

**To:** PLANNING COMMITTEE (STATUTORY PUBLIC MEETING)

**Meeting Date:** 5/16/2023

**Subject:** 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan

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

**Prepared By:** J. Matthew Blevins, Senior Planner Reurbanization

**Report No.:** 23-202-CD

**File No.:** D08(2).04.07

**Wards Affected:** Ward 1  
Ward 2  
Ward 3  
Ward 4  
Ward 8

## **RECOMMENDATIONS:**

THAT Report 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan be received;

AND FURTHER THAT the proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan be referred back to staff for a subsequent report and staff recommendation.

## **EXECUTIVE SUMMARY:**

### **Purpose**

This report is for a statutory public meeting required under the Planning Act to introduce the proposed official plan changes to Council and the public. No decisions are being made at this time and the proposed amendment is subject to change based on public, Council, Region, staff and agency input.

## Key Findings

- A secondary plan is needed to support intensification along the Hespeler Road Corridor.
- The Hespeler Road Corridor Secondary Plan is intended to increase the height and density along the proposed ION light rail transit corridor by including more mixed use development in an effort to meet the 160 persons and jobs per hectare provincial growth target for Major Transit Station Areas (MTSAs).
- The proposed Official Plan Amendment includes three Major Transit Station Areas (MTSAs) as identified in Amendment 6 to the Regional Official Plan (ROPA 6)
- Amendments to Maps 1A, 2, 2A and 6, and Figures 1 and 2 of the Cambridge Official Plan will be required through this municipally initiated Official Plan Amendment
- The portions of the plan area identified on Map 6 as regeneration areas will have the regeneration area designation removed as part of this process.
- Region of Waterloo is the final approval authority for the Official Plan Amendment

## Financial Implications

- There are no immediate financial implications to the City; however, during the implementation of the Hespeler Road Corridor Secondary Plan there will be costs incurred should there be acquisition of lands and the creation of trails, parks and gateway features.

## STRATEGIC ALIGNMENT:

- ☒ Strategic Action; or  
☐ Core Service

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

**Strategic Action:** Lay the foundation for future community-building

**Program:** Not Applicable

**Core Service:** Not Applicable

## **BACKGROUND:**

### **Study Area**

The Hespeler Road Corridor Secondary Plan includes the lands on the east and west side of Hespeler Road between Highway 401 and lands south of the Can-Amara Parkway. Lands within the Study Area have been identified in the Official Plan as a: Regeneration Area; Regional Scale Node; and Community Node. The Cambridge Official Plan permits higher density mixed-use development in the Hespeler Road Corridor without the need for a site specific official plan amendment and encourages new development along the Hespeler Road Corridor to include both high density residential and commercial on the same site.

The study area is approximately 250 hectares (617 acres) in size as outlined in red in Figure 1.

The plan area includes three Major Transit Station Areas (MTSAs) as identified in Regional Official Plan Amendment Number 6 (ROPA 6).

