

To: COUNCIL

Meeting Date: 07/13/21

Subject: 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc.

Submitted By: Hardy Bromberg, Deputy City Manager – Community Development

Prepared By: J. Matthew Blevins, Manager of Development Planning (A), MCIP, RPP

Report No.: 21-037(CD)

File No.: R12/18 & 30T-18103

Recommendations

THAT Report 21-037(CD) - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. – be received;

AND THAT Cambridge Council approve the proposed zoning by-law amendment to rezone the subject property from OS1 (Open Space) & R2 (Residential) to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 with site specific provisions to permit development of the land with up to 185 residential units;

AND THAT Cambridge Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for the plan of subdivision file No. 30T-18103, subject to the conditions set out in Attachment No. 8 of this report;

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

AND FURTHER THAT the By-law attached to report 21-037(CD) be passed.

Executive Summary

Purpose

- To permit redevelopment of the lands located at 155 & 171 Guelph Avenue with a mix of freehold single detached, condominium single detached, townhouse and stacked townhouse units for a total of up to 185 dwelling units. Draft Plan of

Subdivision and site-specific amendment to Zoning By-law No. 150-85 are required to facilitate the infill development.

Key Findings

- Condition of draft approval is included to designate Forbes Estate Home under Ontario Heritage Act.
- Stone ruins are to be disassembled and moved to public land, dedicated to the City for conservation and designated under the Ontario Heritage Act the developer's expense
- Significant neighbourhood consultation was conducted and the applicant has reduced the height and density of the proposal as a response to public consultation.
- Future applications for Common Element Condominium and Part Lot Control will be required to facilitate individual ownership of proposed units.
- Record of Site Condition (RSC) and acknowledgment letter required for the block of open space land, containing the existing sanitary sewer, proposed to be dedicated to the City.

Financial Implications

- Based on a preliminary estimate by Building and Planning staff:
 - Building Permit: \$396,382
 - Development Charges: \$3,137,194 (DC credits of approximately \$22,000 may be available for existing buildings)
 - Site Plan Application: \$13,460
 - Common Element Draft Plan of Condominium: \$6,600
 - Part Lot Control Exemption: \$10,850
 - Total: \$3,564,486
- Applicable fees may be subject to change.
- Tax Implication: Municipal Property Assessment Corporation assessed value for vacant lands = \$411,475 (Based on the total area of the vacant land).
 - A preliminary estimate was calculated to determine the taxation revenue change from the current generated revenue to the taxation revenue

generated from 37 single detached dwellings, 12 townhouse dwellings & 132 stacked townhouse dwellings.

- Based on the assessed value of the land, the current taxation revenue is \$8,981.
 - Once the development of the property is complete, pending approval from Council, taxation revenue will potentially be \$738,159.
- This calculation is based on the income approach to value with a new Multi-Residential tax rate of 0.0118633 using the 2021 identified rate.

Background

The applicant proposes to rezone the subject lands to permit the development, through a draft plan of subdivision, up to 185 residential units including an existing heritage dwelling (the Forbes Estate), 37 single detached dwellings, 12 townhouse dwellings and up to 142 stacked townhouse dwelling units.

Access to the site will be from Guelph Avenue and Shaw Avenue via a private condominium road. The seven dwellings fronting onto Guelph Avenue are proposed to be freehold with the remaining 30 single detached units, townhouse and stacked townhouse units in condominium ownership through a future application for common element condominium. The applicant has indicated that no affordable units are proposed for the development, but that stacked townhouse dwellings are considered to be a more affordable form of housing compared to single detached dwellings. Blocks in the draft plan are also included for stormwater management and floodplain/hazard lands.

In accordance with the Planning Act, the City held a public meeting in order to formally consider the requested Zoning By-law Amendment and receive both Council and public comments. There were several delegates who made oral submissions at the public meeting held on May 14, 2019. As a result Council directed staff to establish a Citizen Liaison Committee composed of neighbouring residents to consult further with the neighbourhood.

Citizen Liaison Committee meetings were held on October 29, 2019 and July 30, 2019. A broader neighbourhood meeting was held on November 25, 2019 to report back the results of the Citizen Liaison Committee to the neighbourhood as a whole. There were many points raised through the neighbourhood consultation process. The most commonly raised were the removal of trees; the proposed height and density of the development; impacts to traffic and the heritage attributes of the property. There were also discussions about the overall environmental impact to the property and specific impacts to species of animals on the property. The written submissions from the public

have been included in Attachment 5 - Public Comments Received and response from staff also included as Attachment 6- Response to Public to this report.

Changes after the Public Meeting:

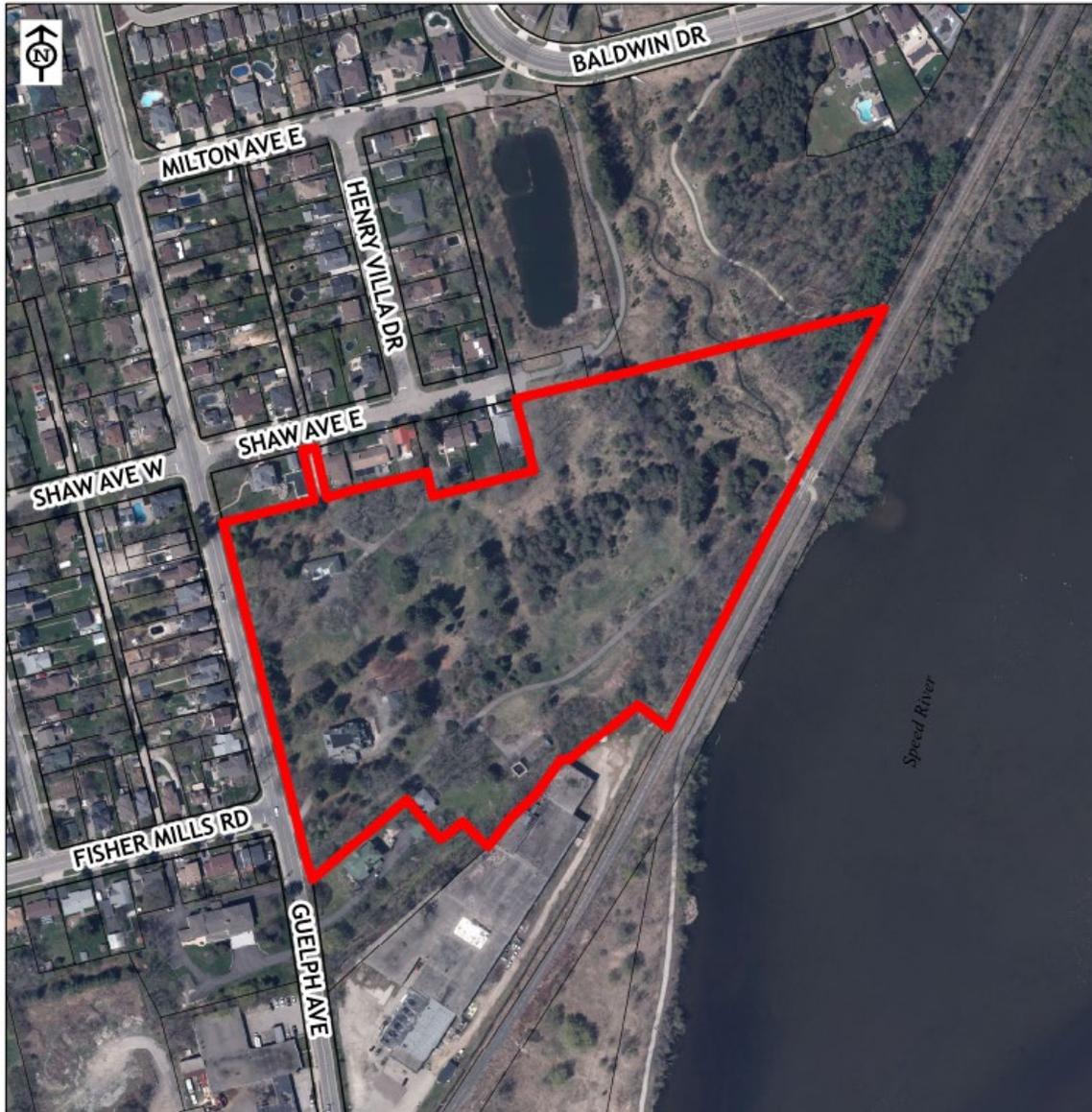
At the statutory public meeting on May 14, 2019, the applicant proposed a total of 210 residential units including a mix of single detached dwellings, townhouse dwellings and 138 apartment units in a 12-storey apartment building. Through the public consultation process and discussions with staff the applicant eliminated the proposed apartment building, replaced it with stacked townhouse units and reduced the overall unit count from 210 to a maximum of 185 units.

It is the opinion of planning staff that the change in the proposed development is minor and does not require an additional statutory public meeting pursuant to Subsection 34(17) of the Planning Act.

Location:

The subject lands are legally described as Plan of Survey for lots 7-20 and Part of Lots 1, 2 & 3 and all of Austin Avenue (closed by by-law), Lot 27, Registered Plan No. 152 and Lots 22, 23, 24, 28 and 30, Municipal Compiled Plan No. 803, Registered Plan No. 62 (formerly Town of Hespeler) and Part of Lot 11, Concession 3, Beasley's Lower Block, in the City of Cambridge, Regional Municipality of Waterloo.

The property is municipally known as 155 & 171 Guelph Avenue and is located on the east side of Guelph Avenue south of Shaw Avenue East.



The property is 5.25 ha (12.96 acres) in size and is located on the east side of Guelph Avenue, south of Shaw Avenue East. The property contains two single detached dwellings, accessory structures and ruins of a former accessory structure. The applicant proposes to retain the heritage dwelling on its own estate lot. The site is well treed and the applicant has provided a tree management plan as part of the submission, which has been reviewed by staff and will be considered as a condition of the draft approval.

Existing/Surrounding Land Uses:

North and west of the property are single detached dwellings. South of the property are industrial properties with the Hespeler Core area further to the south. East of the property is the Speed River.

Proposal:

As noted above, the applicant is proposing development of the lands through a draft plan of subdivision. Conditions of draft approval for the proposed plan have been included in Attachment 8- Proposed Conditions of Draft Approval to this report and Attachment 1 - Draft Plan of Subdivision & Concept Plan contains the proposed draft plan of subdivision and a concept plan showing the proposed unit locations for the condominium block(s).

The common element condominium will require formal application to the Region of Waterloo.

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 applicant proposes to construct a residential infill development consisting of an existing heritage dwelling, 37 Single detached dwellings (7 freehold and 30 condominium), 12 townhouse units and up to 132 stacked townhouse units. The townhouse and stacked townhouse units are considered to be a more affordable building type than single detached dwellings. The development is working towards intensification of underutilized properties and helping to work towards intensification through infill development and a complete community.

Comments

The proposed infill development represents an efficient use of existing municipal water and sanitary sewer services as well as providing more affordable options for market rate housing. The proposed residential development supports the intensification objectives of the provincial growth plan and supports the creation of a complete community.

Considerations for the review of this application include, but are not limited to, the following:

- City's Official Plan policies regarding:
 - Residential compatibility;
 - Location criteria for multi-unit residential;

- Urban design policies;
- Cultural heritage
- Natural heritage & environmental management; and,
- Open space systems
- Proposed site specific zoning regulations
- Transportation
- Land use compatibility with surrounding residential and nearby industrial uses
- Parkland
- Natural Environment

Existing Policy/By-Law

City of Cambridge Official Plan (2012)

The 2012 City of Cambridge Official Plan designates the subject lands as ‘Low/Medium Density Residential’ and ‘Open Space’ which permits a range of uses including single detached dwellings, townhouses and apartment buildings to a maximum density of 40 Units Per Hectare (UPH). The proposed development includes freehold, single detached, dwellings fronting Guelph Avenue and single detached, townhouse units and stacked townhouse units fronting onto private condominium roads. The proposed gross residential density of the development is 39 UPH.

