

City of Cambridge

Official Plan Review

**Community Improvement, Renewal
and Revitalization
Draft Policy Paper**



May 2011

Please note that policy numbers and cross references are subject to change when the overall draft Official Plan is prepared

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1. Overview

This policy paper updates the existing Community Improvement, Renewal and Revitalization section of the Official Plan including references to brownfield and contaminated sites. The proposed policies in this Chapter have been drafted in accordance with the Planning Act, the Provincial Policy Statement, the Brownfields Statute Law Amendment Act, the Growth Plan for the Greater Golden Horseshoe and the Provincially approved Regional Official Plan, 2010.

2. Rationale for Changes

These policies are proposed for the Official Plan to implement elements of the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006) and to conform to the Provincially approved Regional Official Plan, 2010. These elements include updated policies for community improvement plans and new policies relating to brownfield and greyfield sites and intensification.

The following provides a summary of the Provincial policies and Regional Official Plan policies that have been incorporated into the proposed updated Community Improvement policies of the Official Plan.

Provincial Policy Statement (PPS) 2005

The PPS provides policy direction on matters of provincial interest for land use planning and development. The PPS sets out policies for intensification including the redevelopment of brownfield sites. The proposed updates will reflect the PPS direction to municipalities to promote opportunities for intensification and redevelopment taking into account existing building stock or areas. The Cambridge Official Plan must be consistent with the PPS.

Brownfields Statute Law Amendment Act 2001

The Brownfields Statute Law Amendment Act made several legislative and regulatory amendments to a number of Acts to encourage brownfield redevelopment. These Acts include the Environmental Protection Act; Ontario Water Resources Act; Pesticides Act; Municipal Act; Planning Act; and Education Act. The nature of the amendments introduce requirements for filing of a Record of Site Condition (RSC) and identify provisions for municipalities, secured creditors and others who undertake investigative actions related to contaminated sites and allow municipalities to provide tax assistance to encourage site cleanups.

Specifically Ontario Regulation 153/04 recently amended by Regulation 511/09 under the Environmental Protection Act direct matters relating to filing a Record of Site Condition.

Places to Grow Act and Growth Plan for the Greater Golden Horseshoe

In 2006, the Ontario Government approved the Growth Plan for the Greater Golden Horseshoe. The Growth Plan contains a set of policies for managing growth and development to the year 2031 within the Greater Golden Horseshoe which includes the Region of Waterloo.

The Growth Plan “envisages increasing intensification of the existing built-up area, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields”. Legislative reforms passed in 2007 address liability and regulatory barriers that previously prevented municipalities from putting more brownfields back into productive use.

Regional Official Plan

The Provincially approved Regional Official Plan, 2010 (ROP) contains policies that implement the Province’s Places to Grow Growth Plan and the Regional Growth Management Strategy. The ROP contains policies encouraging intensification and reurbanization which may occur through redevelopment of brownfield and greyfield sites.

As a result of Planning Act changes through Bill 51 the ROP includes policies which pertain to community improvement plans where the Region may provide incentive programs for development. This has been previously incorporated through policy changes into the City’s Official Plan through Official Plan Amendment 28.

Discussion Rationale

The initial discussion paper on the topic of Community Improvement, Renewal and Revitalization was completed under the Brownfields/Contaminated Sites Discussion Paper. This discussion paper addressed the topics of Community Improvement as well as contamination. With the completion of the Natural Heritage and Environmental Management Policy paper all policy direction regarding contaminated sites including requirements for Record of Site Condition (RSC) has been included in the Land Use Remediation and Human Made Hazards section of the Environmental policies. Therefore this policy paper has been renamed to only address the Community Improvement, Renewal and Revitalization section of the updated Official Plan.

3. Proposed Official Plan Policies

Chapter 10: Implementation

4.3.

