

COUNCIL INFORMATION PACKAGE

August 12, 2022

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Date: (08/08/2022) **Internal Memo #: 22-006-(CD)**

To: Council

Circulated to: Corporate Leadership Team

Department: Community Development

Division: Planning

From: Lisa Prime, Chief Planner
Joan Jylanne, Manager of Policy Planning
Bryan Cooper, Senior Planner - Policy

Subject: Regional Land Needs Assessment – Recommended Growth Option and Draft Regional Official Plan Amendment

Comments

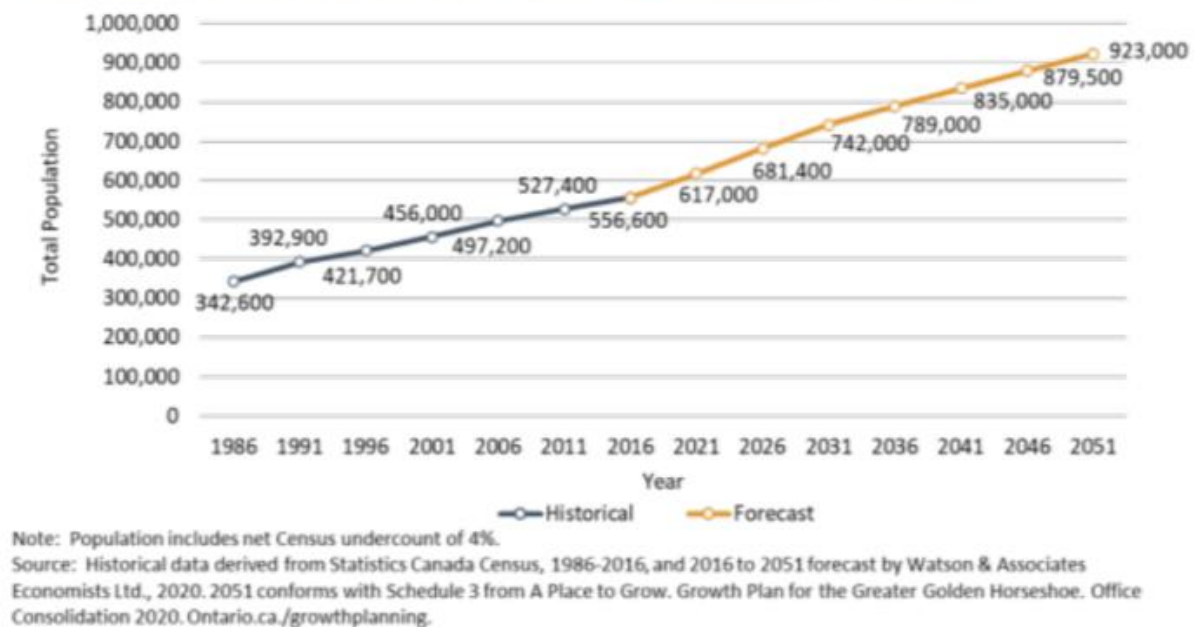
Summary:

- The Region of Waterloo is required to update the Regional Official Plan to plan for population and employment growth to 2051, representing approximately 306,000 people (50%) and 168,000 jobs (56%) between 2021 and 2051. This includes allocating population and employment growth to area municipalities.
- The Region is requiring new development to achieve higher densities and is directing more development to existing urban areas to accommodate growth and minimize land consumption.
- Region-wide, 150 ha of additional urban land is required through expansions to accommodate population growth.
- Region-wide, 456 ha of urban land is required through expansions to accommodate employment growth.
- The City of Cambridge is proposed to be allocated an additional 68,900 people, representing a 47% increase by 2051.
- The City of Cambridge is proposed to be allocated a substantial amount (187 ha) of Employment land within the North Cambridge area and a small amount (10 ha) of new Community Area.
- The Region is also proposing amendments to the Regional Official Plan to help implement this recommended growth option.

Background:

In 2019, the Region initiated a review of the 2015 Regional Official Plan (ROP) in order to bring the Plan into conformity with an updated provincial policy framework. This includes planning for growth until 2051, which is beyond the current planning horizon of 2031. By 2051, the Region is forecasted to grow by 306,000 people (50% increase) and 168,000 jobs (56% increase), to a total population of 923,000 people and 470,000 jobs.

Figure 2-1: Region of Waterloo, Total Long-Term Forecast Population, 2016 to 2051



How and where this growth is accommodated is a key consideration through the Region's ROP review. To determine this the Region has completed a study called a "Land Needs Assessment" (LNA). The LNA considered three different growth options based on directing different amounts of development to existing urban areas (intensification within the Built-up Area) and increased densities for new greenfield suburban development (within the Designated Greenfield Area). Cambridge Council participated in a workshop with City and Regional staff on May 24 2022 regarding the three growth options under consideration. These three options were evaluated through a comprehensive process established by the Region and based on the analysis, including public feedback, a recommended growth option was presented and endorsed by Regional Council on June 29, 2022.

The recommended growth option identifies a Region-wide housing need of 121,000 units from 2021 to 2051. A modest urban boundary expansion of 150 ha Region-wide to accommodate new Community Area development is required with 10 ha allocated to the City of Cambridge and the majority allocated to the Townships. Community Areas include lands for residential, retail/commercial, institutional and major office uses. An additional 456 ha of new urban land

Region-wide is also being added to accommodate new Employment Area growth, with the majority of lands allocated to the City of Cambridge (187 ha primarily in North Cambridge) and in the Township of Woolwich (176 ha in the vicinity of the Waterloo Regional Airport). Employment Areas are defined in the Draft Regional Official Plan Amendment and Provincial Policy Statement, 2020 as “areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities”.

The planned expansions maintain the Countryside Line. In order to limit the outward expansion of the Urban Area, the recommended growth option proposes a Region-wide intensification rate of 61% and a Designated Greenfield Area minimum density target of 59 residents and jobs per hectare. This is an increase over the current ROP requirements of 45% intensification and 55 residents and jobs per hectare in Designated Greenfield Areas. In simple terms, the Region is requiring more development to be directed to existing urban areas and for new suburban development to be denser than what has traditionally been built. This approach is consistent with the long-term objectives of the Region in minimizing land consumption, preserving agricultural areas and promoting community development that is transit supportive.

To support the recommended growth option the Region is also proposing an amendment to the policies of the ROP. This amendment deals with matters relating to where and how to grow; housing affordability, range and mix; climate action; and economic prosperity.

Details on the implications of the recommended growth option and proposed policy amendments to the ROP on the City of Cambridge are summarized in the Analysis below:

Analysis:

Recommended Growth Option:

As noted, the recommended growth option calls for a Region-wide intensification rate of 61% and a minimum Designated Greenfield Area density target of 59 residents and jobs per hectare. In order to achieve this Region-wide standard, each area municipality is allocated an individual intensification and density target.

The following is a summary of the recommended growth allocation for the City of Cambridge.

Population:

The City has an estimated population of 146,000 people as of 2021. This is forecast to increase by 47% by 2051 to 214,900 people. This represents an approximate 1.3% annual population growth rate. The average annual population growth from 2006 to 2021 is estimated at 0.9%.

Intensification Rate:

The Region's recommended growth option requires the City of Cambridge to develop at an intensification rate of 65% on an annual basis. This means in a given year 65% of development is required to be within existing built up areas, such as the core areas, planned nodes, Hespeler corridor and existing residential neighbourhoods. This is an increase over the intensification rate of 45% established in the current Regional and City Official Plans. Historically, the annual intensification rate in Cambridge has varied significantly and is dependent on when building permits are issued for a project and is relative to the number of permits that are issued for greenfield developments. In years when large infill projects have commenced construction the intensification rate is quite high (e.g. 2021 was 92%); however, in years where there has been more greenfield or fewer infill development activity the rate is significantly less.