City of Cambridge Zoning By-law No. 150-85, as amended

The subject lands are currently zoned R2 (Single Residential) and OS1 (Open Space) in Zoning By-law No. 150-85. The R2 zone permits single detached residential. The applicant is requesting to change the zoning on the subject property from R2 and OS1 to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 with site specific provisions to permit development of the land with up to 185 residential units, with site specific provisions to facilitate the proposed Draft Plan of Subdivision. Blocks 5 & 6 at the north east corner of the property are proposed to remain as OS1 (Open Space). These lands are generally proposed for storm water management facility and an existing Locally Significant Natural Area (LSNA). Block 6 is intended to be dedicated to the City once a Record of Site Condition (RSC) and acknowledgement letter has been received. A condition of draft approval has been included to ensure receipt of the RSC prior to the City accepting the hazard lands.

Site specific provisions have been included for reductions in setbacks to accommodate proposed building locations and to add a maximum height and unit count as well as establishing an area of the development (behind the exiting houses on the south side of Shaw Ave) where development is prohibited to maximize the buffering between the existing dwellings and the proposed development as well as preserving existing trees. The future condominium declaration is proposed to include information and

requirements for the condominium to preserve the trees along the northern property line.

Staff have completed detailed analysis of the Provincial Policy Statement, Provincial Growth Plan for the Greater Golden Horseshoe, Region of Waterloo Official Plan and City of Cambridge Official Plan. The proposed development works towards achieving the intensification goals of the growth plan which are reflected in the Region and City official plans.

The proposed development is consistent with the Provincial Policy Statement, conforms to the requirements under the Planning Act for the subdivision of land, to the Provincial Growth Plan, Region of Waterloo and City of Cambridge Official Plans and represents good planning.

Financial Impact

- Based on a preliminary estimate by Building and Planning staff:
 - Building Permit: \$396,382
 - Development Charges: \$3,137,194 (DC Credits of approximately \$22,000 may be available for existing buildings)
 - Site Plan Application: \$13,460
 - Common Element Draft Plan of Condominium: \$6,600
 - Part Lot Control Exemption: \$10,850
 - Total: \$3,564,486
- Applicable fees may be subject to change.
- Tax Implication: Municipal Property Assessment Corporation assessed value for vacant lands = \$411,475 (Based on the total area of the vacant land).
 - A preliminary estimate was calculated to determine the taxation revenue change from the current generated revenue to the taxation revenue generated from 37 single detached dwellings, 12 townhouse dwellings & 132 stacked townhouse dwellings.
 - Based on the assessed value of the land, the current taxation revenue is \$8,981
 - Once the development of the property is complete, pending approval from Council, taxation revenue will potentially be \$738,159.

- This calculation is based on the income approach to value with a new Multi-Residential tax rate of 0.0118633 using the 2021 identified rate.

Public Input

The statutory public meeting required under the Planning Act was held on May 14, 2019.

Official notification was provided in the Cambridge Times on April 18, 2019. In addition, notice was provided to all assessed property owners within a 120 m (393.7 ft.) radius of the site and others on the mailing list who have requested notification of meetings relating to these files.

Several residents made oral submissions at the public meeting and/or provided written submissions. A Citizen Liaison Committee was also formed at the direction of Council with meetings held on October 29, 2019 and July 30, 2019. A broader neighbourhood meeting was held on November 25th, 2019 to report back to the neighbourhood the results of the citizen liaison committee discussions.

The public submissions have been attached to this report (Attachment 5) and response to the comments have been included in Attachment 6- Response to Public Comments.

The general themes of the comments received were as follows:

- Heritage
- Density
- Tree removal
- Environmental impacts
- Traffic
- Intensification

Excerpts of the public meeting minutes are included in Attachment No. 4 below.

Internal/External Consultation

The applications and supporting studies were circulated to the departments and agencies listed on Attachment 3 - Internal/External Consultation & List of Supporting Studies.

Staff has received comments from the applicable City departments and outside agencies in regards to the proposed Zoning By-law Amendment and Draft Plan of Subdivision. The comments from the staff and agencies have been addressed through ongoing discussions with the applicant as well as resubmissions of the draft plans. Proposed conditions of draft approval have been included in Attachment 8 - Proposed Conditions of Draft Approval to ensure that the development is carried out as agreed to by the applicant and the commenting staff and agencies.

Conclusion

The applicant proposes to construct a residential infill development consisting of an existing heritage dwelling, 37 single detached dwellings (7 freehold and 30 condominium), 12 townhouse units and up to 132 stacked townhouse units. The townhouse and stacked townhouse units are considered to be a more affordable building type than single detached dwellings. The development is working towards intensification of underutilized properties and helping to work towards intensification through infill development and a complete community.

The proposed development is consistent with the Provincial Policy Statement, conforms to the requirements under the Planning Act for the subdivision of land, to the Provincial Growth Plan, Region of Waterloo and City of Cambridge Official Plans and represents good planning. Accordingly, staff recommend approval of the zoning by-law amendment and the proposed draft plan of subdivision.

Signature

Division Approval

N/A

Reviewed by the CFO

Reviewed by Legal Services

Name:

Title:

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager – Community Development

City Manager Approval



Name: David Calder

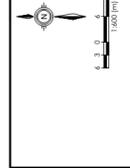
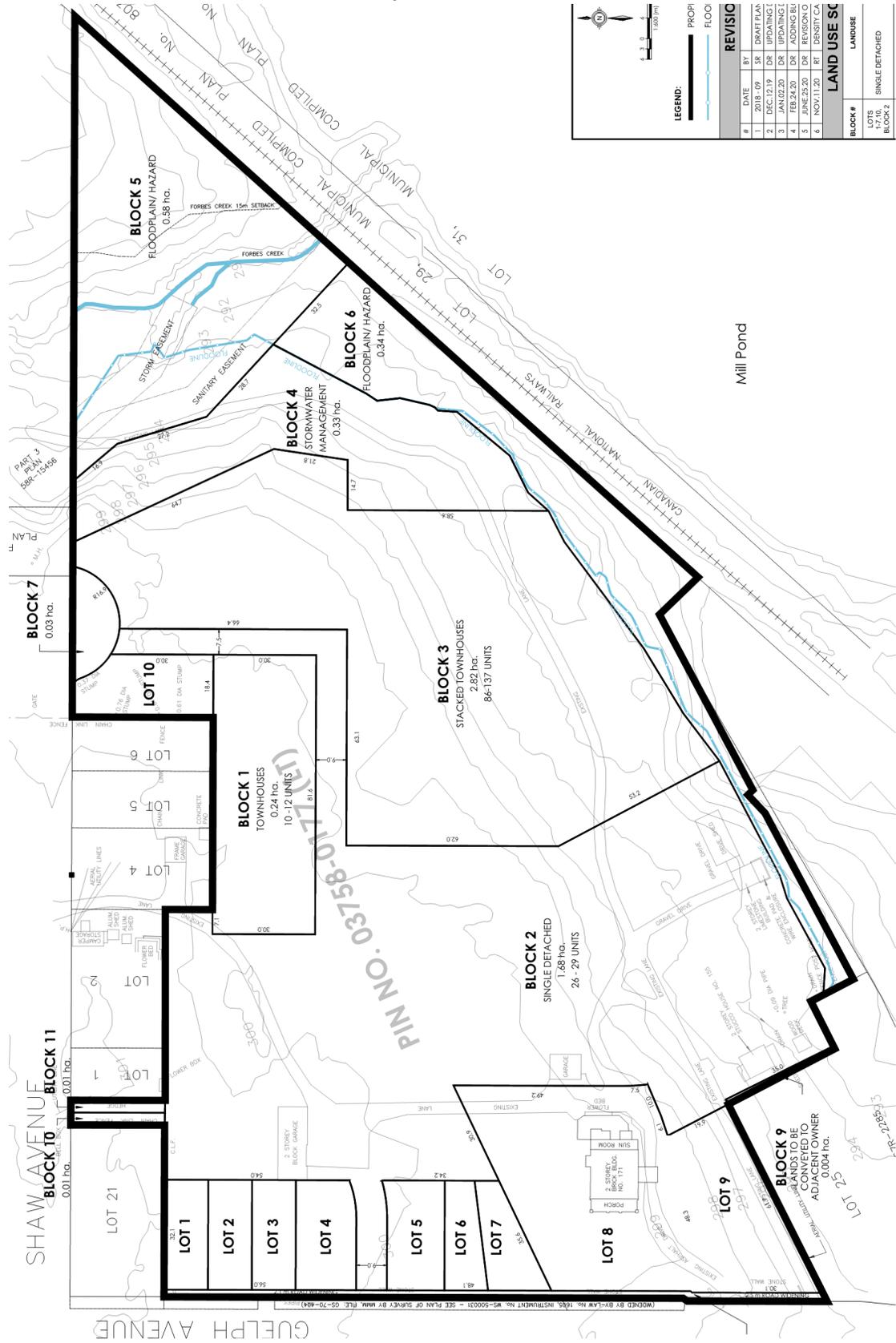
Title: City Manager

Attachments

- Attachment No.1 – Draft Plan of Subdivision & Concept Plan
- Attachment No. 2 – Current Zoning Map
- Attachment No. 3 – Internal/External Consultation & List of Supporting Studies
- Attachment No. 4 – Excerpt of Public Meeting Minutes
- Attachment No. 5 – Public Comments Received
- Attachment No. 6 – Response to Public Comments
- Attachment No. 7 – Proposed Zoning By-law Amendment
- Attachment No. 8 – Proposed Conditions of Draft Approval

Attachment No. 1

Draft Plan of Subdivision & Concept Plan



LEGEND:
 PROPI (black line)
 FLOO (blue line)

