Side Lands MESP in north Cambridge. The current Stage 2 MESP includes lands north of Middle Block Road to Kossuth Road and from the Grand River to Speedsville 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 A**).

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 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 heritage and environmental planning.

The outcome of the Stage 2 MESP is a Secondary Plan to identify land uses and to guide development for the lands being added to the Urban Area boundary in north Cambridge. The proposed Official Plan Amendment incorporates the North Cambridge Secondary Plan area and policies into the City of Cambridge Official Plan.

## **Location**

The North Cambridge Secondary Plan area consists of approximately 115 hectares (284 acres) of land located north of Middle Block Road, east and south of Riverbank Drive and east and west of Fountain Street North. See the map below for the Secondary Plan area.



## ANALYSIS:

### Proposed North Cambridge Secondary Plan Official Plan Amendment

The Cambridge Official Plan is proposed to be amended to create site-specific policies and mapping changes for the future residential and mixed-use lands in north Cambridge. These changes are proposed to form a Secondary Plan which will become an amendment to the Cambridge Official Plan once finalized. The Secondary Plan is intended to guide future development in this area.

The following is a summary of the main components of the draft Secondary Plan:

### Land Uses

Lands within the Secondary Plan area are planned to achieve an overall minimum density of 55 residents and jobs per hectare.

Land uses within the Secondary Plan area include:

- Low/Medium Density Residential which proposes a mix of single and semi-detached, duplex, triplex, townhouse and multiple unit dwellings; and

- Mixed-Use Node which proposes a mix of multiple unit, townhouse, live-work townhouse and apartment dwellings and commercial and community services.

The land use designations are conceptually shown on Schedule A of the proposed Official Plan Amendment (see **Appendix B**).

### **Transportation and Pedestrian Network**

A new North-South Minor Collector Road is proposed from Fairway Road North to Middle Block Road with Riverbank Drive terminating into the proposed North-South Minor Collector Road as a T-intersection. Realigning Riverbank Drive into the new North-South Minor Collector Road means that traffic flowing south would make a right turn onto the new North-South Minor Collector Road and then another right turn to access Riverbank Drive, making Riverbank Drive less desirable as a cut-through road. The current alignment involves one right turn onto Riverbank Drive from Fairway Road North.

Two new East-West Minor Collector Roads are also proposed to connect to Fountain Street North. Collector roads intersecting with Fairway Road North and Fountain Street North will be accessed via right-in, right-out turning movements only.

Minor collector roads are proposed to be 23 to 26 metres in width.

The Stage 2 MESP will identify any projects that are subject to Municipal Class Environmental Assessments (EA) and the corresponding EA Schedule. The MESP will confirm which projects EA requirements have been satisfied through the completion of the MESP and which projects require additional study.

The Secondary Plan area also proposes a network of trails for both cycling and pedestrians.

The mobility network is conceptually shown on Schedule C of the proposed Official Plan Amendment (see **Appendix B**).

### **Riverbank Drive as a Scenic Route**

Policies in the proposed Official Plan Amendment support preserving Riverbank Drive as a scenic route.

- There will be no direct access to Riverbank Drive from future development or from public or private roadways.
- Development adjacent to Riverbank Drive will include a highly landscaped edge that will contribute to the scenic quality of the road and could include a range of

soft landscaping in keeping with and in support of plant species and tree types currently present within the area.

- Residential development adjacent to Riverbank Drive will not back onto this road, but may:
  - flank onto Riverbank Drive and the side elevation of the dwellings are to be articulated to address views (e.g., multiple windows, architectural details such as gables, etc.);
  - provide for a community window road (e.g., looped road with a landscaped edge between the road and Riverbank Drive).

The above policies, in addition to the proposed road network to deter access onto Riverbank Drive, are intended to maintain Riverbank Drive as a scenic route.

### **Recreational Open Space (Parks)**

The Secondary Plan is designed so that the majority of residents are generally within 400-metres or a 5-minute able bodied walk to a park location.

A central 5 to 7 hectare Community Park is proposed to serve the community and will accommodate a range of park facilities and active recreational uses for those who live in the Secondary Plan area and surrounding area.

Four Neighbourhood Parks are proposed throughout the Secondary Plan area, with a minimum size of 2 hectares. Neighbourhood Parks are proposed to provide amenities such as open free play area and climbing structures, along with other passive and active recreational amenities.

The location of the Community Park and Neighbourhood Parks are conceptually shown on Schedule A and B of the proposed Official Plan Amendment (see **Appendix B**).

Urban Greens and Squares are also proposed and will generally be 75 square metres to 1000 square metres in size. Urban Greens and Squares are small-scale components of the park system intended to provide passive and open space areas, both landscaped and hardscaped and serve as focal points within sub-areas of each neighbourhood. Urban Greens and Squares are not identified on the schedules and will be established through the development approvals process.

### **Natural Open Space System**

The existing Natural Open Space System within the Secondary Plan area was identified through the work of the Subwatershed Study for the Randall and Breslau Drains (WSP, December 2017) and the Hespeler West Subwatershed Study (PEIL, September 2004).

The proposed plan and policies recognize the woodlands, wetlands, watercourses, floodplains and buffers that make up the Natural Open Space System.