The following table illustrates the historic intensification rate for the City since monitoring began in 2006:

Year	Intensification Rate
2006	42%
2007	65%
2008	11%
2009	31%
2010	52%
2011	59%
2012	47%
2013	68%
2014	76%
2015	14%
2016	54%
2017	22%
2018	18%
2019	64%
2020	58%
2021	92%

Planning staff believe there are multiple opportunities throughout the City for intensification projects to be accommodated, including the Galt (Urban Growth Centre); Preston and Hespeler Core areas; Hespeler Rd corridor; and planned community nodes such as Hespeler/Pinebush Rd and Queen St/Groh Ave. The City is increasingly seeing development

interest through Planning applications for large scale urban developments within these areas (e.g. Cambridge Mill, Shade/Kerr, Smart Centres redevelopment).

There are also opportunities for more modest “gentle” intensification developments within established neighbourhoods through small scale infilling projects and accessory residential units.

It is important that an ambitious intensification rate be established to support transit-oriented development for the future extension of the LRT, which will in turn be a significant driver for future development in the City.

Designated Greenfield Area Rate:

The Region’s recommended growth option requires that new Designated Greenfield Area development in the City of Cambridge achieve a minimum density rate of 59 residents and jobs per hectare. This is an increase over the current standards contained in the Region and City Official Plans which require Designated Greenfield Area lands to be developed at a density of 55 residents and jobs per hectare.

The land needs assessment completed by the Region also identifies the need for a small urban expansion in Cambridge to accommodate community development at an increased density of 75 residents and jobs per hectare. The parcels to be added to the community area are located on the east side of Riverbank Dr. and on the north side of Maple Grove Rd., opposite of Briardean Rd. Combined, these parcels are 10 ha in size. Appendix A of this memo identifies the location of the additional community land. Staff consider these parcels to represent the logical rounding out of the boundary of the urban area. The exact details of development would be subject to local Planning applications and decisions.

Employment Lands:

The Region’s recommended growth option includes an urban boundary expansion to accommodate new employment growth. In total 456 ha is to be added for employment purposes in the Region, of which 187 ha is to be added to the City of Cambridge urban boundary. This is based on a current supply of 552 ha of employment land and overall demand of 739 ha of employment land to 2051 for the City of Cambridge. The lands to be added for employment purposes are in North Cambridge. Appendix A identifies Recommended Employment Areas that are proposed to be added to the City’s urban boundary for employment purposes.

City staff advised regional staff that 200 and 220 Holiday Inn Drive should not be identified as Regional Employment in the final amendment recommended for Regional Council adoption. These lands are within the Queen St, Goebel Avenue and Holiday Inn Drive Community Node and should not be restricted to employment purposes. The owner of 200 Holiday Inn Dr. has

requested that the lands not be identified and City Economic Development and Planning staff support the request.

Proposed Regional Official Plan Policy Amendment:

Regional staff have prepared a draft amendment to the ROP to establish the planning framework for accommodating the Region's forecasted population and employment growth to 2051 and recommended growth option. Key growth-related matters considered in this amendment include the following:

Growth Management and Climate Action:

- Establishing a hierarchy for where intensification should be directed. This includes identifying Major Transit Station Areas (MTSAs) in the City of Cambridge. MTSAs are areas of land within 500 m - 800 m of future LRT stations and are intended to be a focus for high density development and affordable housing. Appendix B shows the location of the proposed MTSAs in Cambridge. The City's Galt Core Urban Growth Centre (UGC, Appendix C) remains a focus for intensification as is presently the case in the Region and City's Official Plans.
- Establishing policies to support the concept of creating "15-minute neighbourhoods", where the majority of activities for daily living can be found without relying on a car.
- Requiring area municipalities to create Green Development Standards to be applied to applications for site plan approval and plans of subdivision to address climate change mitigation and energy conservation, and requiring large-scale development proposals to submit Neighbourhood Energy Plans to reduce emissions.
- An overall "intensification first" policy objective to minimize the expansion of the urban area and loss of agricultural land. Agricultural and open space areas are a significant carbon sink and the conversion of these spaces for urban development is a major contributor to carbon emissions, therefore policies which limit the amount of urban expansion will assist in meeting Regional and local objectives regarding a changing climate.

Affordable Housing:

- Setting a minimum target of 30% of new housing to be affordable to low- and moderate-income households.
- Supporting Inclusionary Zoning in Major Transit Station Areas.
- Requiring neighbourhood missing middle housing (e.g. triplexes and stacked townhouses) on a residential lot.
- Strengthening policies to prevent the conversion of rental stock to condominium tenure.

Employment:

- Increasing the amount of urban land for employment purposes in the City by 187 hectares (462 acres).
- Establishing a policy framework to protect identified Regional Employment Areas.
- Requiring a minimum intensification target of 25% for Employment Area lands Region-wide.
- Requiring the City of Cambridge to establish policies to ensure that lands in the East Side Lands Employment Area (North Cambridge) is planned to accommodate large lot manufacturing.

Conclusion:

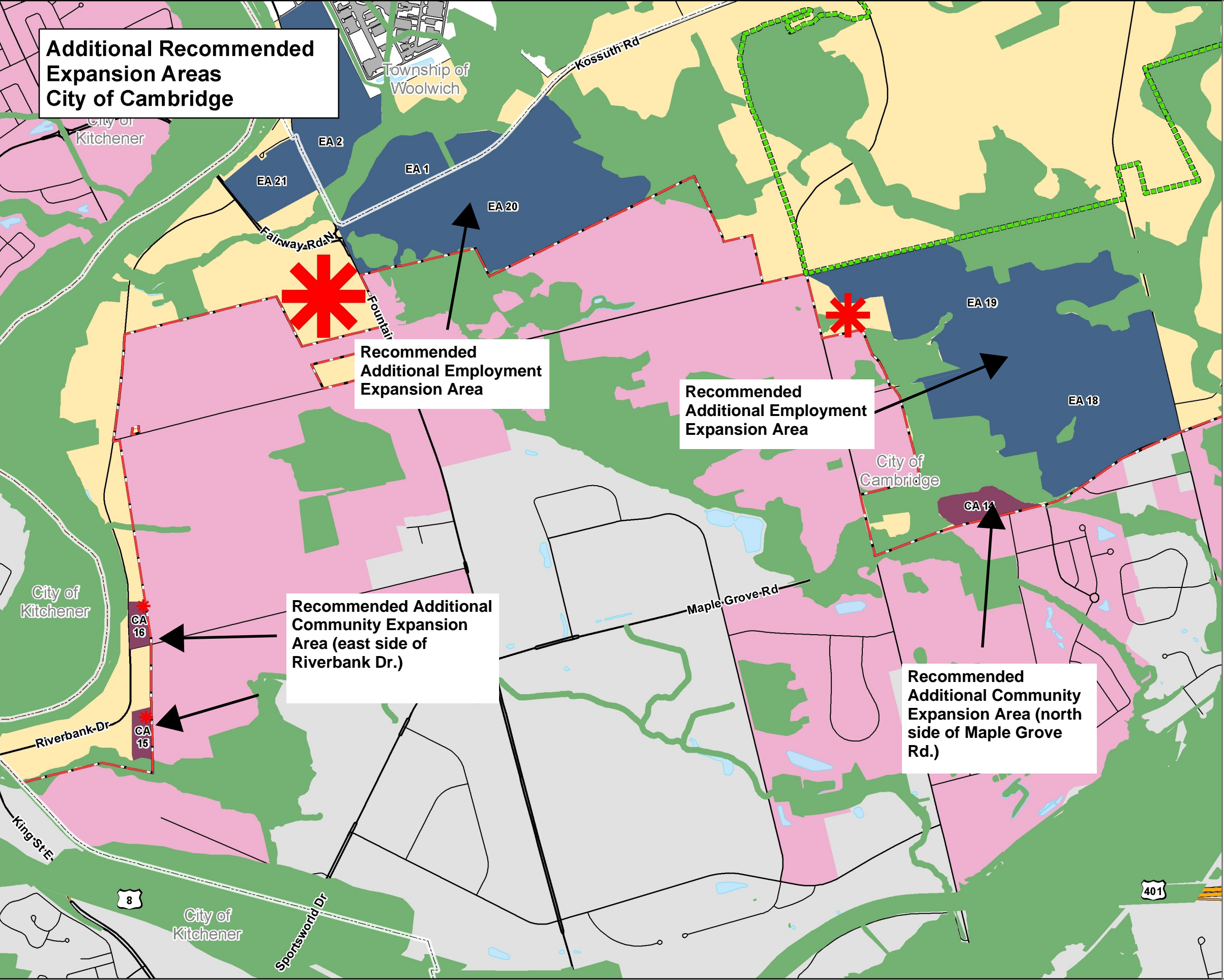
This memo summarizes the Region's recommended growth scenario and related Regional Official Plan amendment to accommodate population and employment growth to 2051. The City is forecasted to grow to 214,900 people by 2051. Within the City this will require a total of 187 ha of additional employment land and 10 ha of new Designated Greenfield Area lands. Under the recommended growth option, 65% of new development will be directed to existing built-up areas in the City and remaining Designated Greenfield Area lands will be required to develop at an increased density. The City will be updating our own Cambridge Official Plan and Zoning By-law in 2023 which will require City Council decisions and City public input, to implement the proposed Regional requirements once approved.