REVISIO		
#	DATE	BY
1	2018-09	SR
2	DEC 12 19	DR
3	JAN 02 20	DR
4	FEB 24 20	DR
5	JUNE 23 20	DR
6	NOV 11 20	RT

LAND USE SC	
BLOCK #	LANDUSE
LOTS 1-11	SINGLE DETACHED
BLOCK 2	SINGLE DETACHED

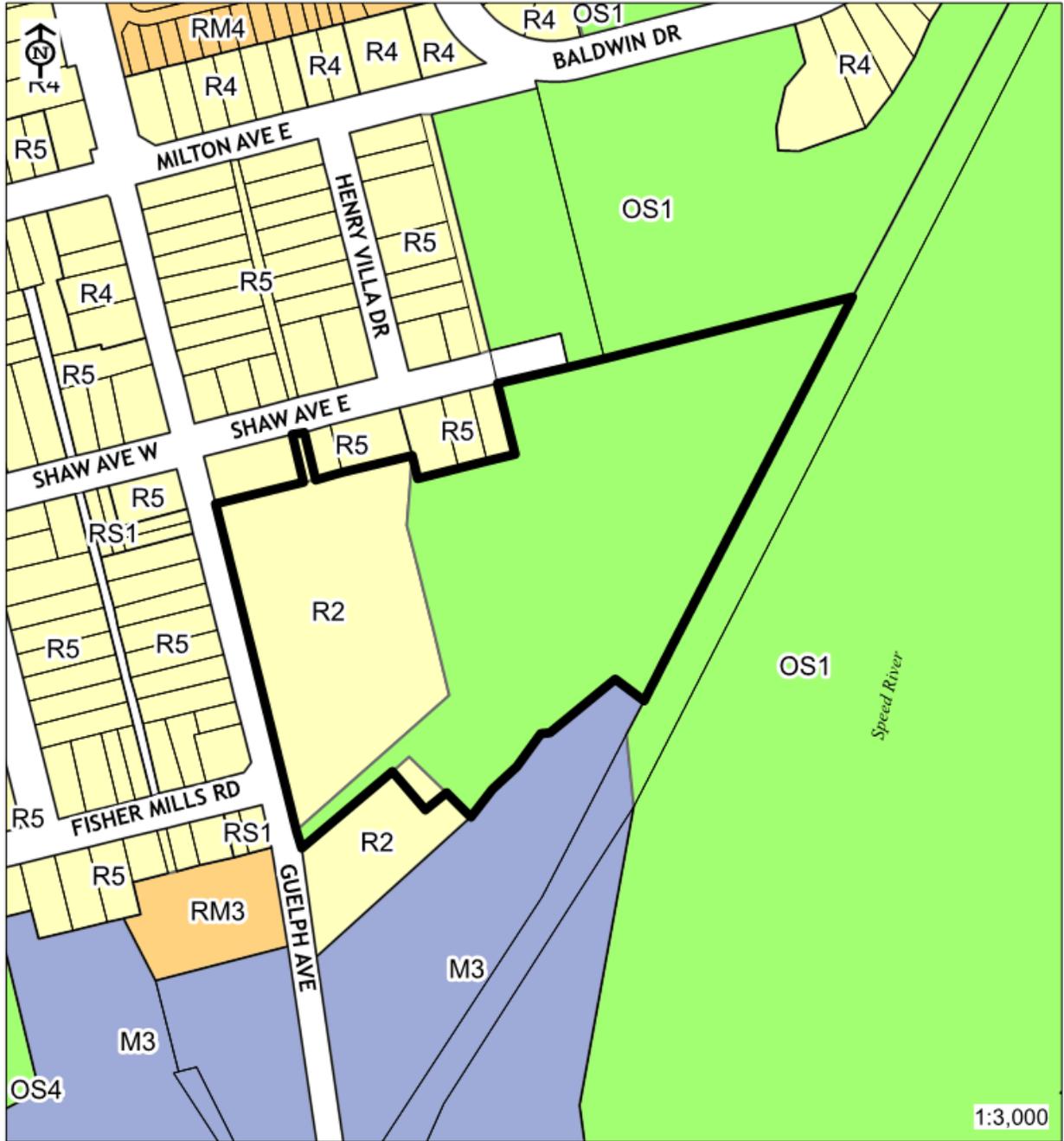


BASED ON UNITS ST.	
PARKING TABLE	Required
Cluster Row Towns	12 regular
(7/unit + 0.5 vis.)	6 visitor
Mixed Terrace Stacks	100 regular
(7/unit + 0.25 vis.)	25 visitor
TOTAL	143
BARRIER-FREE	6 (3 Type A + 3 Type B)
SURPLUS PARKING	

Notes:
 1. Section 2.2.12 of the Zoning By-law states that spaces located in a cluster row housing development deemed to equal one required visitor parking space

Attachment No. 2

Current Zoning Map



EXISTING ZONING

Map 3



SITE

Zoning Classification

OPEN SPACE

MEDIUM HIGH DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL



INDUSTRIAL



Friday, November 02, 2018 9:48:55 AM
G:\CDR\GIS\GISD\GIS_01_GISInformation Products\Site Plans\Map105_171GuelphAve.mxd - davis

Attachment No. 3

Internal/External Consultation & List of Supporting Studies

These applications have been circulated to the departments and agencies listed below. Their comments have been addressed by the applicant and are reflected in the proposed Conditions of Draft Approval.

- Energy + Inc.
- Public, Catholic & French School Boards
- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Planning Services Division
- City of Cambridge Parks, Recreation & Culture Division
- City of Cambridge Fire Department
- City of Cambridge Building Services Division
- City of Cambridge Accessibility Coordinator
- Regional Municipality of Waterloo
- Grand River Conservation Authority
- Canadian National Rail (CN)

List of Supporting Studies

- Planning Justification Report
- Archaeological Assessment
- Chloride Impact Study
- Environmental Impact Study (EIS)
- Functional Servicing Report
- Geotechnical Investigation Report
- Heritage Impact Assessment
- Noise and Vibration Feasibility Study
- Transportation Impact Study
- Tree Preservation Plan
- Urban Design Brief
- Source Water Risk Management Plan

Attachment No. 4

Excerpt of Public Meeting Minutes



MINUTES

Corporation of the City of Cambridge Planning and Development Committee Meeting No. 08-19

Council Chambers, Historic City Hall, Tuesday, May 14, 2019

Committee Members in Attendance: Councillors Adshade (Ward 6); Ermeta (Ward 8); Liggett (Ward 4); Mann (Ward 3); Monteiro (Ward 7); Wolf (Ward 5); Mayor McGarry and Councillor Reid (Ward 1) in the Chair.

Staff Members in Attendance: Elaine Brunn Shaw, Chief Planner; Hardy Bromberg, Deputy City Manager – Community Development; Julianna Petrovich, Transportation Engineering Technologist; Shannon Noonan, Manager of Transportation Engineering; Laura Waldie, Senior Planner - Heritage; Nicole Pettenuzzo, Planner; Matthew Blevins, Senior Planner; Bryan Cooper, Senior Planner; Dennis Purcell, Chief Building Official; James Etienne, City Engineer; Ildia Sa Melo, Deputy City Clerk; and John Schappert, Council and Committee Services Coordinator.

Regrets: Councillor Devine (Ward 2)

Page: Leah Straatman

Others in Attendance: There are approximately 70 people in the audience.

Meeting Called to Order

The regular meeting of the Planning and Development Committee of the Corporation of the City of Cambridge is held in Council Chambers on the third floor of 46 Dickson Street, Cambridge, Ontario. Councillor Reid welcomes everyone present and calls the meeting to order at 7:01 p.m. and the meeting adjourns at 11:18 p.m.

Disclosure of Interest

There are no declarations of pecuniary interest.

Public Meetings

Statutory notice of tonight's Public Meetings was given by publication in the Cambridge Times on Thursday, April 18, 2019 for Public Meetings A and B.

Public Meeting A: Public Meeting Report - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Presentations

1. Matthew Blevins, Senior Planner, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Mr. Blevins provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

Delegations

1. Cory de Villiers, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Mr. de Villiers provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division and his handout is available in the Clerk's Division.

2. Sonny Lloyd, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Mr. Lloyd provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

3. Paul Puopolo, Polocorp Inc., re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Mr. Polocorp provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

4. Kristen Barisdale, GSP Group, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Ms. Barisdale is present to speak regarding the planning application.

5. Susan Fink, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Ms. Fink provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

6. Chad Johnson, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Using a PowerPoint presentation, Mr. Johnson provides an overview of the planning application. A copy of the presentation is available in the Clerk's Division.

7. Philip Osburn and Karen Scott Booth, Architectural Conservancy Ontario, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Ms. Scott Booth is present to speak regarding the planning application.

8. Geoff Beamer, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Beamer is present to speak regarding the planning application.

9. Dennis Beamish, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Beamish is present to speak regarding the planning application.

The Chair asked if there was anyone present that would like to speak regarding Public Meeting "A".

10. Terrel Tanner, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Tanner is present to speak regarding the planning application.

11. Josh Kinsie, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Kinsie is present to speak regarding the planning application.

12. Barbara Maier, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Ms. Maier is present to speak regarding the planning application.

13. Anthony Holden, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Holden is present to speak regarding the planning application.

14. Anne-Marie Germain, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Ms. Germain is present to speak regarding the planning application.

15. Jennifer Coxe, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Ms. Coxe is present to speak regarding the planning application.

16. Khalid Zaffar, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Zaffar is present to speak regarding the planning application.

17. Jose Da Cruz, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Da Cruz is present to speak regarding the planning application.

18. Joseph Beer, re: Public Meeting A - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1)

Mr. Beer is present to speak regarding the planning application.

No further persons came forward requesting to speak.

Moved By: Councillor Mann
Seconded By: Councillor Liggett

THAT Report 19-037(CD), re: Public Meeting Report - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. (Ward 1) be received for information;

AND THAT Report 19-037(CD), applications R12/18 & 30T-18103 for 155 & 171 Guelph Avenue, be referred back to staff for a subsequent report and recommendation.

CARRIED

DIRECTION THAT a neighbourhood liaison committee be established with the Ward Councillor, staff, the developer and residents, and that a public information session be held regarding this development.

The Chair declared Public Meeting "A" closed at 9:12 p.m.

Committee recessed at 9:12 p.m. and reconvened at 9:25 p.m.

Attachment No. 5

Public Comments Received

May 21st, 2019

Mr. Michael Di Lullo, City Clerk
City of Cambridge
50 Dickson St
Cambridge ON N1R 8S1

Dear Mr. Di Lullo

Re: Proposed Development, Forbes Estate – City of Cambridge

We are residents of the City of Cambridge and live in proximity to the Village of Hespeler. In particular, both the City and Village provide a uniqueness enjoyed by the residents of the area.

We realize that the City has received a proposal for the development of the former Forbes Estate property in the Village of Hespeler. We understand that following the public meeting held on May 14th the matter has been referred to staff for report.

We wanted to indicate our support for the proposed development of the Forbes Estate lands as put forward by Polocorp Inc. for several reasons. These include the following.

The proposal, among other things, in our view:

- Provides an example of good planning in an infill area of the City
- Provides a variety of housing types to accommodate market demand
- Takes into consideration and is sensitive to the surrounding neighbourhoods and Village Core
- Provides the added stimulus to enhance the viability of the businesses in the Village Core
- Implements the policies and intent of the City's Official Plan

As indicated, we support the housing mix and variety of units being proposed which also provide options for our family to downsize.

In our view, the proposed development provides a unique infill opportunity for the City and its residents. In general, sites of this nature are presented with challenges that in many cases render development proposals of this nature to be less than feasible.

As such, we would urge Council to take advantage of this opportunity and approve the proposed development in order to accommodate market need and provide an economic stimulus to this area of the City.

Sincerely,


Alan Churchill




Eileen Churchill


Cc. Councilor Donna Reid, Ward 1
Matt Blevins, Senior Planner
Mr. Paul Puopolo, Polocorp Inc.

From: Geoff Beamer [REDACTED]
Sent: Thursday, August 1, 2019 3:03 PM
To: Matthew Blevins; Donna Reid
Cc: Sue Fink
Subject: Survey results - Forbes Estate
Attachments: Community feedback survey.docx

Hello, we ran a short survey on numerous Facebook sites for Hespeler and received over 400 replies, below are the outputs from this survey. The net is that over **85% of respondents oppose the apartment building** and **92% would prefer any other type of development** - estate homes, bungalows, towns etc. I am attaching the results in a word document for you to review.

The Hemson study shows that the City of Cambridge can meet their density goals without any development on the Forbes Estate, it also discusses density targets of 45 people and jobs per hectare - how is the proposed development helping to attain the jobs per hectare target and who's responsibility is that? Do sections like the quote below imply that the city can choose to approve lower density developments if they 'fit in' with the current surroundings?

"Building Height Restrictions: Efforts to intensify will be constrained by the justifiable desire of the City to preserve the integrity of the current urban form. Projects may therefore need to be limited in their densities"

Why is there a 5 storey limit in the core areas and none in the surrounding neighbourhoods?

I look forward to seeing a plan that includes two walk up apartment buildings rather than a tall one to better integrate with the existing neighbourhood. There are numerous examples of higher density in the SilverHeights neighbourhood which maintain the look and feel of Hespeler without creating a 'sky scraper' view for the community.

The public murder in Hespeler last night is a stark reminder that we don't need 'more Toronto' in Hespeler but rather safe communities.

thanks
Geoff

Community feedback survey – 5 questions were posted online in numerous Hespeler community groups. The overwhelming feedback is against any apartment building on the Estate. The following summarizes the outcome.

1: Do you support or oppose the 12-storey apartment building being proposed on the Forbes property?