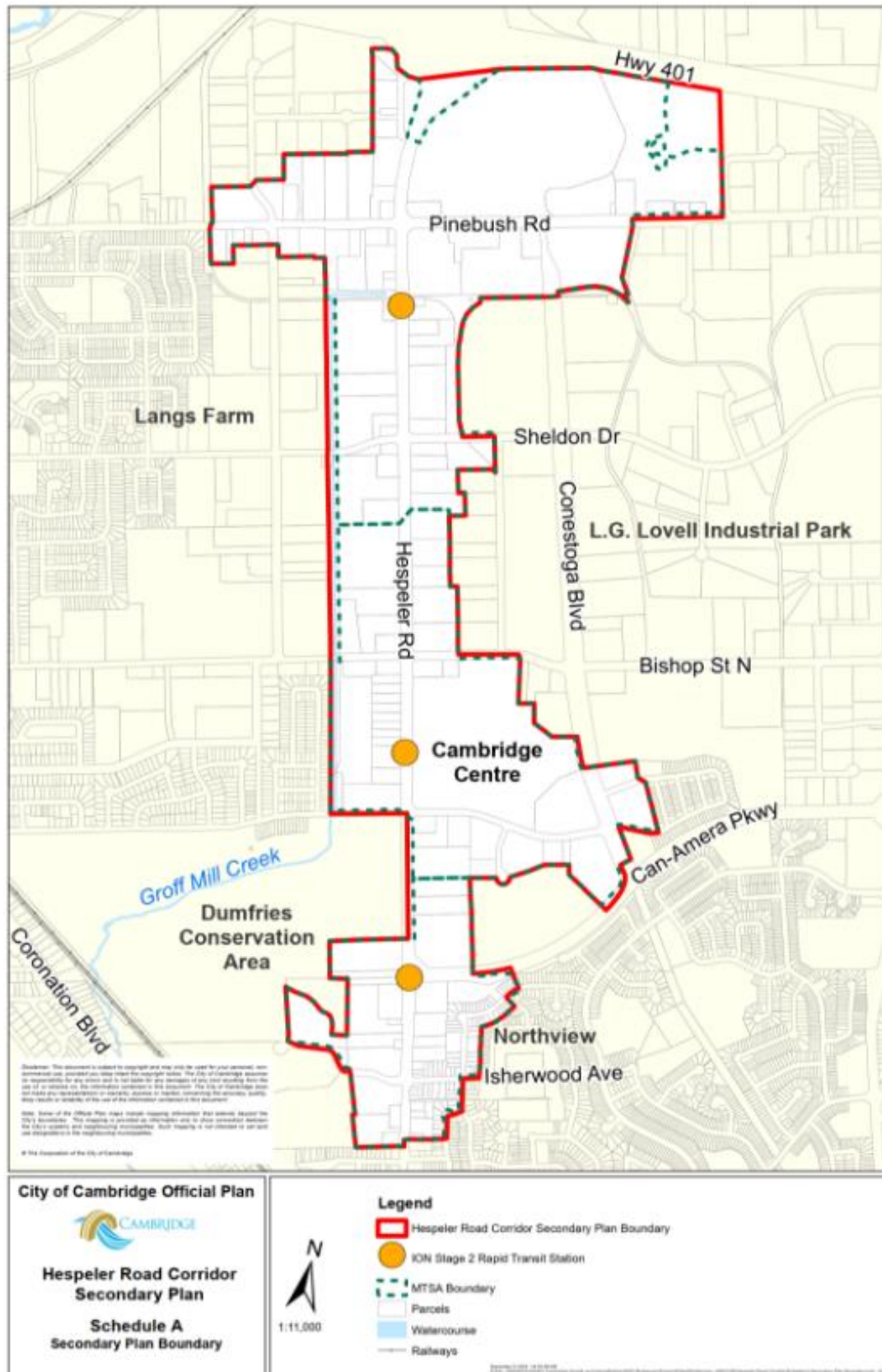


Figure 1: Study Area

## **EXISTING POLICY / BY-LAW(S)**

### **City of Cambridge Official Plan, 2012, as amended**

Policy 2.5.5 of the Official Plan states that the City will prepare secondary plans to “ensure development occurs at the densities and form consistent with the Official Plan.”

Policy 8.7.1.7 indicates that details of the Regional Scale Node on Hespeler Road including “detailed land use policies and finalization of the Regional Scale Node boundaries will be established through a Secondary Plan and implemented through a further amendment to” the Official Plan.

Policy 8.7.2.7 indicates that there are three defined Community Nodes where the boundaries are approximate. It further indicates that “more detailed land use policies along with finalization of the Community Node boundaries will be established through a Secondary Plan and implemented through a further amendment to” the Official Plan.

Further, Policy 8.7.2.A.9 sets out that the final boundaries of this Community Node, will be determined through the Secondary Plan process, and implemented through a further amendment to the Official Plan.

## **ANALYSIS:**

### **Planning Process and Future Steps**

A Statutory Public Meeting is a requirement of the Planning Act.

Following the statutory public meeting, City Planning Staff will review comments received from the public, City departments and external commenting agencies and will work with the consulting team to address any concerns prior to moving forward with a final recommendation to Council.

The proposed Official Plan Amendment is to establish the Hespeler Road Corridor Secondary Plan, remove portions of the Regeneration Area and to set the boundaries of the Nodes.

The secondary plan is intended to provide a policy framework to help guide growth and redevelopment along the Hespeler Road Corridor. The plan proposes to permit mixed use development through the majority of the plan area to meet the Provincial growth target of 160 persons and jobs per hectare within the Major Transit Station Areas (MTSAs).

The Hespeler Road Corridor includes three proposed MTSAs as identified in Regional Official Plan Amendment No. 6 (ROPA 6). The intent of the MTSAs is to allow for higher densities to support the ION light rail transit system and to work towards 15-minute neighbourhoods. The goal of the 15-minute neighbourhood is to allow opportunities to live, work and play while providing for daily necessities all within a 15-minute travel distance by walking, cycling or rolling.

The proposed Official Plan Amendment would redesignate the lands within the secondary plan area from Hespeler Road Mixed-Use Corridor to a range of land use designations ranging from Low Density Residential through to Mixed Use High Density and includes designations for Mixed Use Office; Recreation, Cemetery and Open Space; and Natural Open Space.

In addition, the proposed amendment would modify Maps 1A, 2, 2A and 6 and Figures 1 and 2 in the Official Plan.

Map 1A is amended by removing the Regeneration Area designation from the Hespeler Road Corridor Secondary Plan area.