Attachments

Appendix A – Recommended Urban Expansion Areas – Cambridge

Appendix B – Major Transit Station Areas

Appendix C – Galt Urban Growth Centre

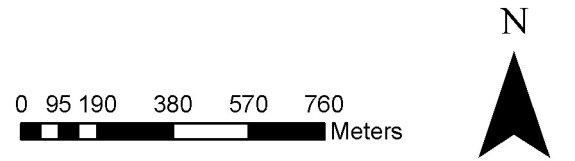


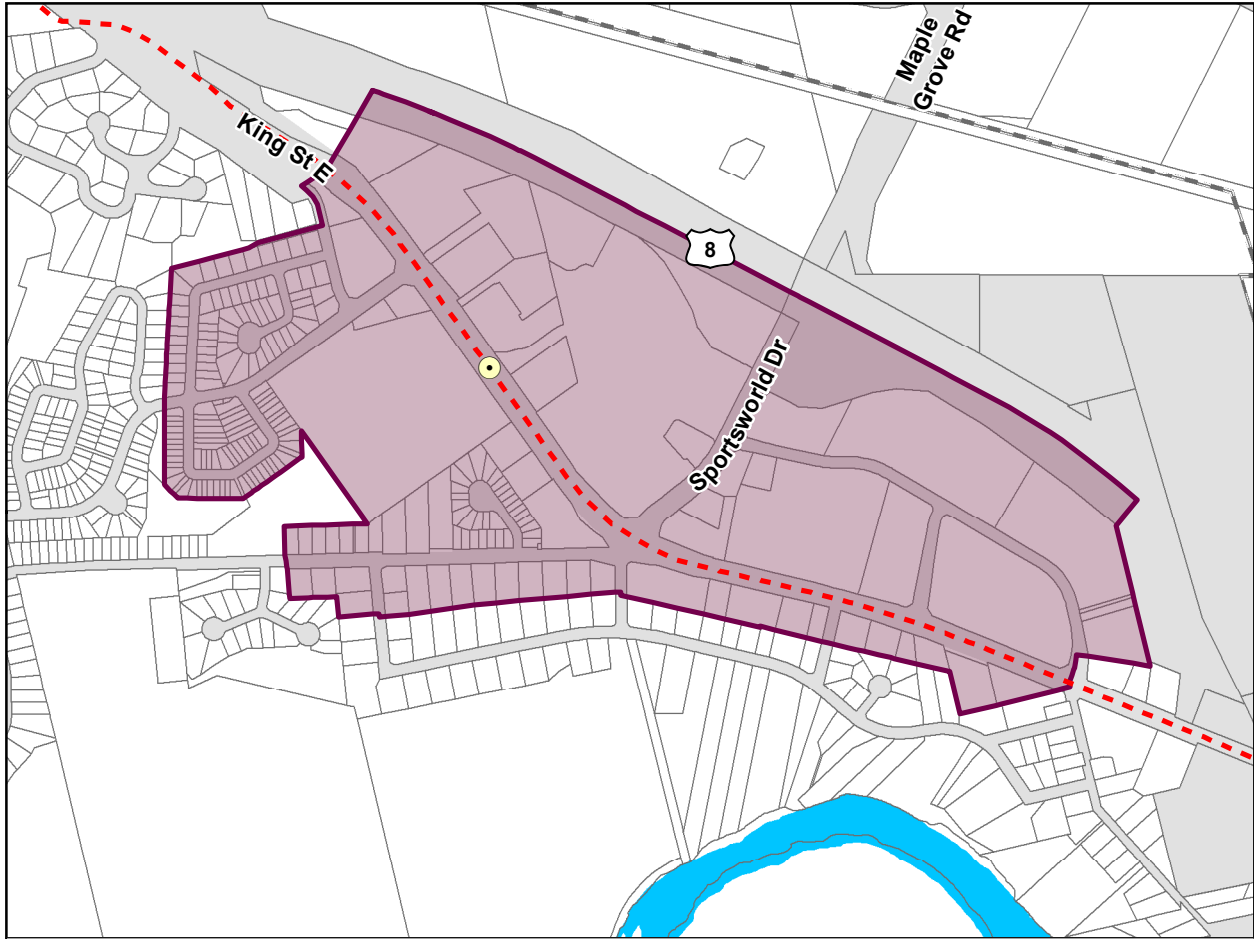
Legend

- Countryside Line
- Municipal Boundaries
- Existing Urban Area
- Constrained Areas
- Recommended Employment Area
- Recommended Additional Community Area
- Prime Agricultural Areas
- Designated Greenfield Area
- Built-Up Area

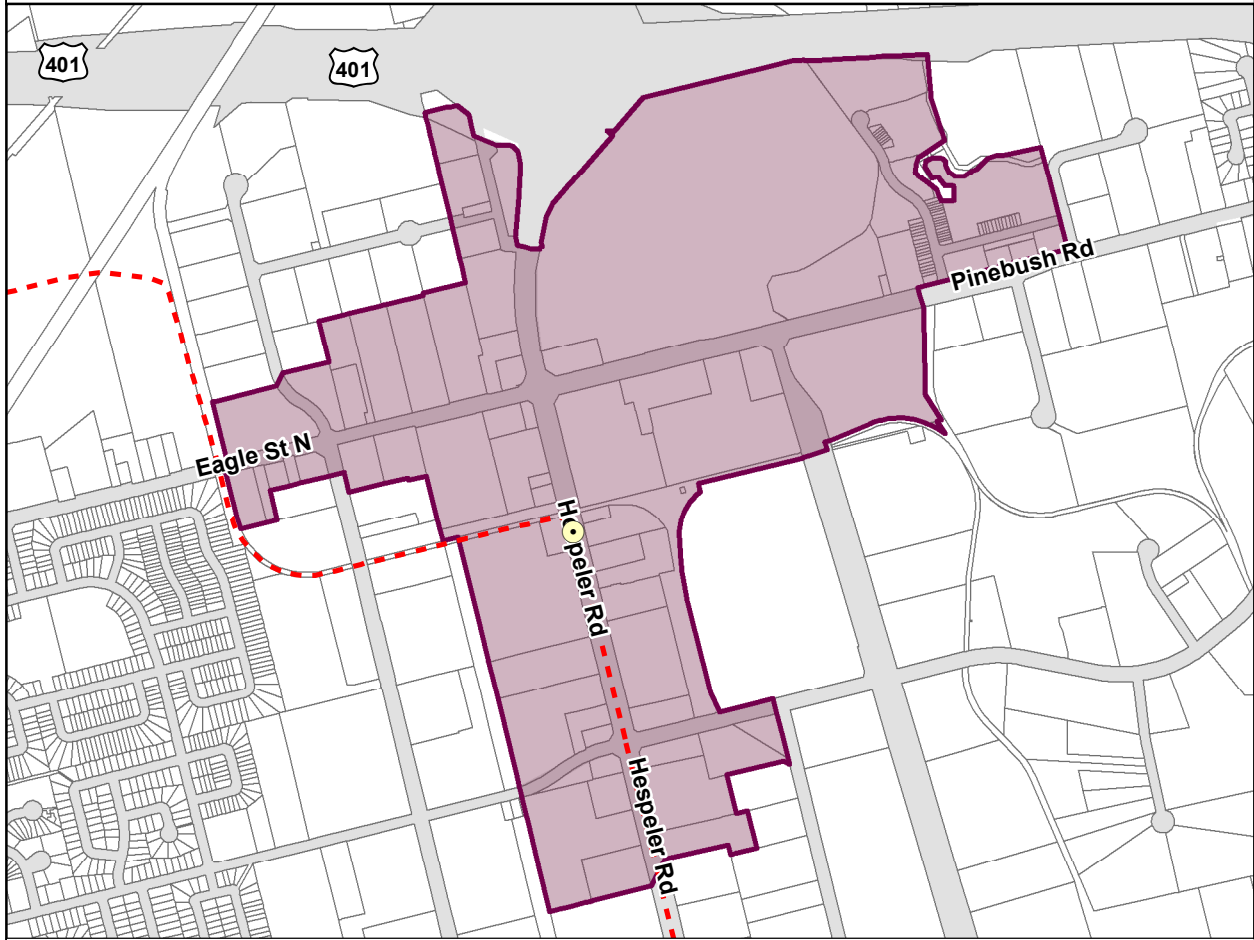
ROPA 2 lands that remain under appeal.