Over 85% Oppose

ANSWER CHOICES	RESPONSES	
Strongly support	6.27%	26
Somewhat support	4.34%	18
Neither support nor oppose	3.86%	16
Somewhat oppose	11.08%	46
Strongly oppose	74.46%	309
TOTAL		415

2: Asked for comment on the opinion in #1

3: What apartment height do you think is appropriate for the existing neighbourhood?

Over 70% don't believe any apartment is appropriate and ~14% prefer a walk up of 3-4 storeys

ANSWER CHOICES	RESPONSES	
0 - an apartment building does not belong here	64.49%	267
3-4 stories	13.53%	56
5-7 stories	8.45%	35
8-10 stories	7.00%	29
Other (please specify)	6.52%	27
TOTAL		414

4: What type of development do you think would be compatible with the Forbes heritage estate and the existing neighbourhood? (Check all that apply)

92% preferred anything other than apartments with ~25% answering Estate Homes.

ANSWER CHOICES	RESPONSES	
Estate homes	38.82%	158
Single dwelling homes	53.32%	217
Townhouses	27.76%	113
Apartment buildings	12.53%	51
Other (please specify)	26.78%	109
Total Respondents: 407		

5: Do you feel the city should approve a zoning change to allow multi-residential development (apartments) on the Forbes Estate?

Over 80% oppose a zoning change

ANSWER CHOICES	RESPONSES	
No	82.61%	342
Yes	17.39%	72
TOTAL		414

The survey was conducted on Survey Monkey and did not allow for duplicate respondents.

From: Clifford Vanclief - The Hub Bicycle Shop Ltd
Sent: Friday, June 7, 2019 7:04 AM
To: Mayor; Donna Reid; Mike Devine; Mike Mann; Jan Liggett; Pam Wolf; Shannon Adshade; Frank Monteiro; Nicholas Ermeta; Matthew Blevins
Subject: 171 Guelph Ave Forbes Estate - Support

Dear Mayor, City Council and Staff

Today I am writing regarding the potential development of 171 Guelph Ave in Hespeler. There has been much talk around the Forbes property and what should be done with it. I never like to see greenspace or wildlife pushed aside for progress, but I do realize the importance of this development and the potential it can bring to our trail system, housing options, foot traffic into the core and available units to the rental/housing market.

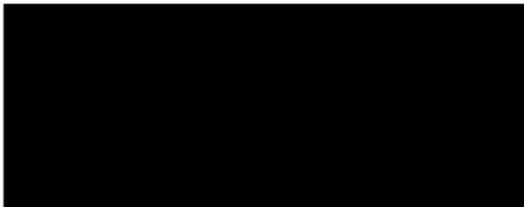
I would encourage Council and Staff to look at ways to preserve as much habitat as possible, ensure there is ample access to trails, accommodate a percentage of affordable rental units and measures in place for increased vehicle traffic. As a business owner in the Hespeler core for 15 years the slow and steady rebirth of Hespeler. It takes leaders like the Devillier's, HIP Development and Polocorp to take the risk and invest in area. We need people to come into the core to support the businesses. This is just one project that can help in the process.

We need housing in Cambridge, we need people to come to the core and I support the development and I trust City Council and Staff will ensure Polocorp use the best practices in the project.

I would also encourage Staff and Council to explore the option of pedestrian access across the speed river to fully connect both Millpond and Townline areas of Hespeler. There was this idea a number of years ago and now with an eager developer this might be an opportunity.

Thank you

Clifford Vanclief



From: Jamie Hamilton [REDACTED]
Sent: Friday, June 21, 2019 11:19 AM
To: CCrozier@regionofwaterloo.ca; AKutler@regionofwaterloo.ca; Matthew Blevins
Subject: Forbes Estate Development

Good morning Carolyn, Amanda and Matthew,

I submit the following comments for collective feedback re 171 Guelph Avenue or more commonly known as the Forbes Estate. This location is not an appropriate location for residential intensification within the City of Cambridge and/or the Village of Hespeler for the following reasons:

- The foundational objective of the Growth Plan for the Greater Golden Horseshoe (2017), Regional Official Plan (2015) and the City of Cambridge Official Plan (2018 Consolidated) is growth management. Inherent to the principle of growth management is the strategic identification and selection of “places to grow” within a community. The principal of growth management does not contemplate opportunistic development in stable residential neighbourhoods outside of the planned urban structure. Growth management was adopted within the Province of Ontario and by the City of Cambridge to protect what is important while continuing to develop in sustainable and sensitive ways. If a significant heritage estate in a stable neighbourhood, like this subject property, is not protected or provided for within the notion of growth management...then there are no safe or protected areas from development within the City of Cambridge. Please consider the precedent being set with this development application, as ambitious developers will look to Cambridge properties along the Stage 2 ION Rapid Transit Route.....
- Existing, stable, low-density residential neighbourhoods should be protected from intensification that is not compatible with surrounding neighbourhoods in built form, scale and character. These features include lot size, configuration, frontage, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, pedestrian environment and parking. In general, existing, stable, low density residential neighbourhoods should not be a focus for intensification and reurbanization, and most certainly, intensification should not be encouraged on sites of cultural heritage importance. The subject land is not an underutilized parcel, but rather the remnant of a once prominent historically significant estate.
- The City of Cambridge Official Plan recommends where and how to grow in a manner that conforms to the Provincial Growth Plan but at the same time is compatible with Cambridge’s local context. The fact that the City’s Official Plan does not contemplate this area or this parcel for intensification or reurbanization is a strong indication that this area is not compatible with, or at the very least, is not a desirable location accommodate new development/growth. The Forbes Estate is not located in any of the

following areas designated to accommodate growth and density in the City of Cambridge Official Plan:

- a) The Urban Growth Centre (identified on Maps 1A and 3);
 - b) Community Core Areas (identified on Maps 1A, 3, 4 and 5);
 - c) Nodes (identified on Figures 1-4);
 - d) Regeneration Areas (identified on Maps 1A and 6);
 - e) Reurbanization Corridors in accordance with Section 2.6.5; and
 - f) Major Transit Station Areas in accordance with Section 2.6.6.
- There were discussions with respect to density targets being applied to the Forbes Estate at the Public Meeting for this development application on May 14, 2019. No Provincial Growth Plan density targets or City of Cambridge Official Plan density targets apply to the subject land, therefore, the density of the proposed development should not be a positive factor in a Council decision.
 - Another discussion at the May 14, 2019 Public Meeting was the support that proposed development would bring to the businesses located within the Community Core Area of Hespeler. The success or even survival of the Community Core Area of Hespeler is not contingent upon the amount of people living in close proximity. If it was, then surely this area would be thriving as the number of people living within walking distance to the core is as large as it has ever been in history. Far greater than when the Town was first incorporated, or when the majority of the commercial buildings were constructed. There are several development proposals and adaptive re-use opportunities already being constructed/planned within the Community Core Area proper, significant historical residential properties, like the Forbes Estate, outside of the Designated Community Core Area, should not be relied upon to ensure a prosperous downtown.

City of Cambridge Official Plan Policies relating to Intensification and Reurbanization Which Counter the Planning Rationale for the Proposed Development of the Forbes Estate.	
Policy	Argument
2.6.1.8. Infill, intensification and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible.	The density of this parcel is proposed to increase from less than one person per hectare to over 40 people per hectare. This development application is not minor in nature
2.8 e) [The city will] promote balanced residential intensification including individual lot intensification that is compatible with existing and permitted uses on neighbouring	This development application is not compatible with existing permitted uses, which is why the applicant is seeking a Zoning By-law Amendment. It is also not compatible with cultural heritage resources as

properties, as well as any other key natural and cultural heritage resources;	the development application proposes to demolish two significant 19 th century structures.
2.8.2.3. The City will ensure the creation of 45% of new housing units through infill, conversion, intensification and the redevelopment of built-up areas of the City, particularly in the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and Major Transit Station Areas.	As mentioned above, the Forbes Estate is not located in an Urban Growth Centre, Community Core Area, Node, Regeneration Area, Reurbanization Corridor or Major Transit Station Area. While the parcel could (and even maybe should) accommodate some development, it was never considered an area for intensification within the “Growth Management Strategy Land Inventory and Capacity Analysis for the City of Cambridge” (Hemson Consulting Ltd., 2009) or within the “City of Cambridge Growth and Intensification Study” (Dillon Consulting Ltd. 2017)
2.8.3. 2. The City encourages compatible higher density development on sites where such development will result in the preservation of significant natural or cultural heritage resources.	The subject development application is proposing to demolish two 19 th century significant heritage resources. The argument that the estate home is being “preserved” is not sound. The estate home is in good repair, the only threat to the estate home is the proposed development application itself.

Thank you for listening.

Jamie Hamilton

Resident at [REDACTED]

From: Sue Fink [REDACTED]
Sent: Wednesday, October 16, 2019 10:30 AM
To: Matthew Blevins; Mayor
Subject: Forbes Development, 155 and 171 Guelph Ave

Dear Mr. Blevins and Mayor McGarry,

I made a presentation at the Planning and Development Committee on May 14, 2019 regarding the Forbes Development at 155 and 171 Guelph Ave. In that presentation, I highlighted several areas in which the proposed Forbes development does not comply to the Cambridge Official Plan. I am now a member of the Citizen Liaison Committee for the Forbes development, and unfortunately I feel that these concerns are still not being addressed. I am writing to you to seek an explanation for the following points:

As outlined in my presentation, the proposed development is neither minor in nature, nor does it provide adequate transition between the current neighbourhood and proposed development. (A 12 storey apartment building is being proposed within 1 lot depth of the existing 1 and 2 storey homes). It is also not compatible with the existing neighbourhood with regards to character, density and visual impact. The Official Plan states that "Infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character" (Section 2.6.1.8). It also says that "Intensification within the built-up area will be planned and designed to ensure an appropriate transition of built form to adjacent areas, and maintain, enhance or wherever feasible and appropriate, restore the natural environment". (Section 2.6.1.6. g & h). The Official Plan goes on further to state that " the City will promote balanced residential intensification including individual lot intensification that is compatible with existing and permitted uses on neighbouring properties, as well as any other key natural and cultural heritage resources". (Section 2.8 e). The proposal does not comply with any of these.

As you are aware, the Forbes property is designated low/medium density. The Official Plan states that the "City will ensure the creation of 45% of new housing units through infill, conversion, intensification, and the redevelopment of built-up areas of the City, particularly in the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and Major Transit Station Areas". (Sections 2.8.2.3, 2.8.2.6. a) Again, the Forbes property meets none of these criteria, being designated Low/Medium Density.

With regards to the 12 storey apartment building, there are several areas in the Official Plan in which this does not comply. The Official Plan states that "the City will allow compatible higher density development in the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, Major Transit Station Areas and high density residential designations". (Section 2.8.3.1) Once again, this does not include low/medium density residential designations like the Forbes property and surrounding neighbourhood. Table 3 in section 2.8.3.3 goes on to outline minimum and maximum residential densities and heights. As per this table, a 12 storey apartment building is more than twice the number of storeys that the Official Plan allows in the three core areas where the plan promotes higher densities. The Official Plan goes on to require the consideration of building heights. Section 8.4.2.2.a states that "The following will be considered in assessing whether the development is minor in nature: comparable building height, generally within two storeys of neighbouring buildings". The existing neighbourhood is one and two storey homes. Further, a 12 storey apartment building is not a walk up apartment as described in Section [8.4.6.9](#): "Lands in a Low/Medium Density Residential designation may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments". Clearly the Official Plan is establishing that a "walk-up apartment" could be built in a Low/Medium density area, but a 12 storey high rise will not.