Map 2 is amended by adding the boundary of the Hespeler Road Corridor Secondary Plan area

Map 2A is amended by adding a site specific policy for the Bishop Street Operation Centre as well as the property at 15 Sheldon Drive.

Map 6 is amended by removing the Regeneration Area designation from the Hespeler Road Corridor Secondary Plan area.

Figures 1 and 2 are amended by including the lands identified as “future study area for inclusion in node boundary” within the node boundary.

The proposed Official Plan Amendment is currently under review by City Staff and applicable commenting agencies. Considerations for the review of this amendment include, but are not limited to, the following:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with a Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; and City of Cambridge Official Plan;
- Land use compatibility with existing and proposed surrounding development and overall character of the existing neighbourhood; and
- Comments received from members of Council, public, City staff and agency circulation.

In accordance with Planning Act requirements, the City is required to process municipally initiated amendments using the same process as complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the proposed municipally initiated Official Plan Amendment back to staff to continue processing.

The Hespeler Road Corridor Secondary Plan has been prepared in accordance with the Planning Act and generally aligns with the policies of the City of Cambridge Official Plan, the Region of Waterloo Official Plan, the 2020 Provincial Policy Statement and the 2020 Growth Plan for the Greater Golden Horseshoe.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT) subject to the provisions of the Planning Act, as amended.

### **FINANCIAL IMPACT:**

- The Region of Waterloo approved \$1,000,000 annually for a 10-year period to implement transit supportive strategies in the Central Transit Corridor in Cambridge. This money is part of a multi-phased plan to implement rapid transit in Waterloo Region and to encourage transit ridership and transit-oriented development in Cambridge.

\$295,000 was budgeted to the Growth and Intensification Study as part of transit supportive strategies. Additional funding for the completion of visualization work was also provided through the transit supportive strategies funding. The City retained Dillon Consulting to conduct this study.

- There are no immediate financial implications to the City; however, during the implementation of the Hespeler Road Corridor Secondary Plan there will be costs incurred should there be acquisition of lands and the creation of trails, parks and gateway features.

### **PUBLIC VALUE:**

The purpose of this Statutory Public Meeting is to inform the public/local residents of the proposed development in their community and to provide an opportunity for involvement in the decision-making process. Participants may share their feedback on the proposed development with staff, the consulting team, and Council. They may identify potential impacts the proposed plan may have on the surrounding area. The public meeting is a key milestone in the planning process for engagement and dialogue between stakeholders.



## **ADVISORY COMMITTEE INPUT:**

Not Applicable

## **PUBLIC INPUT:**

Previous drafts of the proposed Hespeler Road Corridor Secondary Plan have been presented to the public during stakeholder meetings in 2016 and 2019. A Statutory Public Meeting was held on June 11, 2019 and A Public Information Centre (PIC) was held on December 12, 2022. The draft secondary plan was posted on the City of Cambridge website for review and comment. The public comments gathered from the PIC have been identified in Appendix C.

The public meeting notification was provided in the Cambridge Times and was mailed out to all assessed property owners within a 120 metre (393.7 feet) radius of the study area. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the May 16, 2023 public meeting. The proposed Official Plan Amendment is available on the City of Cambridge Growth and Intensification Study website: <https://www.cambridge.ca/en/learn-about/Growth-and-Intensification-Study.aspx>

All public comments received will be considered as part of the review of the proposed amendment and will be included in the future recommendation report to Council. The report will be posted on the City's website as part of the public report process.

## **INTERNAL / EXTERNAL CONSULTATION:**

A Steering Committee comprised of staff from the: Region of Waterloo, Waterloo District School Board, Waterloo Region Catholic School Board and City staff have reviewed the draft Hespeler Road Corridor Secondary Plan and are generally in agreement with the policy direction proposed.

Any additional comments from members of the Steering Committee will be reviewed and appropriate changes made prior to bringing the final Official Plan Amendment (OPA) back for Council adoption. After adoption by Council the OPA will be forwarded to the Region of Waterloo for final approval.

Staff have also circulated notice of the public meeting to representatives from Six Nations of the Grand River, Mississaugas of the Credit First Nation and the Haudenosaunee Resource Centre.



## **CONCLUSION:**

A Statutory Public Meeting is required by the Planning Act to provide an opportunity for the public and members of Council to give input on the proposed Official Plan Amendment and draft secondary plan.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

## **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

## **ATTACHMENTS:**

1. 23-202-CD Appendix A – Hespeler Road Corridor Secondary Plan Study Area
2. 23-202-CD Appendix B – Proposed Official Plan Amendment: Hespeler Road Corridor Secondary Plan Policy and Schedules
3. 23-202-CD Appendix C – Public Comments Matrix