Other constraints not identified on this map may be identified through further analysis and may further limit development.

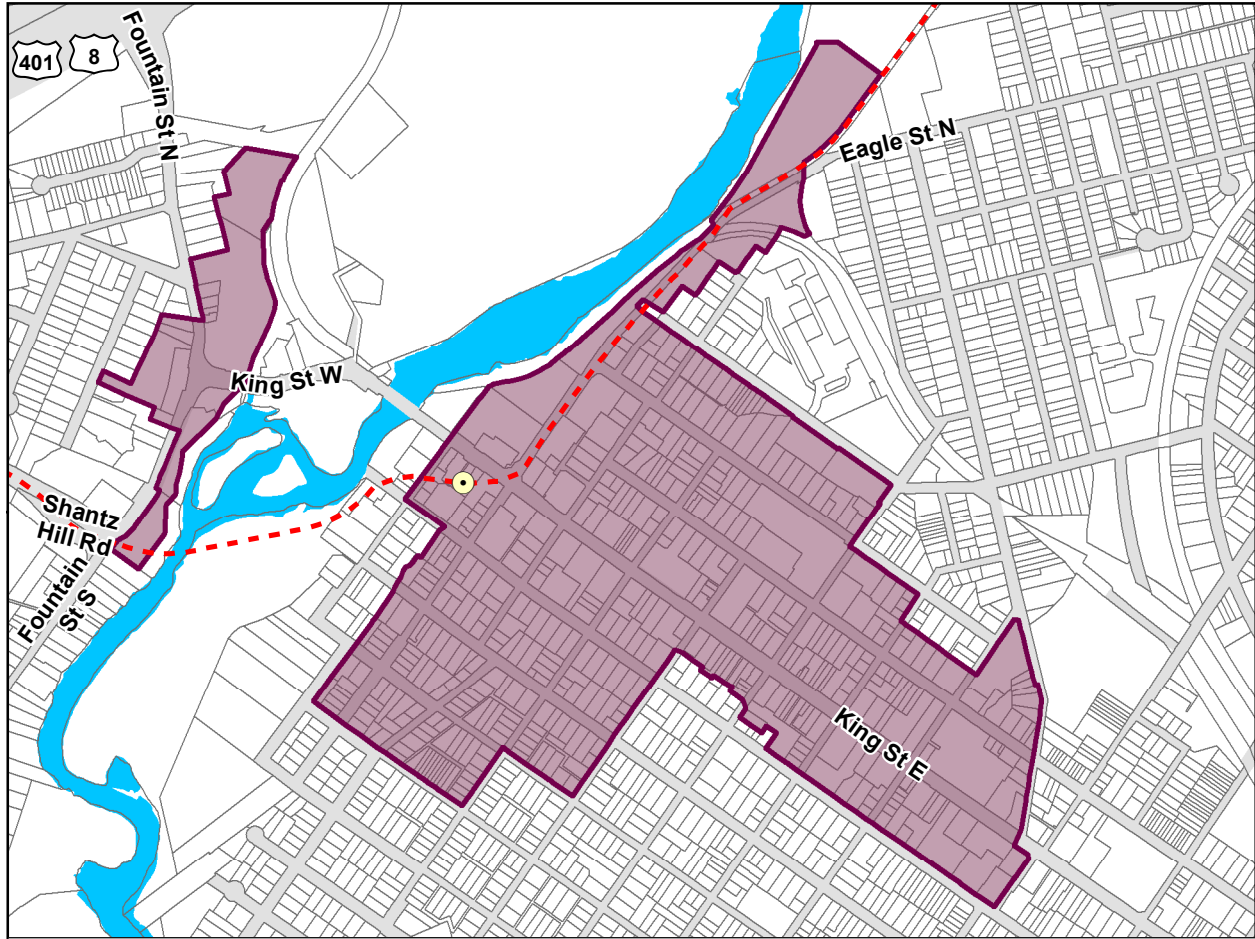




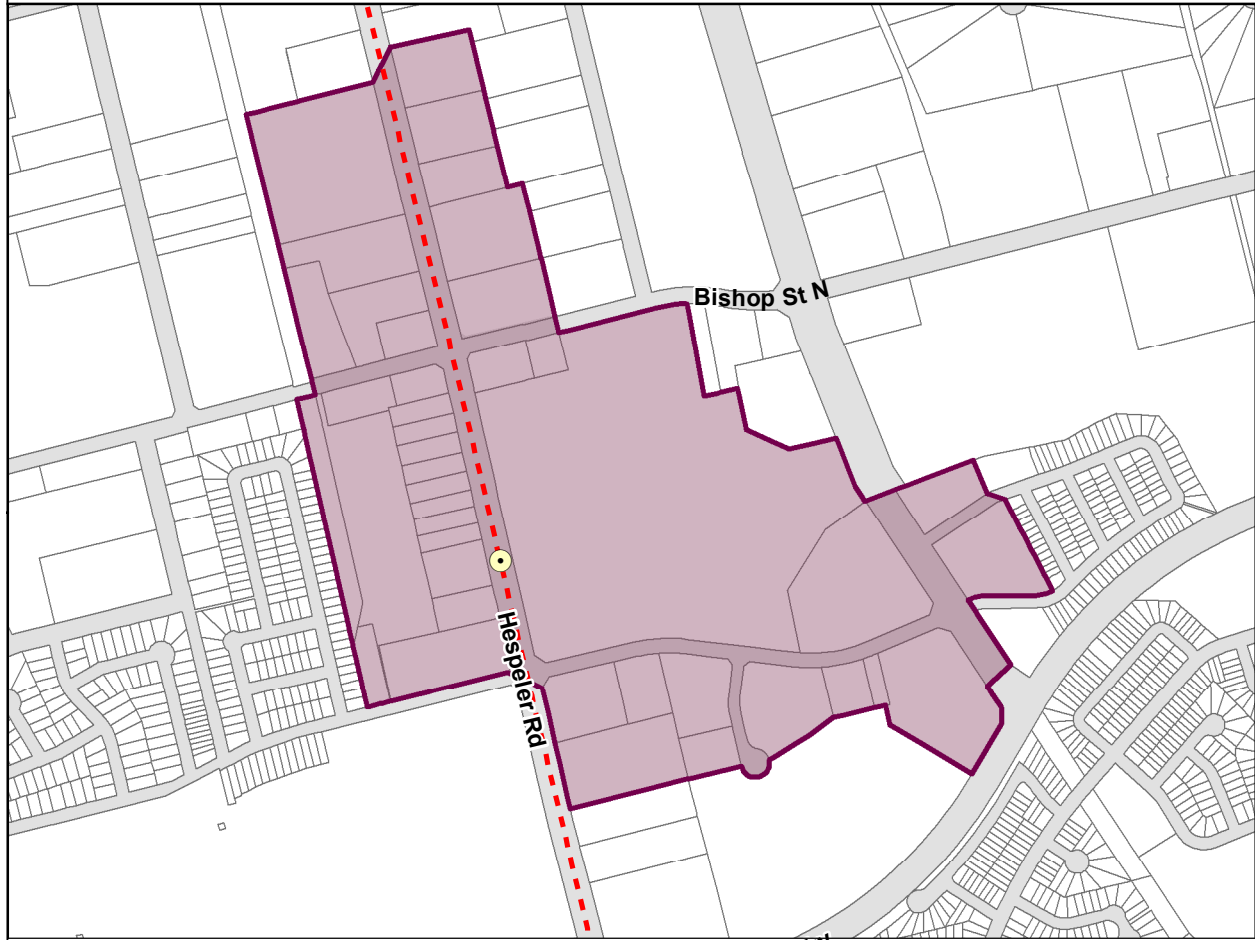
Sportsworld Station - 8a



Pinebush Station - 8c



Preston Station - 8b



Cambridge Centre Mall Station - 8d