Specifically speaking to density, the Official Plan establishes a maximum target of 40 units per hectare for Low/Medium Density Residential areas. The applicant is proposing that most of the site be zoned RM3. This would permit a density of 75 units per hectare – almost twice the targeted maximum. Even

the 40 units per ha is a "Maximum", "Target". It is not a minimum. This is clearly not compatible with the existing neighbourhood, nor does it comply to the official plan.

I understand that the developer has asked for a "density bonus" under the criteria listed in section 10.16 of the Official Plan. As stated in my presentation I would seriously question giving anyone a density "bonus" under the premise that the developer is preserving heritage buildings (Section 10.16 iii). The developer is tearing down 2 of the 4 heritage structures and they are destroying most of the cultural heritage landscape. They are also doing very little to protect or enhance the natural environment (Section 10.16 iv) as their tree study shows that they are removing a minimum of 77% of all trees on the Forbes property. The developer is also doing nothing to improve traffic or pedestrian movement (Section 10.16 xv). The residents of Shaw Ave East, Henry Villa and Milton Ave East are strongly opposed to the new entrance coming onto Shaw Ave, and the developer is more concerned with changing the configuration of his estate lot instead of improving traffic flow. Many residents expressed their concern with traffic safety and volume on Guelph Ave and Fishermills Road at the Planning and Development meeting, and we were recently told at the Citizen's Liaison Committee meeting that "this is how it's going to be, so deal with it". As per section 10.16.xiv the development does not improve compatibility with existing land uses.

Once again, I am not opposed to development, but I do however feel that development should comply to the Official Plan. I am getting quite frustrated with the statements of our City Council that continue to blame irresponsible development on provincial policies like "Places to Grow" and Bill 108. If you look at the development of our neighbourhood as a whole taking into account the Millpond, COHO, and townhouse development (Mill House) on Guelph Ave, we easily meet the growth and development targets as dictated by the province. I would also remind staff and Council that the Forbes property has already been intensified once with the Millpond Subdivision where 800+ units were built on 95% of the property. The current application proposes 200+ units on the remaining 5%. I feel that the City created the Official Plan that was approved under the Provincial Growth Plan, so why are they not following their own rules.

I look forward to your response.

Sincerely,
Susan Fink

From: Derek Morningstar [REDACTED]
Sent: Tuesday, November 26, 2019 11:44 AM
To: Matthew Blevins; Donna Reid
Subject: Re: Forbes Estate

Hi Matthew, Donna,

Thank you for hosting the meeting regarding the Forbes Estate development yesterday. I live local to the development, but I am also a professional environmental consultant. That said, my communication here is of a personal nature and not representing my company. As mentioned at the meeting, I have concerns about the environmental protection (or lack thereof) at this property. There are a significant number of gaps in the EIS that was written for this project. With those gaps, several environmental constraints that should have been identified were NOT identified. Having not identified those constraints, the regulatory agencies (yourself, GRCA, MNRF, MECP) have not been able to complete a proper review. They cannot comment appropriately when they were not provided with all of the information. [REDACTED] In an EIS, they are required to survey not only the property itself, but adjacent lands of *at least* 120m. This EIS did not meet the tests for approval and therefore should NOT have been approved. I would like to request that an independent 3rd party review of the EIS be completed by a reputable professional consulting organization, retained by the City or the GRCA directly [REDACTED]

Most importantly, there are features on and adjacent to that property that are directly protected under the provincial *Endangered Species Act* and if necessary, under the federal *Species at Risk Act* (SARA is not typically applied to private property where there is provincial protection for species unless the CWS is of the opinion that the province did not provide adequate protection). I have informed the MECP and the CWS of these species and their habitat that I was able to identify without even stepping on the property. [REDACTED]

[REDACTED] I have informed Polocorp and I have informed the City of Cambridge, and the identified habitats have been mapped by the province. If the development results in impacts to these endangered species either directly or indirectly (i.e. construction activities that degrade habitat some distance away), then all parties involved may be liable under the ESA and/or SARA - and this could include the City of Cambridge as an approving and supporting organization. That said, these impacts could be mitigated if done appropriately and under the proper permits. Also, while the trees (including planted endangered species trees on the property) are not directly protected by the City or provincial law, they are an important environmental resource. The removal of a significant number of mature trees will have a direct and immediate negative impact on the local climate - the City should be providing protection for these in a "climate emergency". In a political environment where 'climate change' has become a hot button topic, the City should strongly frown upon the removal of so many trees. Planting young trees does not replace the loss of mature trees.

[REDACTED]

Thank you,

Derek Morningstar

Hello,

We the residents of 15 Fisher Mills Road would like to give our feedback about the Forbes Estate development (155 & 171 Guelph Ave):

- To pick between the options presented, we have a preference that the site plan restricts the height of any structure, keeping in-line as close to the existing city bylaw as possible. The three storey option is preferred.
- There is an opportunity to maintain existing green space by the city to keep in line with the "Climate crisis" that has been declared by Cambridge council and may be missed if alternate ideas are not considered:
 - Develop only a portion of the property
 - Re-think the site plan usage, keeping as many trees as possible:
 - "Langdon Hall" style hotel, with minimal development for additional rooms
 - Make the main house a community hub with a meeting hall, commercial kitchen, space for youth and community groups
 - Develop it as a private school or allocate land for a public school
- While presented as a housing solution for new families and seniors, no low-income housing percentage has been proposed. This should be requested and corrected by the city and developer.
- Development in the immediate Guelph Ave / Fisher Mills Road area should be supported with city-sponsored infrastructure to match an increase in population and traffic:
 - Sidewalks
 - Traffic calming (pedestrian crosswalks, community safety zone)
 - Traffic enforcement

Prior to the approval and development of the site

We are disappointed that the city hasn't taken leadership on this issue and has refused requests of lowering speeds or installation of sidewalks due to city policy, while allowing a developer to propose exceeding the city bylaws that are in place to prevent these types of extreme developments.

This property is a parcel of unique urban greenspace that has the potential to be much more than another block of infill homes. Destruction of 14 acres of mature trees will only negatively contribute to the Climate Crisis.

Thank you and best regards,
Jeff Albion and Jenn Coxie

Hi Matthew,

Please accept these reflections from the recent meeting. I attended, because Hespeler was my first home in Cambridge and I was excited to hear the plans for the Forbes Estate, particularly the house. Thirdly, I wanted a better understanding of the developer's perspective, since it is the same family who wants to develop lands west of Riverbank Drive, where I live.

Being relatively new to the proposal, I appreciated the meeting and presentation. I also appreciated that the developer had attempted to respond in some way to some of the concerns previously brought forward e.g. reduction in height.

Not being closely involved in the proposal (I've since read up on it), it seemed odd/confusing to me:

- **how little discussion there was of heritage** - no planning heritage staff was present to speak to or answer questions about heritage and cultural impacts - despite an initial push for 'higher density' development, the province has clarified that heritage is to be protected/conserved. I don't believe the encouragement of high density development was ever intended or should be used to develop some of the areas/green spaces that are being developed in Hespeler. I don't agree with the description of this property as an 'infill development'. I support both the City and developer working towards the best possible outcome for the heritage on the site - this is a significant listed heritage property, and equally important, a much beloved and iconic property for people living in Hespeler, part of their proud cultural history. There seemed confusion about a peer review of the HIA and Regional heritage comments, which I believe are critical for an appropriate review of this application. I support the City and developer taking full advantage of the tools and resources available at all levels of government to help guide any development of this rich heritage and cultural site, before any zoning amendment is made. And, there was little detail about the future of the Forbes House - *when will it be designated? what will that designation bylaw include? is the integrity of the interior being maintained? would it not be helpful to know the future use of this iconic house to better incorporate it in the plans for the overall site? Has the developer consulted with the Company of Neighbours and/or BIA about potentially including the home in local walking tours?* Heritage not only attracts production companies, it also attracts tourists and yet Cambridge has yet to fully capitalize on this apart from including visuals in marketing materials. When I visit other communities I see Heritage Conversation Districts being showcased (and bustling with economic activity as a result), walking tours being offered and promoted, not only by volunteers, and significant homes (not only museums) open to the public. In short, let's be creative and thoroughly explore the potential use of the Forbes mansion that will best preserve it while enhancing our community.
- **how little was mentioned of the environmental impacts** - in conversation the developer described for me the clearing of 400 mature trees, noting that given not all are in great shape, the planned planting of @200+ new trees should be suffice. This seemed at odds to me with the City's focus on protecting our tree canopy. *Has there been a full public sharing and discussion of the potential impacts of removing this much tree canopy, risks of run-off from building the multi-dwelling buildings next to the floodplain and river, and whether or not the City or anyone should be developing anything, including trails, on flood plains? Where is the GRCA comment and how does its Grand Strategy intersect with the development plans?* I would like to see as much green space retained as possible.
- **how references were made to the opinion of the community group**, and yet no report or vote or minutes i.e. nothing formal was brought forward to support statements/interpretations being made. I found this confusing - wasn't sure who was claiming what or if something was being recommended. At minimum, the group should have been present to speak to what was being said.
- **that the City would accept only the conveyance of flood plain for trails when negotiating the development of such an iconic site.** I realize that this type of exchange has become popular, almost formulaic in local development, but I believe in this instance the site warrants a more creative, imaginative response that goes beyond trails. The developer spoke passionately about their family's reputation and caring for the community. Clearly, the City has the opportunity to work more creatively with such an engaged developer. For example, in addition to trails and the potential to work together to develop the Forbes mansion as a public heritage site, when I read that the local Johnson Centre is going to double the cost of passes vital to senior health and/or is struggling to maintain facilities, surely investment there could have considerable positive impact? After all, the high density that the developer is promoting will only put additional pressure on local amenities such as the Johnson Centre, Library, infrastructure...
- **when the developer rejects ideas because they are not 'economically feasible'**. I've heard this phrase at other meetings too, and yet no one has ever defined what this means. If ideas are going to be dismissed because of this, then I would find it helpful for the developer to elaborate, and that also that the City provide more information about how it evaluates 'economic feasibility' of development so we can all be aware of the constraints/parameters of the conversation i.e. what's possible, particularly as it relates to density and the type of housing being considered. Also, it wasn't clear to be if the intent was to sell or rent which housing - based on what I have seen elsewhere in Cambridge, I am concerned about absent landlords and speculative buying, and the impacts of this on properties and community.
- **why the initial design concepts were not more sympathetic to the architecture of the estate.** I realize that design can be subjective, and appreciate that the design is only in the conceptual stage and that there is a commitment to pay attention to materials, but I think more can be done with the current designs to make any buildings, especially the multi-level ones, more sympathetic to the site.

Overall, I left with more questions than answers (especially concerned about the heritage, cultural and environmental impacts), but also believing there to be some real opportunities to get this development and heritage preservation right, and appreciate the will of all involved to do so.

Thanks for the opportunity to comment, and I look forward to hearing more.

Christine Rier

Sunday, December 8th., 2019

Dear Mr. Blevins:

Having attended the above meeting on behalf of ACO Cambridge and North Dumfries, I would like to submit the following comments:

Growth Management

The subject lands are currently zoned R2 (single family residential) and OS1 (Open Space) and should not be rezoned to support this current development proposal. The existing zoning is supported by several recent Growth Management Studies undertaken by City of Cambridge (Hemson Consulting Ltd., 2009, and Dillon Consulting, 2017). In addition, the principle of Growth Management does not support this type of development within stable neighbourhoods.

We understand that The Forbes Estate has not been identified or considered as an area of intensification or growth density in recent Regional or Cambridge Growth Plans, nor does this proposal comply with the City of Cambridge OP (2012), consolidated 2018 reflecting modern and appropriate concepts.

Responding to the City of Cambridge OP (2.8 e), the current proposed development is not compatible. The subject property is within a stable neighbourhood and the current proposal does not satisfy that it "will be minor in nature", or that the design will be compatible with the scale and character of the existing established neighbouring structures.