The proposed policies include a requirement for an Environmental Impact Study for future development applications in the Secondary Plan area to demonstrate how the proposed development meets the recommendations of the Subwatershed Studies.

The Natural Open Space System is conceptually shown on Schedule B of the proposed Official Plan Amendment (see **Appendix B**).

### **Elementary Schools**

Two elementary schools are identified within the Secondary Plan area based on feedback from the Waterloo Region District School Board and Waterloo Catholic District School Board. The elementary schools are located on opposite ends of the proposed Community Park to provide a central community focal point and create the opportunity for shared facilities.

The location of the elementary schools are conceptually shown on Schedule A of the proposed Official Plan Amendment (see **Appendix B**).

### **EXISTING POLICY / BY-LAWS:**

#### **City of Cambridge Official Plan (2012)**

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

Policy 10.2 of the Cambridge Official Plan provides the basis for developing Secondary Plans. This policy states that a Secondary Plan may be prepared for specific areas of the City to provide more detailed planning objectives and policies to direct and guide development. Criteria to consider in the preparation of a Secondary Plan includes (but is not limited to):

- Patterns of land use;
- Mix and range of housing types and densities;
- Phasing of development in an efficient manner;
- Provision for trails, parks and open spaces;
- Natural features;
- Cultural heritage resources;
- Development of a transportation network that facilitates the efficient movement of vehicular and pedestrian traffic including active transportation considerations;



- Municipal services; and
- Incorporating opportunities for mixed-use and higher density development in appropriate locations.

### **City of Cambridge Zoning By-law 150-85, as amended**

The subject lands are primarily zoned Agricultural (A1) as well as Open Space (OS1), Low Density Residential (RR2) and Industrial (M5).

Zoning By-law Amendments will be required for future development applications and must conform to the Official Plan policies for the North Cambridge Secondary Plan.

### **FINANCIAL IMPACT:**

- The East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) is 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 (MESP) 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 draft Secondary Plan recommends that a new community park (5 to 7 hectares) be developed. This will require the City to acquire lands over and above what may be taken as parkland dedication under the Planning Act through the development review process; which may have financial impacts if the City is required to purchase land.
- The future recommendation report to Council will provide additional financial implications.

### **PUBLIC VALUE:**

#### **Sustainability:**

The vision for the North Cambridge Secondary Plan area is to develop an environmentally sustainable, healthy, and complete community with integrated and connected green spaces, pedestrian scale residential and mixed-use neighbourhoods

that support active transportation.

### **Engagement:**

Public involvement was invited virtually at an open house held on November 25, 2021 and statutory public meeting under the Planning Act held on June 28, 2022.

### **ADVISORY COMMITTEE INPUT:**

#### **Advisory Committees Consulted:**

Not applicable.

### **PUBLIC INPUT:**

On November 25, 2021, the City hosted a virtual open house to re-initiate the Secondary Plan and present the draft vision, guiding principles and conceptual schedules for land uses, open space, park space, trails and road network within the Secondary Plan area. The public was encouraged to submit written comments following the public meeting. Public comments received are included in **Appendix C**. A table summarizing the public comments into themes with staff responses is included in **Appendix D**.

The statutory public meeting presents a second opportunity to receive public input. The public meeting under the Planning Act is being held virtually on June 28, 2022. Official notification of the public meeting was provided in the Cambridge Times on June 2, 2022. In addition, notice was provided to all assessed property owners within a 120 metres (393.7 feet) radius of the subject lands and to those who requested to be on the mailing list following the virtual open house. Any interested parties and members of the public will be provided with the opportunity to speak to this proposal at the June 28, 2022 virtual public meeting and to submit written comments.

Comments received at the public meeting will be considered in the preparation of a final recommended Official Plan Amendment for the North Cambridge Secondary Plan area.

The project page for this proposed Official Plan Amendment can be found at the following link:

<https://www.cambridge.ca/en/learn-about/east-side-lands-stage-2-secondary-plan.aspx>

### **INTERNAL / EXTERNAL CONSULTATION:**

A project team consisting of staff representatives from development planning, development engineering, transportation, infrastructure services – operations, heritage and environmental planning has been created to provide input into the draft Secondary Plan. The draft Secondary Plan has been circulated to the Region of Waterloo, Grand

River Conservation Authority and school boards for comment. Information about the Secondary Plan has also been provided to Mississaugas of the Credit First Nation, Haudenosaunee Development Institute and Six Nations First Nation.

## **CONCLUSION:**

This report summarizes the process to date for the proposed Official Plan Amendment for the North Cambridge Secondary Plan and introduces draft policies for the area. The draft Secondary Plan is under review. Any further comments received from the public or Council will be considered through a future staff recommendation report.

## **REPORT IMPACTS:**

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: Yes

## **APPROVALS:**

**This report has been reviewed by the Chief Financial Officer and City Solicitor.**

**It has been reviewed and approved by the Director, Deputy City Manager and City Manager.**

## **ATTACHMENTS:**

1. Report No. 22-032-CD Appendix A – East Side Lands – Stage 2 MESP Study Area
2. Report No. 22-032-CD Appendix B – Proposed Official Plan Amendment: Draft Secondary Plan Policy and Schedules
3. Report No. 22-032-CD Appendix C – Public Comments Received from Open House
4. Report No. 22-032-CD Appendix D – Response to Public Comments Received