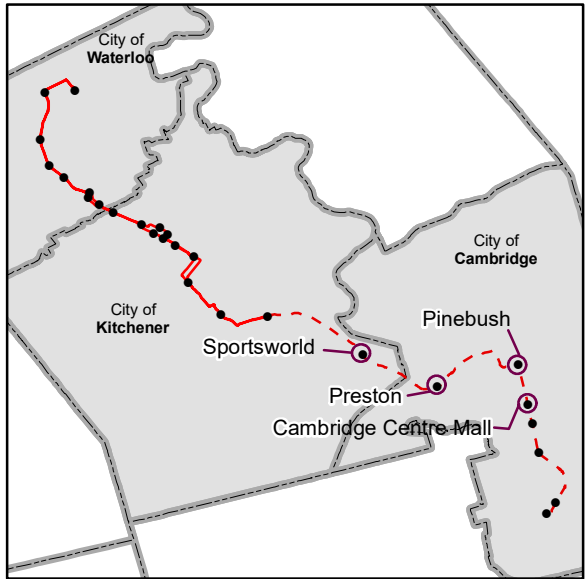
Figures 8a - 8d

Major Transit Station Areas

- Sportsworld
- Preston
- Pinebush
- Cambridge Centre Mall

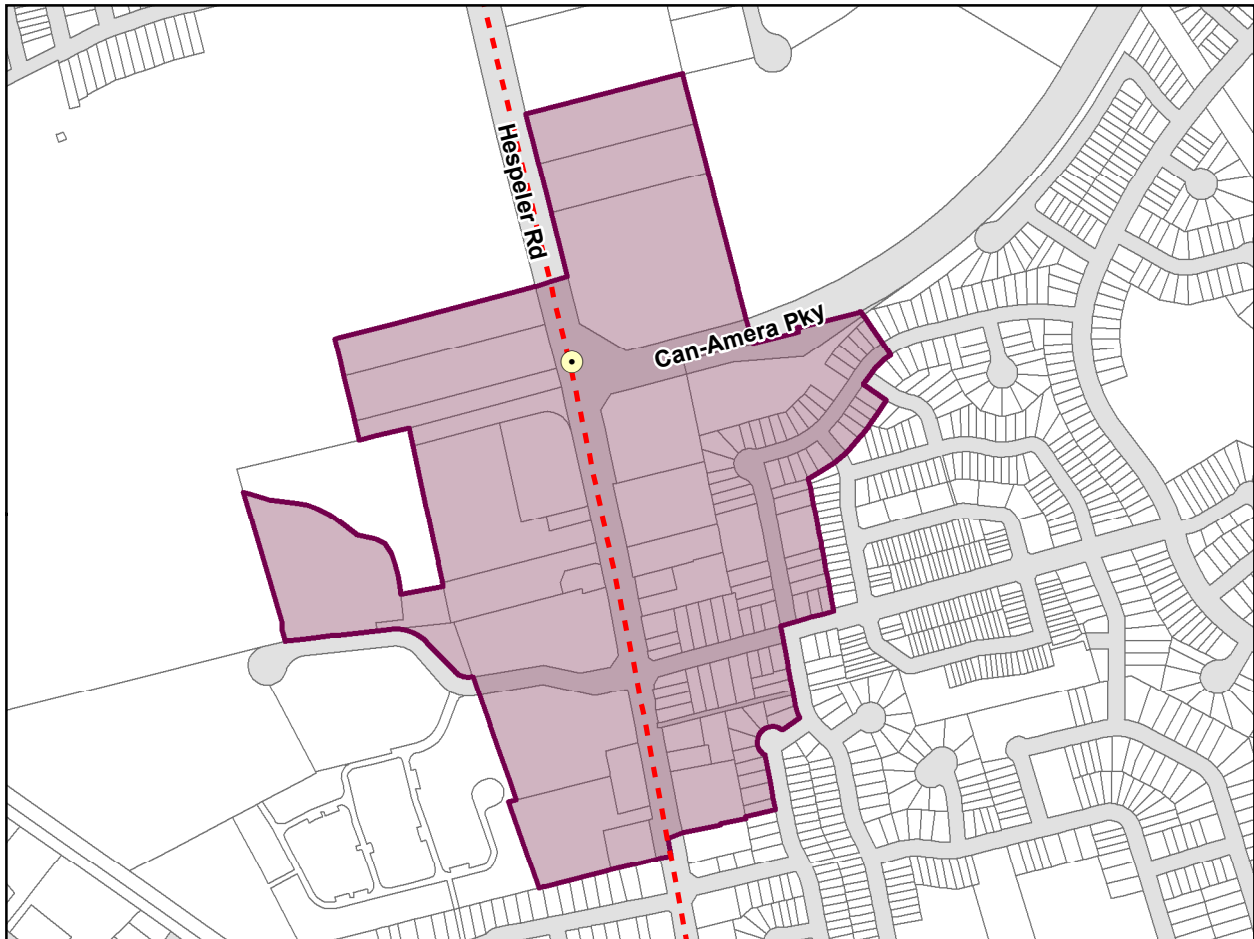
- Transit Stop
- Stage 1 ION LRT Route
- Planned Stage 2 ION LRT Route
- Major Transit Station Area