Cultural Heritage Resources

The historical **significance**, both architectural and natural, of the Forbes Estate cannot be denied, and yet, has not been adequately addressed, to date.

In fact, we question the process that denied ACO Cambridge and North Dumfries representation at the important Community Liaison meetings, even when the community members had requested that an ACO representative be present.

ACO (Architectural Conservancy Ontario) Cambridge and North Dumfries and HPAC (Heritage Planning Advisory Committee, Region of Waterloo) have raised concern for this current development proposal, as it does not demonstrate the protection or conservation of the identified significant cultural heritage resources. As a result, a Peer Review of the revised HIA has been requested by both the HPAC and ACO.

While we understand that a Peer Review has now been undertaken, ACO Cambridge and North Dumfries has no knowledge of the findings and recommendations of that document.

Not knowing what concerns, if any, have been adequately addressed places us as an advocacy organization at a disadvantage. Please note, these concerns were not addressed by the most recent development proposal, presented on November 25th., 2019. Nor, have these real concerns been addressed during the two previous Community Liaison Committee meetings, meetings at which ACO was denied representation.

ACO's continuing position is as follows:

- **no rezoning** (density too great)
- **response to Climate Emergency - environmental impact re: loss of open space**
- **response to Climate Emergency - environmental impact re: loss of mature trees** (excessive clear cutting should not be allowed)
- **loss of significant Cultural Heritage Resources** (Cultural Heritage has been identified as "Significant" and therefore, **shall be conserved**, Provincial Policy Statement (2014), 2.6). It appears that the appropriate conservation of cultural heritage, both natural and built, has been confused by the agreed conservation of the main house. As a candidate CHL (Cultural Heritage Landscape), the context and the relationship of the resources is of greater importance than the one, stand alone, structure. These include, but are not limited to: the other built heritage structures such as the earliest stone structure and the Victorian coach house, each of which pre-dates the main residence, the rubble row along the street, the mature trees, the views and vistas.

In addition to the above, we respectfully request information regarding the remaining steps in the process for this development application. For example, does this development application go before Committee of Adjustment and if so when; when does this proposal go to the MHAC, and what are the steps that follow?

Respectfully submitted,

Karen Scott Booth
Vice-President, ACO Cambridge and North Dumfries
on behalf of the Board of Directors
ACO Cambridge and North Dumfries

Monday, May 13, 2019 at 8:40:35 AM Eastern Daylight Time

Subject: Hespeler Development

Date: Thursday, May 9, 2019 at 8:00:15 PM Eastern Daylight Time

From: Kurt Walter

To: [REDACTED]

Hi Angie

Further to our discussions, we would be very interested in finding a suitable retirement home in Hespeler. We would love to stay in Hespeler We are in our late 60's. Currently there are no "In between" options available ie either you are in a full blown retirement home or you are still taking care of your house. An "adult community" would be the ideal such that you have your own 1 storey condo with a community centre/ pool setup but cutting grass, snow removal etc is taken care of.

The only one I know in Cambridge is at Avenue Rd and Franklin. Ideally close to downtown Hespeler with reasonable amount of space so we can entertain our grandchildren. I know most of our friends feel the same way and would be interested in that kind of option

Thanks
Kurt and Bert

Sent from my iPhone

Page 1 of 1

Lloyd Shultz



CAMS

TO WHOM IT MAY CONCERN

I agree that there is a shortage of apartment, condo, bungalow in Hespeler.

Hespeler Village and the Businesses will benefit from the New Development proposed on Guelph Avenue. The Town Centre has been in need of activity for many years. And now starting to come back to life, more residence in the Village is a good thing.

A handwritten signature in cursive script, appearing to read "Lloyd Shultz".

Monday, May 13, 2019 at 8:41:03 AM Eastern Daylight Time

Subject: Condos in Hespeler

Date: Wednesday, May 8, 2019 at 10:41:20 PM Eastern Daylight Time

From: Karen Griffiths

To: Angela Harrison

Hi Angie,

I just wanted to let you know that when I sold my house on Walker Street I had a difficult time purchasing a condo unit in Hespeler as there was nothing available. Because of this I chose to rent a condo unit in Hespeler. I am happy to hear that there are plans for a new condo building to be built in the future with units available for purchase.

Karen Griffiths

Page 1 of 1

Monday, May 13, 2019 at 8:41:27 AM Eastern Daylight Time

Subject: New development

Date: Tuesday, May 7, 2019 at 3:10:28 PM Eastern Daylight Time

From: Sue Taylor

To: Angela Harrison

Hello Angela,

I have been googling the Ford Mansion Development and wonder if you could send me more information. I am very interested in the condominiums. I'm considering downsizing and they seem to be just what I am looking for.

Looking forward to hearing from you,

regards,

Sue Taylor


Page 1 of 1

Subject: (none)
Date: Tuesday, May 7, 2019 at 1:29:50 PM Eastern Daylight Time
From: dianegreig
To: Harrison

Jim and Diane,
[REDACTED]
Cambridge, On.

To Whom It May Concern

My wife and I moved to Cambridge (Hespeler) in 1985. I had been offered employment at the then American Standard Factory.

Over the years the influx of families from other municipalities has led to enormous Realty Developments.

We are part of the baby boomer age retired and looking to downsize in the coming years and don't wish to leave Hespeler.

As the populace ages, the availability of Senior options has not kept pace. The few available are in sad states and the lack of

Services and Activities are appalling.

Also the Infrastructure is not adequate. Any Highway issues inundate Queen Street.

High Rise Apartments along the River are an eyesore and do not make Hespeler a Village any longer.

Yours truly,

Jim Greig

Sent from my Galaxy Tab® E

Angie Ron Harrison



TO WHOM IT MAY CONCERN

We would like to put forth our opinion that there's a shortage of bungalow, apartment, condo properties here in Hespeler, we are in our mid 60s and need to downsize, our family is in Hespeler so we want to stay here. We look forward to the Development of the Forbes Estate it is of comfort to know we have somewhere to purchase in a few years.

A handwritten signature in black ink, appearing to read 'Angie Ron Harrison'.

Hi Angie . . . good to hear from you. I hope that you and Ronnie are doing well. Yes, if Hespeler had a similar type of downsizing option for us, we would have preferred to live in Hespeler. At the time we purchased, Hespeler did not have any condo bungalows. The stand alone bungalows were out of our price range. The condo bungalow in Galt was on the average 40 - 50 thousands cheaper than Hespeler bungalows nine years ago. Love Hespeler and still miss it. Hope that info helps.

DIANE ATTWELL PALFREY

QUESTION. IF YOU DOWN SIZE WOULD YOU LIKE TO STAY IN HESPELER? Hi Angie- Preferably, yes. So far we've never seen anything that suits our needs. We've decided to focus on updating our property and watch the market over the next few years and see if our needs change. We've had discussions about maybe relocating to Collingwood area (my brother has property there and my sister will likely move there). But we have our granddaughters here in Cambridge and like to be here for them. I need a bungalow of about 2000 to 2500 ft2 with a professionally finished basement, proper office on the main floor that allows for easy meetings with clients, large great room, updated kitchen with gas range and at least 2 bedrooms in upper levels. We've seen some in Deer Ridge that we like but want to keep price below \$1 million. It's a tall order I know - hence why we will likely stay put. We've invested so much in our property to get it the way we like that it's made it hard to look elsewhere.

HESPELER RESIDENT PREFERRED TO STAY ANONYMOUS

THE NAMES BELOW HAVE GIVEN ME PERMISSION TO GIVE THEIR NAME STATING THEY AGREE THAT THERE ARE VERY FEW OPTIONS FOR SENIORS IN HESPELER FOR BUNGALOW/CONDO LIVING.

David and Erin Henderson
Dorothy Gunther
Mike Longo
Kathryn Bowman

Attachment No. 6

Response to Public Comments

Several written submissions were received from neighbours through the public consultation process. Some letters of support were received for the proposed development as originally proposed with a 12 storey apartment building citing the difficulty to downsize while staying in Hespeler. The public consultation overwhelmingly indicated that the neighbours did not want an apartment building included in the proposed development and the applicant revised their submission to include stacked townhouse units. The overall density of the proposed development was lowered as a result to 39 Units Per Hectare (UPH) which is less than the maximum permitted density on the property.

The comments generally raised concerns with the density and the resulting increase in traffic. The density of the proposal has been reduced to within the limit permitted in the existing Official Plan designation of Low-Medium Density Residential. While there will be an increase in traffic in the area as a result of the proposed development, if it is improved by Council, the Traffic Impact Statement submitted in support of the development did not indicate any improvements required as conditions of draft approval for the subdivision.

The question of compatibility was also raised both in the context of a 12-storey apartment building and in the context of an increase in density compared to the existing, surrounding neighbourhood. The applicant is proposing a mix of single detached, townhouse and stacked townhouse dwellings, all of which are considered to be compatible forms of development with the existing surrounding neighbourhood consisting predominantly of single detached and semi-detached dwellings.

Several neighbours also raised questions about the direction from Provincial policy for intensification. The proposal is now within the maximum permitted density in the Low-Medium Density Residential designation and as noted above, the built form is compatible with the existing, surrounding dwellings. The proposed development still constitutes infill development which makes more efficient use of existing municipal infrastructure.

Comments were also raised about the environmental impact and the proposed removal of mature trees. A tree management plan was submitted in support of the development which has been reviewed by staff and approved. The applicant will be removing non-native and/or invasive species as well as trees that are in poor health. As part of the tree removal permit process the applicant has identified opportunities for compensation plantings as well as calculating the removal fee if the applicant opts to pay the compensation amount rather than installing compensation plantings.

One submission questioned the Environmental Impact Statement (EIS) submitted in support of the development. The comments had to be redacted as they made allegations that were determined to be untrue and/or potentially inflammatory. The study was reviewed by qualified staff at the City, Region and Grand River Conservation Authority (GRCA). An addendum was submitted to address questions raised through the review process and staff at all levels accepted the study and its recommendations.

The final major theme that was raised was heritage conservation. The applicant is proposing to designate the former Forbes estate as located on a large estate lot. There is also a low stone wall that is to be included in the designation. There is a stone structure on the property as well that was originally proposed to be dismantled and used through the development to commemorate the former structure and use of the property as a historic estate. Through discussions with the applicant, City staff, Regional staff and the Municipal Heritage Advisory Committee (MHAC) the applicant agreed to dismantle the stone ruins and reassemble them on city land so that the ruins can be preserved in the public trust. The applicant is working with Parks Operations staff to ensure that the stone ruins are appropriately preserved and programmed for public use.

While the development of the property will result in the removal of trees and some resulting impacts to wildlife currently living on the property, the applicant has provided the necessary studies to demonstrate that the development will not have undue negative impact on protected species and conditions have been added to ensure that mitigation measures recommended by the studies are implemented.

The Forbes Estate also has some contaminated soil and the infill development proposed by the applicant will result in cleaning and/or mitigating the contamination on the property as well as adding additional housing opportunities.

Staff are appreciative of the level of public engagement with this application. The consultation has resulted in many changes to the proposed development and many of the concerns raised through the process have been resolved as a result of the consultation and engagement.

Attachment No. 7

Proposed Zoning By-law Amendment

Purpose and Effect of By-law No. XXX-21

155 & 171 Guelph Ave

The Purpose of this By-law is to rezone the subject property from R2 & OS1 to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 to facilitate development of the proposed draft plan of subdivision with the following site-specific provisions:

- Introduce a maximum density cap of 185 units;
- Introduce building height limits for the multiple dwelling blocks.
- Reduced minimum front and exterior side yard setbacks
- Provisions permitting a Common Element Condominium
- Increased Maximum number of attached back to back one-family dwelling units shall be 18 units

The Effect of the By-law is to facilitate the proposed draft plan of subdivision which will permit the subject property to be developed with up to 185 Residential units.