Key Map

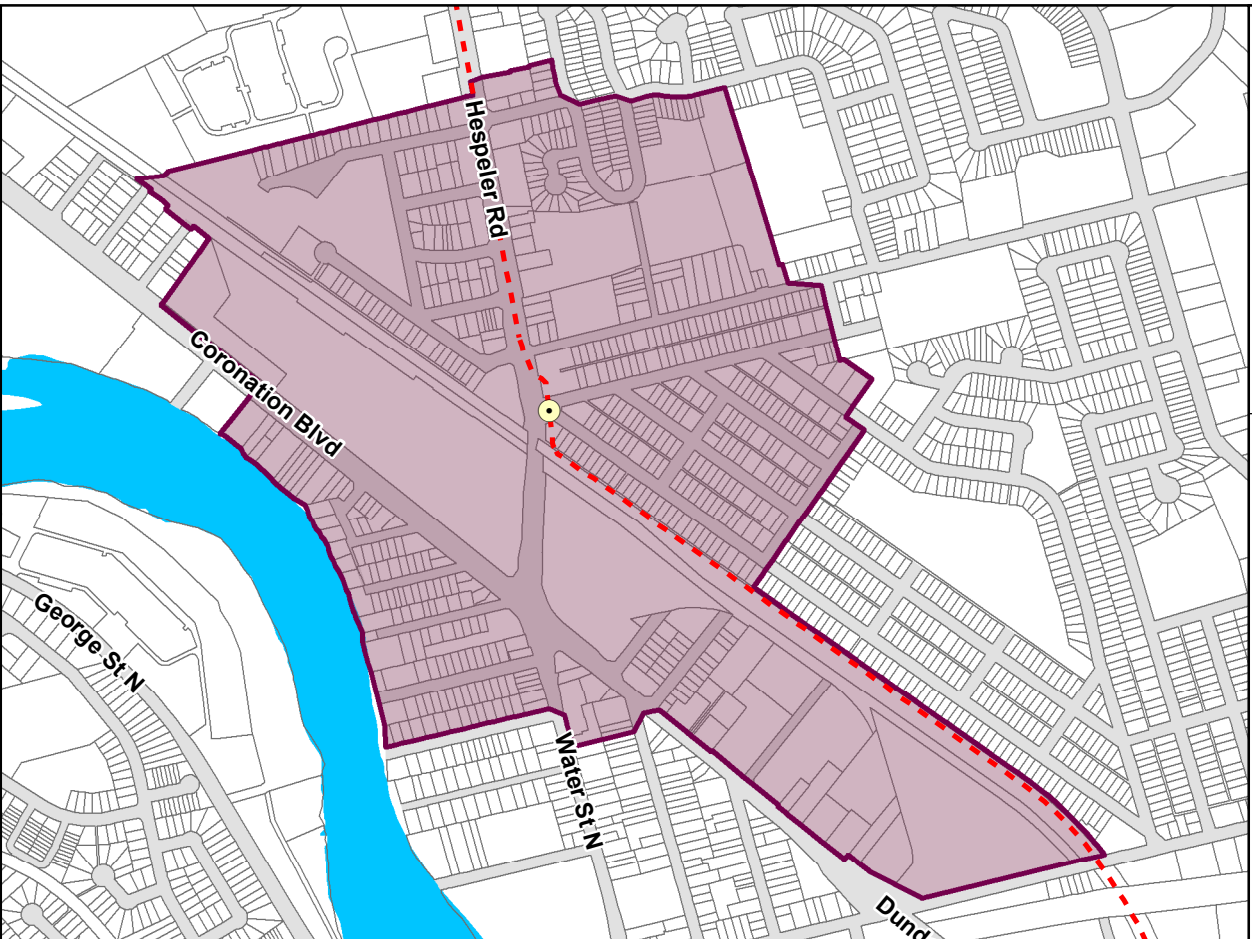


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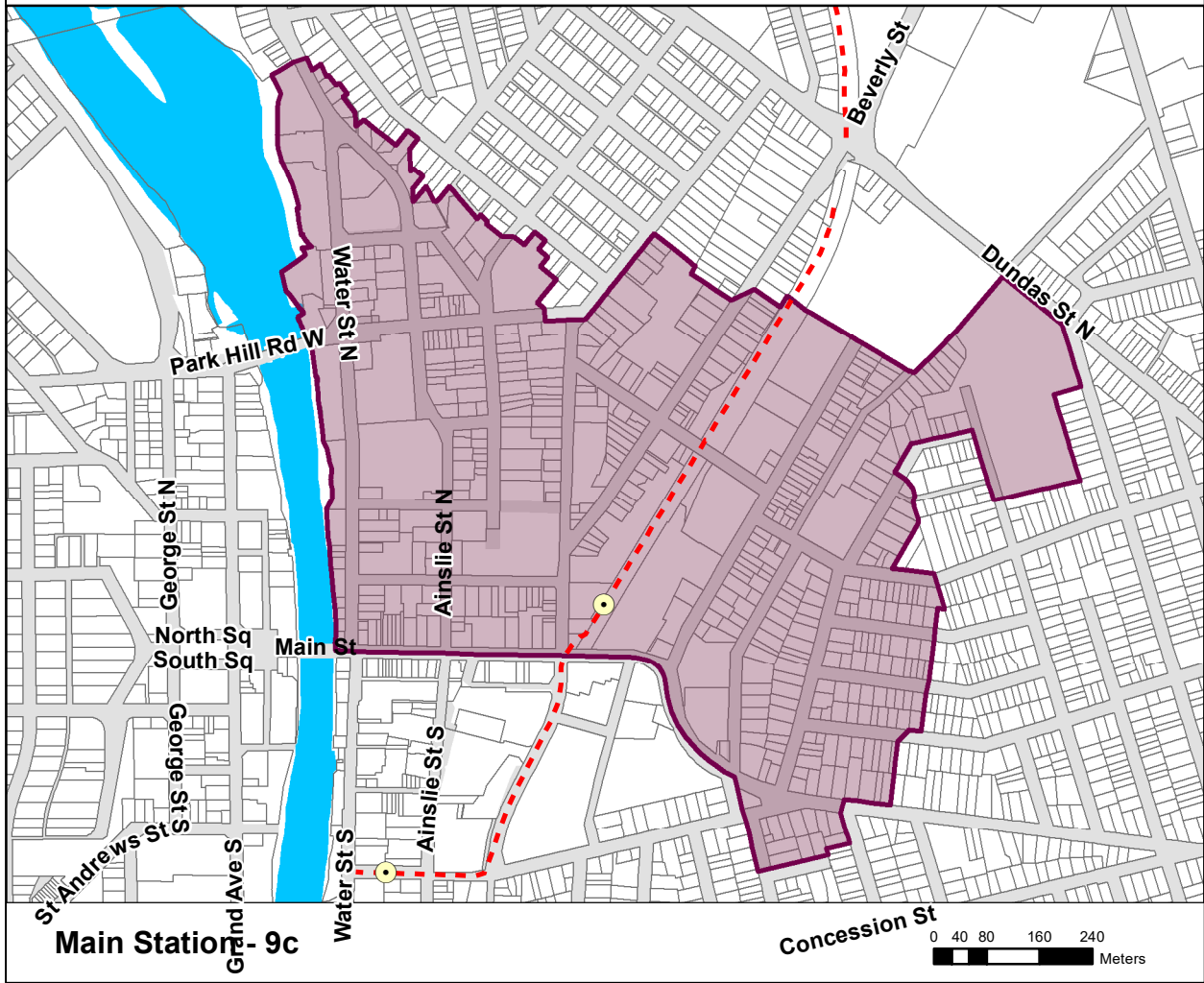




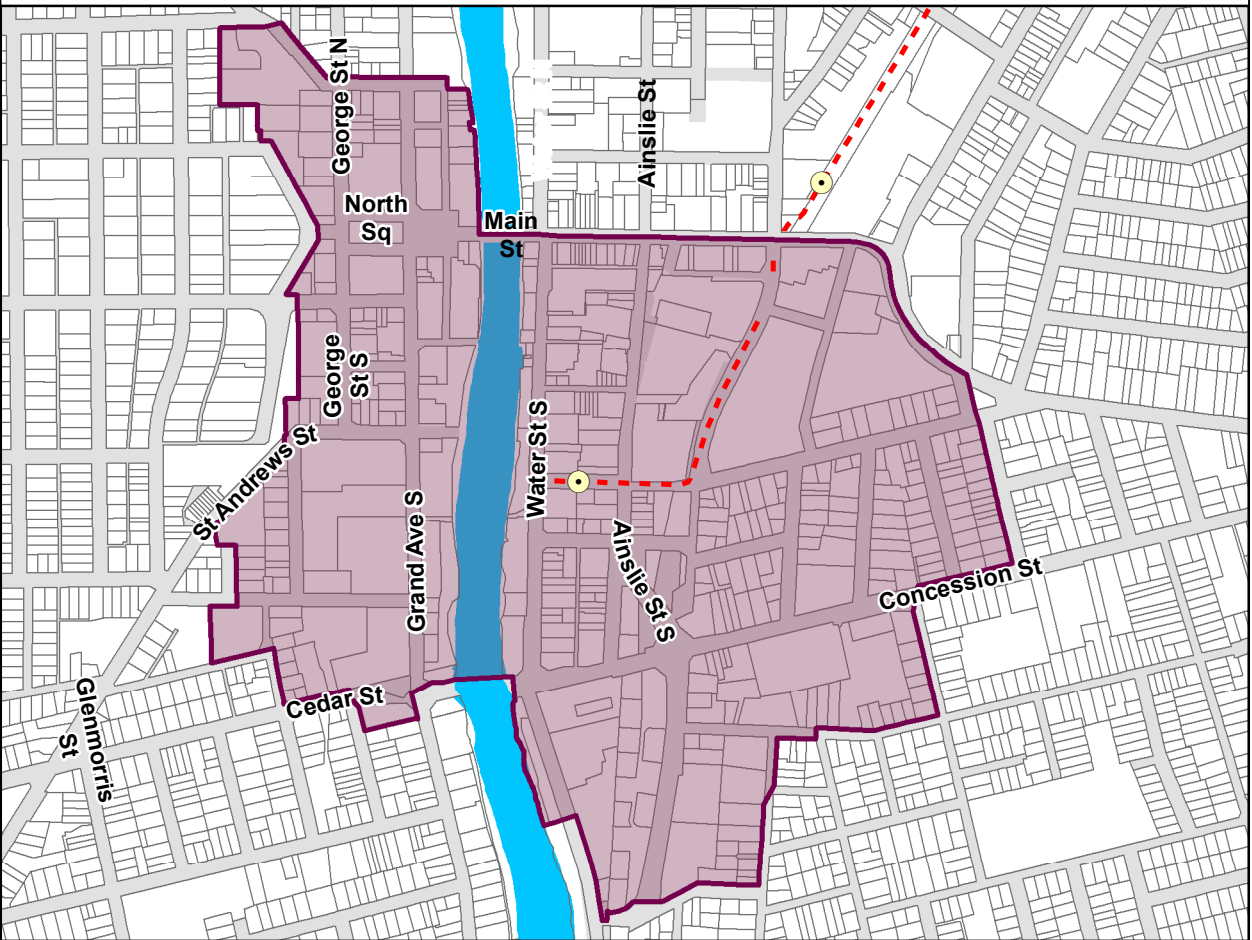
Can-Amara Station - 9a



Delta Station - 9b



Main Station - 9c

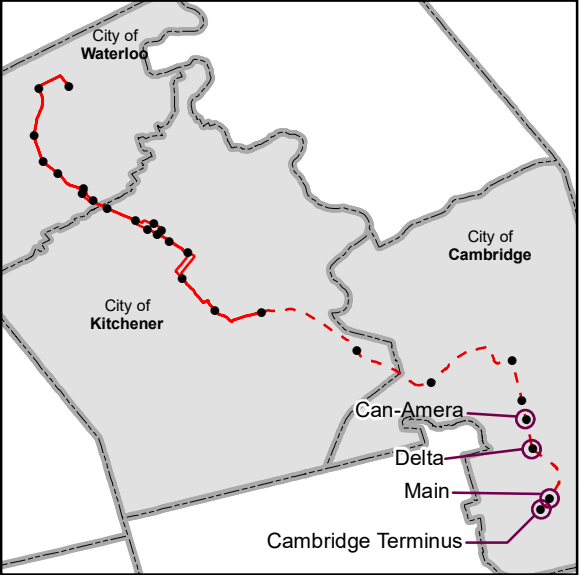


Downtown Cambridge Station - 9d

Figures 9a - 9d **Major Transit Station Areas** - Can-Amara - Delta - Main - Downtown Cambridge

- Transit Stop
- Stage 1 ION LRT Route
- Planned Stage 2 ION LRT Route
- Major Transit Station Area

Key Map



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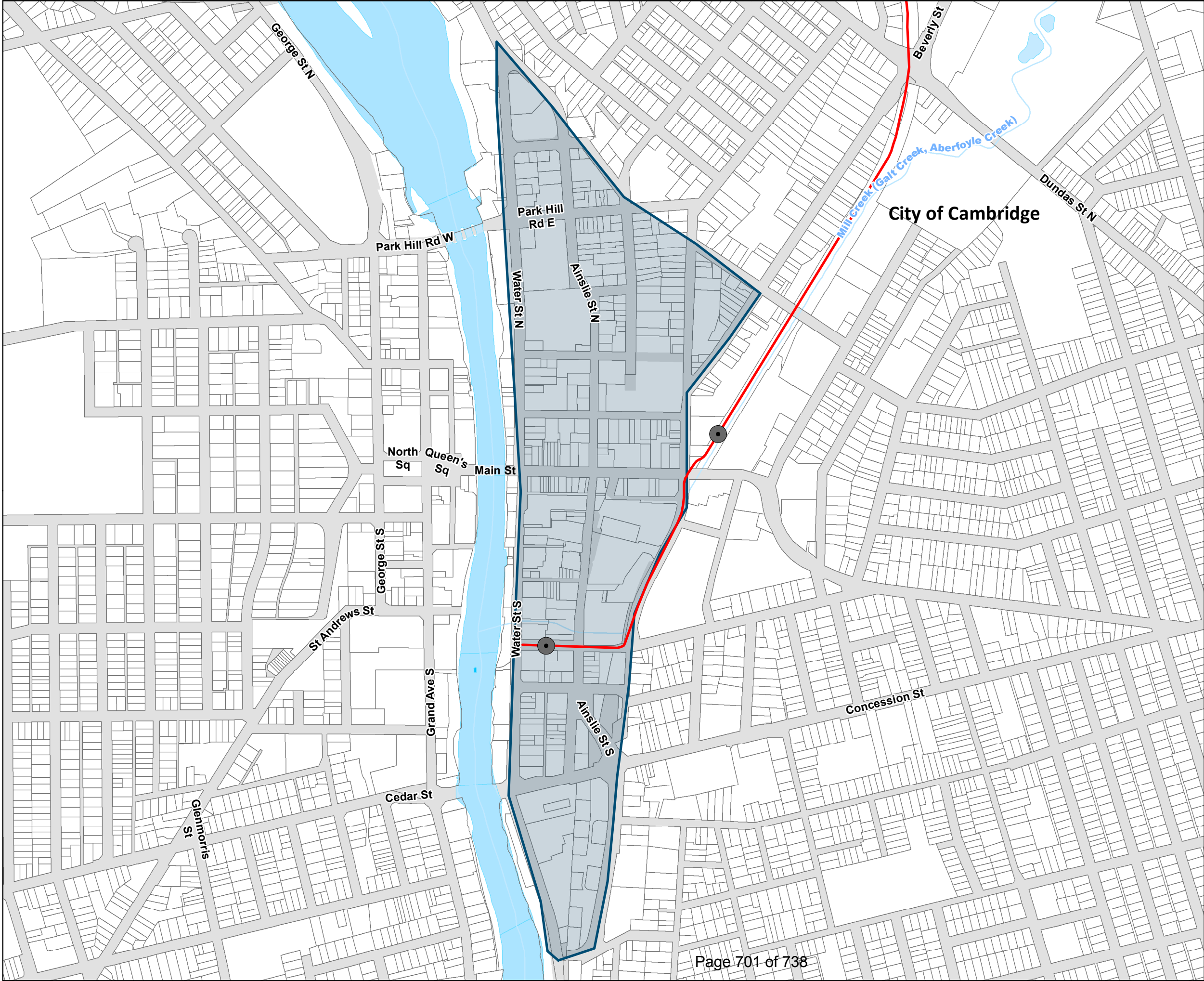



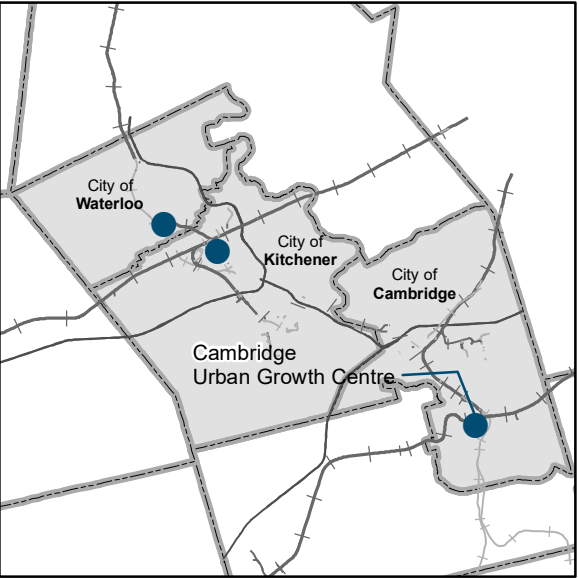


Figure 1

Cambridge Urban Growth Centre

-  Urban Growth Centre
-  ION Planned Stage 2 Route
-  Major Transit Station Area