By-law No. XXX-21

of the

City of Cambridge

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 155 & 171 Guelph Avenue.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

AND WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held May 14th, 2019, and that a further public meeting is not required in order to proceed with this Amendment; and,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** this by-law shall apply to lands legally described as All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, and Part of Lots 1, 2 and 3, and all of Austin Avenue (closed by By-law No. 76-00, Instrument No. 1464396), and Part of Emerson Street and Henry Villa Drive (originally Henry Street) (closed by By-law No. 76-00, Instrument No. 1464396), and Part of Lane (between Lots 12 and 13, 14 & 15) (closed by By-law No. 76-00), Instrument No. 1464396), Registered Plan No. 152, and all of Lot 27, and Part of Lots 22, 23, 24, 28 and 30, Municipal Compiled Plan No. 803) (closed by Instrument No. WS-435591), Registered Plan No. 62, (formerly in the Town of Hespeler), and Part of Lot 11, Concession 3, Beasley's Lower Block (Geographic Township of Waterloo), City of Cambridge Regional Municipality of Waterloo and is shown on Schedule "A" attached hereto and forming part of this by-law.
2. **AND THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law No. 150-85, as amended, is hereby amended by rezoning the subject

property as delineated on Schedule 'A' attached hereto from the R2 and OS1 zones to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413

3. **AND THAT** the total development on the lands delineated on Schedule A affected by this by-law is limited to a maximum of 185 units
4. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

"4.1.410 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.2 of this By-law and notwithstanding Sections 3.1.2.2(d) and (f), the following regulation shall also apply to the lands in the R5 zone to which reference "S.4.1.410" is made on Schedule 'A' shall be subject to the following regulations as defined by Schedule 'B' attached to and forming part of this By-law:

Minimum Front Yard to attached garage:	6 m
Minimum Front Yard to the habitable portion of the dwelling:	4.5 m
Minimum Interior Side Yard:	1.2 m
Minimum Exterior Side Yard:	4.5 m
Minimum Rear Yard:	7.5 m"

5. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

"4.1.411 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.2 of this By-law, the following regulations shall also apply to the lands in the R6 zone to which reference "S.4.1.411" is made on Schedule 'A' attached to and forming part of this By-law:

A maximum building height of 3 storeys above grade is permitted

Development within hatched 'Area A' on Schedule 'A' shall be prohibited

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the R6 S.4.1.411 zone will apply to the blocks as a whole regardless of whether individual

lots or units are created for ownership purposes either through plan of condominium or part lot control.”

6. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.412 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.6 and notwithstanding Sections 3.1.2.6(c), (e) and (j) of this By-law, the following regulations shall also apply to the lands in the RM2 zone to which reference “S.4.1.412” is made on Schedule ‘A’ attached to and forming part of this By-law:

Apartment houses containing more than 4 dwelling units shall be prohibited.

A maximum building height of 5 storeys is permitted

A minimum northerly interior side yard of 1 m is required

A minimum rear yard of 5.0 m is required

A maximum of 16 attached back to back dwelling units is permitted

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the RM2 S.4.1.412 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.”

7. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.413 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.6 and notwithstanding Sections 3.1.2.6(e) of this By-law, the following regulations shall also apply to the lands in the RM3 zone to which reference “S.4.1.413” is made on Schedule ‘A’ attached to and forming part of this By-law:

A minimum interior side yard abutting an R Class zone of 1.5 m is required

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have

frontage on a public road and the zoning regulations of the RM3 S.4.1.413 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.”

Read a First, Second and Third Time, Enacted and Passed this ____ day of _____ 2021

Mayor

Clerk



This is Schedule A attached to and forming part of By-law

Lands affected by the by-law

Zoning Classification

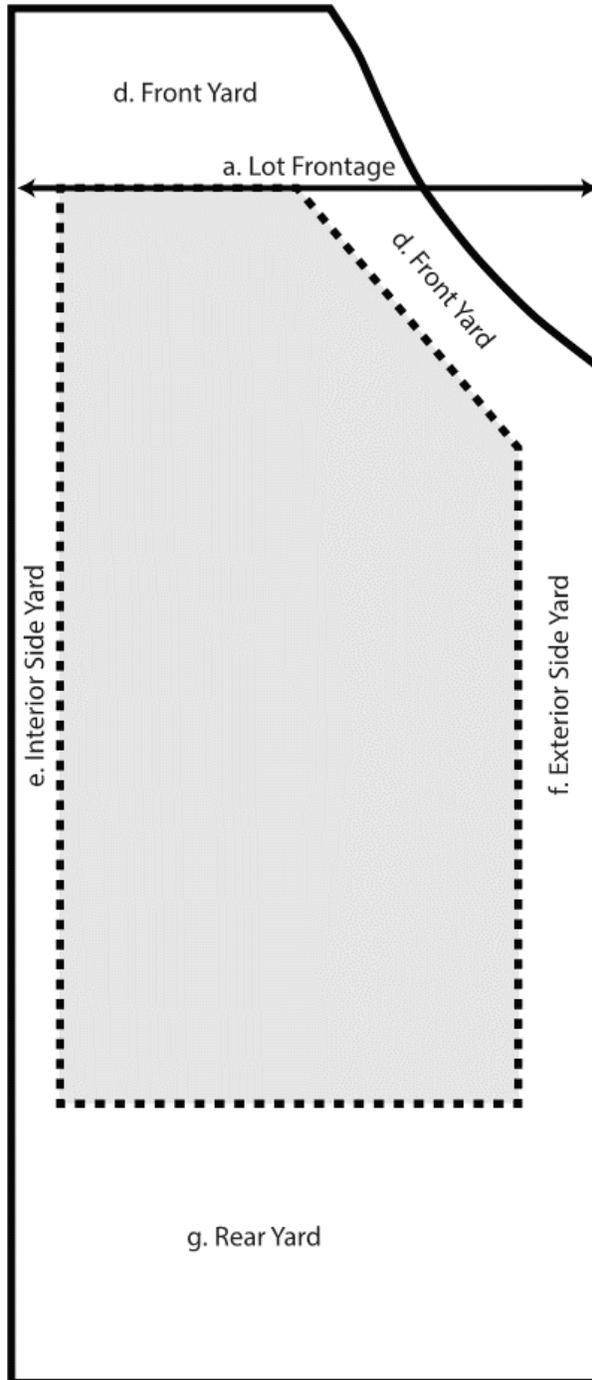
- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- INDUSTRIAL



Friday, June 11, 2021 12:41:42 PM
© CORPIT STSD\022_01_GIS\Information Products\SitePlans\Mxd\155_171\GuelphAve.mxd - walkerr

Zoning By-law 20 - _____
Schedule "B"



Attachment No. 8

Proposed Conditions of Draft Approval

No.	Condition
Planning Conditions	
1.	This approval applies to the proposed draft plan of subdivision 30T-18103, prepared by Polocorp dated November 11, 2020.
2.	THAT prior to registration of the plan, the City of Cambridge Zoning By-law be amended to change the zoning classification on the site from R2 and OS1 to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413
3.	THAT prior to registration of the plan the applicant's surveyor confirm that all lots and blocks conform to the City of Cambridge Zoning By-law.
4.	THAT this plan of subdivision proceeds to registration only at such time as municipal services are available to the satisfaction of the City Engineer.
5.	THAT prior to registration the developer prepares a homeowner brochure reviewed and approved by the Chief Planner
6.	THAT prior to registration of any stage of the plan, the owner/developer enter into agreements with all willing land owners who derive their domestic water supply from private wells within a 75m radius of the development to monitor both quality and volume of water supply in the landowner's wells for a period of two years from the issuance of the final building permit on lots or blocks entirely or partially within 75 m of the landowner's well indicating that the owner/developer be responsible for any corrective action deemed necessary where monitoring indicates the proposed plan of subdivision is causing unacceptable quality and/or volume of water supply impacts, to the satisfaction of the Community Development department.
7.	THAT The applicant agrees to enter into an agreement to designate the Forbes Estate house and associated estate lot prior to registration of any phase of the subdivision.
8.	THAT prior to registration, the owner/developer submit the final plan to the Chief Planner (Director of Planning or designate) for examination before such plans are presented to the Regional Municipality of Waterloo for approval, and before the City's issuance of a Letter of Release, the Owner shall present same to the Chief Planner again for re-

No.	Condition
	examination, before registration, if any change is made thereafter.
9.	<p>THAT prior to registration, The Owner 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 Chief Planner. All signs shall be erected prior to the issuance of building permits and shall remain on display for at least three (3) months from the date of issuance of the last building permit. The procedure for preparation and erection of such signs shall be as follows:</p> <ul style="list-style-type: none"> • the Owner or his/her agent to prepare and submit (in duplicate) the copy and design of the proposed sign in accordance with the adopted colour scheme; • such samples of the proposed sign shall be submitted to the Chief Planner for approval. The Chief Planner, if satisfied, will return one copy, as approved, to the applicant and retain the other copy on file for reference purposes; • the applicant will notify the Chief Planner or designate that the sign has been erected. The Community Development Department will inspect the erected sign and, if satisfied, will notify the Building Division that the building permits may be issued.
10.	<p>THAT the Owner agrees to make an affordable housing contribution to the City for each residential unit developed within the plan, which contribution will be paid and used in accordance with the following:</p> <ol style="list-style-type: none"> a. the affordable housing contribution shall be \$500 per residential unit, regardless of unit type, and shall not be subject to indexing or any other increase; 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 the unit; c. the affordable housing contribution shall not be payable in respect of second suites within a single detached, semi-detached or townhouse unit, or in respect of any non-residential development; d. the affordable housing contributions paid by the Owner 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 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

No.	Condition
	<p>e. the payment of the affordable housing contribution by the Owner 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, and, for greater certainty, the lands shall not be subject to any inclusionary zoning by-law and the Owner shall be exempt from any development charge imposed by the City in respect of affordable or social housing.</p>
Development & Transportation Engineering Conditions	
Stormwater Management	
11.	<p>THAT prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority, Region of Waterloo and the City of Cambridge:</p> <ul style="list-style-type: none"> a) A detailed final 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 Report (GM Blueplan Engineering, November 2020). b) A detailed lot grading, servicing and storm drainage plan 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.
12.	<p>THAT the design of the private Stormwater Management Facility on Block 4 be in accordance with the City’s Design Guidelines for Stormwater Management and to the satisfaction of the Community Development Department and Transportation and Public Works Department.</p>
13.	<p>THAT the owner/developer agrees to provide details for the outlet for the private Stormwater Management Facility on Block 4 during the Site Plan Approval and/or detailed design stage, to the satisfaction of the Director of Engineering.</p>
14.	<p>THAT the owner/developer agrees that the subsequent Site Plan Agreement shall include for the construction of the private Stormwater Management Facility on Block 4, as per the requirements of MOE guidelines, City of Cambridge Engineering Standards and to the satisfaction of the Director of Engineering.</p>
15.	<p>THAT the subdivision/servicing agreement require that an appropriate warning clause explicitly detailing the requirement to provide a Salt Management Plan prior to Site Plan approval, be included in all offers of purchase and sale of all applicable lots, to the satisfaction of Region of Waterloo and City of Cambridge staff.</p>
16.	<p>THAT the subdivision/servicing agreement require a soil test be completed, by a certified</p>

No.	Condition
	geotechnical engineer, on any blocks where infiltration galleries are proposed which confirms that the soil is suitable for water infiltration to the satisfaction of the Director of Engineering.
17.	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.
Grading & Servicing	
18.	THAT the owner/developer submit a plan of construction routes to the satisfaction of the Director of Engineering and receive approval prior to site grading or registration of the plan, whichever comes first.
19.	THAT the provision is made in the subdivision servicing agreement requiring all trucks and heavy equipment to comply with all the 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
20.	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 site alteration permit by the City and/or without the express written permission of the Director of Engineering.
21.	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, whether or not they are constructed upon, to a condition acceptable to the Cambridge Planning Services Department, either directly by the owner/developer or through conditions of purchase and sale, or by other means.
22.	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.
23.	That prior to registration of the subdivision agreement and/or plan of condominium the owner/developer shall be required to implement drainage easements on Blocks 1-4 in favour of the street fronting lots 1-10 to the satisfaction of the City of Cambridge.
24.	THAT the subdivision/servicing agreement require that the owner/developer be responsible for the construction and maintenance of all proposed municipal infrastructure within the existing Guelph Avenue, Shaw Avenue, and City Sanitary Sewer Easement until assumption of maintenance by the City of the required services to the satisfaction of the City Engineer.
25.	THAT the subdivision/servicing agreement shall require that the owner/developer be responsible for the maintenance of all municipal infrastructure constructed within Block7 until assumption of maintenance by the City of the required services to the satisfaction of the City Engineer.

No.	Condition
26.	THAT the subdivision/servicing agreement shall require that any live taps to existing watermains be either completed by City Forces or inspected by City Forces, at 100% owner/developer's expense, to the satisfaction of the City of Cambridge.
27.	THAT the minimum watermain size within the City right-of-way shall be 200 mm as required by Section 2.11 of the City of Cambridge Engineering Standards and Development Manual 2013, to the satisfaction of the Director of Engineering.
28.	THAT prior to the registration of the Subdivision, a final Water Distribution Analysis (through detailed design process) shall be provided to confirm that water supply pressure and volumes are adequate enough under the final arrangements/configuration to meet the requirements of the subdivision as a whole.
Sediment & Erosion Control	
29.	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.
30.	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.
31.	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. The cost of any such work performed by, or at the instructions of, the City shall be paid by the owner/developer.
Transportation	
32.	THAT a road widening be conveyed to the City along the Guelph Avenue frontage of the proposed development as follows. The road widening shall be 50% of the difference between the designated road allowance in the Official Plan (20.0m) and the existing road allowance.
33.	THAT all portions of the existing stone wall located within the proposed Guelph Avenue road widening be relocated to within the subdivision to the satisfaction of the City of Cambridge. All costs associated with the relocation of the stone wall will be the responsibility of the owner/developer.
34.	That Block 7 be conveyed to the City as part of the Shaw Avenue right-of-way to accommodate the required cul-de-sac.
35.	That a reference plan be prepared and submitted to the Planning Division for all road

No.	Condition
	widenings and right-of-way conveyances.
36.	THAT the subdivision/servicing agreement require Shaw Avenue to be extended with an urban cross-section beyond the development access and be terminated with a full municipal cul-de-sac as per City Standard C114 of the City's Engineering Standards and Development Manual. All costs associated with the design and construction of the Shaw Avenue extension will be the responsibility of the owner/developer.
37.	THAT the subdivision/servicing agreement require the implementation of a municipal sidewalk along the north side of Shaw Avenue from Henry Villa Drive around the eastern perimeter of the cul-de-sac connecting with the development sidewalk to the satisfaction of the Director of Engineering. All costs associated with the design and construction of the Shaw Avenue sidewalk will be the responsibility of the owner/developer.
38.	THAT the subdivision/servicing agreement require the implementation of a municipal sidewalk along the east side of Guelph Avenue along the entire frontage of the proposed development to the satisfaction of the Director of Engineering. All costs associated with the design and construction of the Guelph Avenue sidewalk will be the responsibility of the owner/developer.
39.	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.
40.	THAT the subdivision/servicing agreement require the design and implementation (including associated costs) of all transportation improvements as required and outlined in the applicant's Transportation Impact Study Report by Paradigm Transportation Solutions (dated September 2019, and as amended November 2020) to the satisfaction of the Director of Engineering.
41.	THAT the owner/developer shall be responsible for the installation and maintenance of all traffic control devices including signs, pavement markings and street lights until assumption, to the satisfaction of the City Engineer.
Street Lighting	
42.	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 Director of Engineering. All street lighting must be Leotek Green Cobra LED H-series Street Light (3000K colour temperature).
43.	THAT the option of using decorative LED street lights is available upon approval of the make and model by Transportation Engineering. Where decorative street lights are used, the owner shall supply the City with one replacement fixture, arm and pole for every 20 street lights or portion thereof.
44.	THAT the subdivision/servicing agreement include a letter of credit for 100% of the cost of

No.	Condition
	the street light installation with a 20% holdback for a warranty period starting from the date the lights are energized for each Phase until assumption, to the satisfaction of the Director of Engineering.
45.	THAT the subdivision/servicing agreement require the owner/developer be responsible for all maintenance of the street lights under each Phase until assumption.
46.	THAT the subdivision/servicing agreement require the owner/developer be responsible for and post a letter of credit for all energy costs for the street lights from the date the street lights are energized under each Phase until assumption based on an average cost per light.
47.	THAT the owner/developer agrees to construct and energize the street lighting system for each phase of the subdivision prior to submitting a building permit application for any lot or block within the subdivision, to the satisfaction of the Director of Engineering.
General	
48.	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.
49.	That prior to the execution of the agreement, a phasing plan for all municipal servicing and roads is to be provided, to the satisfaction of the Director of Engineering.
50.	THAT prior to registration of any Phase of the plan, the owner/developer provide all necessary easements/rights-of-way to the City of Cambridge.
51.	THAT all municipal roads, road widenings and daylighting triangles, as shown on the plan, shall be dedicated as public streets to the appropriate road authority to the satisfaction of the Director of Engineering.
52.	THAT the financial obligations of the City and the Developer shall be as generally set out in the appended schedules to the Subdivision Agreement and subject to the approval of the Director of Engineering.
53.	THAT provision is made in the subdivision servicing agreement to prohibit the operation of heavy construction equipment between 8:00pm Saturday to 7:00am Monday during the development of the subdivision and to require the owner/developer to advise all contractors, sub-contractors and builders of this condition of approval.
Parks, Recreation & Culture Conditions	
54.	THAT Block 5 Floodplain/Hazard be conveyed to the City in phase 3 of the development

No.	Condition
	<p>following:</p> <ol style="list-style-type: none"> 1. The acceptance by the City of environmental evidence (Record of Site Condition acknowledgement letter from the Provincial Ministry); and, 2. following a site inspection and certification letter from the applicant to the City confirming Block 5 is free of any dead or hazardous trees (<i>in locations where there is a safety issue</i>), dump sites, litter, debris, remnant fences, barbed wire, wells, tree forts and any unnatural material/disturbances that are considered dangerous to the public or would be an inherited liability prior to conveyance; and, 3. confirmation from Property Services that the City will accept the conveyance; and, 4. removal of the pedestrian bridge over Forbes Creek and any associated permits or costs for transporting the bridge to City storage; and, 5. a security for \$11,000 is provided as part of the Subdivision Agreement and installation of a fence to City Standard 6" (0.15m) on City property/Block 5. <p>Following the installation of the fence the property may be conveyed to the City. The security would be released upon assumption inspection of the fence.</p>
55.	<p>THAT parkland dedication be provided as per the Official Plan and the <i>Planning Act</i> as cash-in-lieu. Parkland dedication cash-in-lieu will be required on the applicable planning application(s) for each phase.</p> <p>An appraisal will be submitted by the applicant to the satisfaction of Property Services. Payment of cash-in-lieu of parkland dedication will be required prior to registration of each phase.</p>
56.	<p>THAT the applicant will provide a security of \$50,000 representing the applicant's Replacement Tree Fund payable for the tree by-law permit. Removals may then take place. Following acceptance of the security, the applicant will then provide</p>

No.	Condition
	<ol style="list-style-type: none"> 1. a compensation planting plan and associated tree by-law spreadsheet with the applicable calculations demonstrating a reduction or elimination of the Replacement Tree Fund payable as calculated in the permit application. 2. Following approval of the compensation planting plan and spreadsheet, the applicant will establish trees on private property and following two years standard maintenance period and inspection resulting in healthy trees at that time the security will be released to the amount noted in the spreadsheet. 3. Should a compensation plan not be provided, or trees not survive to assumption inspection and not be replaced, the City will retain the appropriate amount of the security and transfer it to the Replacement Tree Fund. Conversely, if the applicant provides a compensation plan and spreadsheet in an early phase that eliminates the Replacement Tree Fund payable across the entire subject site, the entire RTF will be released as the compensation obligation for tree removals has been met.
57.	<p>THAT the heritage feature known as the “stone tower” be relocated to a City property.</p> <ol style="list-style-type: none"> a. The relocation will be supported by the Municipal Heritage Advisory Committee and in consultation with the Accessibility Advisory Committee; b. The applicant will conduct the following at their cost unless specifically noted that the City will bear the cost or cost-share with the applicant: <ol style="list-style-type: none"> i. General project management of the relocation and reconstruction; ii. Dismantling and cataloguing materials; iii. Design, tender, approvals. This involves structural engineering / architectural design, site plan, grading, drainage, electrical and all City and GRCA permits and approvals; iv. Transporting the materials, obtaining applicable easements or other agreement to cross property, secure storage, and any associated approvals

No.	Condition
	<p>with temporary storage (on non-City-owned property if applicable);</p> <p>v. Developing a survey and site plan for City review and approval;</p> <p>vi. Developing a hydraulic / engineering analysis to provide an assurance that the structure can withstand flood flows as part of the Grand River Conservation Authority (GRCA) and applicable City Building Permit approval processes. The City will contribute a Justification Report and Emergency Plan to the GRCA approval application;</p> <p>vii. Site preparation including relocating of existing trail, grading, tree removals, and the foundation works;</p> <p>viii. The sourcing and construction of an internal staircase for the observation tower adaptive re-use. The applicant will project manage this item but the costs will be borne by the City;</p> <p>ix. The reconstruction of the heritage stone tower around the staircase. The applicant will provide windows, lighting, gates, security and other features to the satisfaction of the City as required and these should be detailed in the Site Plan architectural submission;</p> <p>x. The provision of an accessible aspect to the project as yet to be determined but limited by the size of the structure and budget. The accessible feature may be a ramped lookout at the base of the structure or other aspect that contributes toward inclusive use of the observation tower adaptive re-use. The applicant will incorporate this aspect into the design submissions and construct the accessible feature at the City's cost;</p> <p>xi. The applicant will install an appropriate roof for the structure cost-shared with the City;</p> <p>xii. The applicant will be responsible for safety, insurance and security of the construction site on City land and adjacent property if applicable (i.e. proper temporary storage, temporary construction fencing, project information</p>

No.	Condition
	<p>signage, closure of the park, etc.) and relocation of trail. The trail relocation will be cost-shared with the City and will be permanent;</p> <p>xiii. The applicant will restore the site to the satisfaction of the City including any seeding, tree planting, or any other damage associated with the relocation;</p> <p>xiv. Any additional design and construction elements that follow afterward and are not captured in this condition of approval will be at the cost of the City if they are associated with the adaptive re-use and the cost of the applicant if they are associated with the relocation of the heritage tower. In case of unresolvable dispute, costs will be shared.</p> <p>c. The applicant will provide a cost estimate to inform a Letter of Credit within the Schedule of the Subdivision Agreement. The cost estimate will also include the City components and cost-shared items.</p>
Cambridge Fire Conditions	
58.	That parking shall not be permitted on any roadway with a width of 9 m or less and no parking signs shall be posted on at least one side of the street.
59.	That the name for all streets and future addressing shall be to the satisfaction of Cambridge Fire.
60.	THAT the Developer will ensure that roadways comply with 3.2.5.6 of the Ontario Building Code.
61.	THAT the Developer will ensure fire hydrants are present and operational.
62.	THAT the Developer will ensure two connections to public thoroughfares if road/cul-de-sac over 100m in length.