Key Map



0 115 230
Meters



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**MUNICIPALITY OF PORT HOPE
RESOLUTION**

Date: 2 August 2022

46/2022

MOVED BY: Deputy Mayor Andrews

SECONDED BY: Councillor Bickle

WHEREAS Council for the Municipality of Port Hope received correspondence from the Municipality of Brighton requesting changes to the Amber Alert System and create a new alert called the Draven Alert;

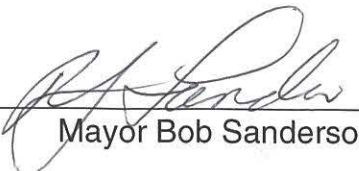
AND WHEREAS the Ontario Amber Alert is a warning system that quickly alerts the public of a suspected abduction of children who are in imminent danger with the goal to broadcast as much information about the child, the abductor and suspect vehicles as quickly as possible so that the public can respond with any relevant information that might lead to the child's safe return;

AND WHEREAS the recent tragic death of 11 year old Draven Graham showed that the Amber Alert system is flawed when it comes to vulnerable children who can go missing but are not abducted;

AND WHEREAS it is clear that there needs to be an addition to the alert system to allow for law enforcement to send out an alert for vulnerable children who go missing under circumstances that do not involve an abduction but are at serious risk of injury or death;

NOW THEREFORE BE IT RESOLVED THAT Council for the Municipality of Port Hope request that the Minister of the Solicitor General and the Commissioner of the Ontario Provincial Police, as well as the Premier's Office, be requested to make the necessary changes to the Amber Alert System and create a new alert called the Draven Alert, which will protect vulnerable children who have not been abducted but are at high risk of danger, injury or death and alert the public that they are missing;

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to the Association of Municipalities of Ontario and the MP and MPP for Northumberland-Peterborough South.


Mayor Bob Sanderson



August 9, 2022

Honourable Michael Kerzner
Solicitor General of Ontario
830 Sheppard Ave. W.,
Toronto ON M3H 2T1
Michael.Kerzner@pc.ola.org

Dear Solicitor General Kerzner:

Re: Mandatory Firefighter Certification

The Ontario Government has been making great improvements to the legislation which governs the manner in which municipalities conduct their business. One such piece of legislation is the *Fire Protection and Prevention Act, 1997* and particularly, the requirements for firefighter certification.

While the Town of South Bruce Peninsula supports, in principle, the updates to requirements for volunteer and full-time fire service professionals, we must provide our comments in order for the Province to understand the great burden that the regulations will place on municipalities. Council discussed this issue at their regular Council meeting held on August 2, 2022 and adopted resolution R-296-2022 directing that you are contacted for assistance.

Smaller municipalities such as ours, are not fortunate enough to have full-time firefighters. Our emergency personnel are all volunteers with the exception of our Fire Chief who is a full-time employee and our Deputy Fire Chief who is a part-time employee. It is difficult for our volunteers to dedicate the time to obtaining full certification in the manner legislated, as the fire service is not their primary employment. We have found that the average retention period for volunteers is three to five years meaning that once fully trained, most of our volunteers would leave the service or may even leave the service before they are fully trained and certified.

As you can imagine, this places a huge financial burden on our taxpayers as the certification is an additional cost which is funded wholly from the tax base. No grant funding or other financial assistance has been offered from the Province.

We are under the understanding that the Association of Municipalities of Ontario, many municipal governments and the Fire Chiefs across Ontario have raised concerns regarding the legislated requirements for certification. We are respectfully requesting that meaningful consultation and collaboration with the commenting parties takes place

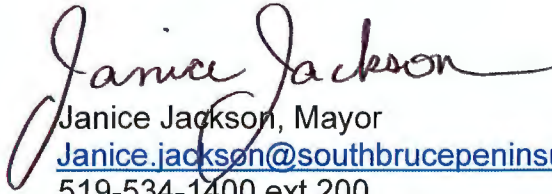


TOWN OF
SOUTH BRUCE PENINSULA

quickly so that municipalities can better manage their finances and workforce where emergency service provision is concerned.

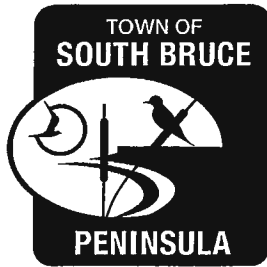
We look forward to hearing from you and to discussing our position on this important matter with you further.

Yours very truly,


Janice Jackson, Mayor
Janice.jackson@southbrucepeninsula.com
519-534-1400 ext 200

Enclosure (1)

cc: Premier Doug Ford, MPP Rick Byers, AMO, OSUM, All Ontario Municipalities,
Ministry of the Solicitor General (Ministry Office)



Excerpt from Council Meeting Minutes – August 2, 2022

41. Notice of Motion – Mayor Jackson - Mandatory Firefighter Certification

Manager of Emergency Services/Fire Chief Wilson explained that the regulation was passed and only slightly amended. The financial burden is quite large to municipalities. The average retention of a fire fighter is 3-5 years. In order to become fully trained, it would take 3 years.

R-296-2022

It was **Moved** by J. Jackson, **Seconded** by J. Kirkland and **Carried**

Whereas municipal governments provide essential services to the residents and businesses in their communities;

And whereas the introduction of new Provincial policies and programs has an impact on municipalities;

And whereas municipal governments are generally supportive of efforts to modernize and enhance the volunteer and full-time fire services that serve Ontario communities;

And whereas the Association of Municipalities of Ontario (AMO) believes in principle that the fire certification is a step in the right direction, however it has not endorsed the draft regulations regarding firefighter certification presented by the Province;

And whereas municipalities and AMO are concerned that the thirty-day consultation period was insufficient to fully understand the effects such regulations will have on municipal governments and their fire services;

And whereas Fire Chiefs have advised that the Ontario firefighter certification process will create additional training and new cost pressures on fire services;

And whereas the Ontario government has not provided any indication that they will offer some form of financial support to deliver this service;

And whereas AMO, on behalf of municipal governments, in a letter to Solicitor General Jones dated February 25, 2022, made numerous comments and requests to address the shortcomings in the draft regulations;

August 4, 2022

Honourable Sylvia Jones
Minister of Health and Deputy Premier
Sylvia.Jones@pc.ola.org

Re: Warming and Cooling Centre Policy

Dear Honourable Sylvia Jones,

At their meeting of July 13, 2022, Aylmer Town Council adopted the following resolution regarding a request for increased federal and provincial funding for Health Units to develop uniform and comprehensive local responses to extreme heat and cold events:

That Report CAO 49-22 entitled Warming and Cooling Centre Policy, be received for information; and

That Council approve adoption of the Warming and Cooling Centre Policy; and

That Council request increased federal and provincial funding for Health Units to develop uniform and comprehensive local responses to extreme heat and cold events; and,

That a copy of this resolution be sent to the Minister of Environment and Climate Change, Minister of Health Canada, Minister of Natural Resources and Forestry Ontario, Ontario Minister of Health, Ontario municipalities and the Southwestern Public Health Unit.

Thank you,

Owen Jaggard
Deputy Clerk / Manager of Information Services | Town of Aylmer
46 Talbot Street West, Aylmer, ON N5H 1J7
519-773-3164 Ext. 4913 | Fax 519-765-1446
ojaggard@town.aylmer.on.ca | www.aylmer.ca

Cc:
Honourable Steven Guilbeault, Minister of Environment and Climate Change
Honourable Jean-Yves Duclos, Minister of Health

Honourable Graydon Smith, Minister of Natural Resources and Forestry Ontario,
Ontario Municipalities

Delivered by email to: Sylvia.Jones@pc.ola.org; Steven.Guilbeault@parl.gc.ca;
hcmminister.ministresc@hc-sc.gc.ca, Graydon.Smith@pc.ola.org