10.15 Community Improvement, Renewal and Revitalization

4.3.1 updated

1. The *City* will promote the following *community improvement* goals for the municipality:

- a) to act as a catalyst for private investment;
- b) to improve the quality of the housing stock;
- c) to improve municipal *infrastructure* and community services wherever it is physically and economically feasible;
- d) to make commercial and industrial areas more efficient, attractive, competitive, sustainable and pedestrian and transit oriented;

g) new

h) and i) new
as per ROP
2.G.9

- e) to protect and enhance the heritage of Cambridge and to ensure that *development* activities consider and incorporate *cultural heritage resources* wherever feasible;
- f) to protect, enhance and re-establish features of the natural environment;
- g) to provide a framework to guide the expenditure of public funds for *community improvement* activities;
- h) to promote *intensification* opportunities;
- i) to encourage the *redevelopment* and rehabilitation of *brownfield* and *greyfield* sites; and
- j) to undertake any other initiatives which contribute to *community improvement*, renewal and revitalization.

4.3.2 updated

2. Where there are impediments to *development* and *redevelopment* on *brownfield* and *greyfield* sites, the *City* may prepare *Community Improvement Plans* in accordance with the policies in Section 10.15. *Community improvement* initiatives may be undertaken to address:

a) updated

- a) a deficiency or deterioration in municipal facilities, services, *infrastructure*, buildings and streetscaping;
- b) land use conflicts between non-*compatible* uses or underutilized sites which detract from the viability of an area;
- c) an area exhibiting symptoms of physical, functional and/or economic decline (e.g. buildings in need of rehabilitation, high vacancy rate, decrease in retail sales);
- d) a demonstrated interest in *community improvement* by the private sector;
- e) vacant or underutilized land parcels or properties having future *development* potential;
- f) an area prone to flooding;
- g) an area in which the natural environment can be further protected, enhanced or re-established;
- h) an area in which *cultural heritage resources* warrant special *community improvement* initiatives;
- i) an area with known or potentially *contaminated sites*;
- j) an area with *redevelopment* and *intensification* potential; or
- k) affordable housing or an appropriate range of housing types.

e) updated

h) updated

i) & j) new as
per ROP 2.G.9

k) new as per
Bill 51 update

4.3.3 updated

3. The entire municipality is designated as a *community improvement* area, based on the considerations outlined in Policies 10.15.1 and 10.15.2. *Council* may, by by-law, designate part or all of the *community improvement* area as a *community improvement project area* and prepare a *community improvement plan*.

4.3.4 updated

4. *Community improvements* will be phased in order to minimize financial hardship on the residents, business community and the municipality and to

establish a logical sequence for implementation of improvements based upon planning and engineering studies reflecting the priorities and funding capabilities of the *City* and other agencies.

4.3.5 updated

5. The designation of *community improvement project areas* will be influenced by the availability of government assistance programs as well as the need for improvements in specific areas.

4.3.6

6. The following measures may be implemented by the *City* to help achieve its goals and objectives pertaining to *community improvement*:

c) new

- a) designate *community improvement project areas* by by-law under the Planning Act;
- b) provide for the preparation of a *community improvement plan* for a *community improvement project area* under the Planning Act;
- c) use *City* grant and loan programs available to assist with *community improvement* and property *rehabilitation*;
- d) construct, repair, rehabilitate or improve buildings or land acquired or held by the municipality in *community improvement project areas* in conformity with *community improvement plans*;
- e) evaluate *development* applications within *community improvement project areas*, having regard for the objectives of *community improvement* in that area;
- f) enforce the *City* By-laws prescribing standards for property, maintenance and occupancy and the *City's* Zoning By-law to address substandard properties;
- g) use *Federal* and *Provincial* government programs and *Regional* grants or loans that are made available to assist with *community improvement* and property rehabilitation where appropriate in support of *community improvement* initiatives in the *City*;
- h) consider the need for *community improvement* and the need for funding support for *Regional community improvement plans* within the *City* in the preparation of capital and operating budgets;
- i) support and co-ordinate with the initiatives of business improvement areas, public utilities, local service clubs, business associations, community organizations, private enterprises and residents who from time-to-time may carry out improvement projects designed to enhance the quality of their community;
- j) dispose of municipally-owned property to private sector investors who will undertake projects that the *City* deems will be important assets to the *City*;
- k) acquire property as a means of achieving specific elements of a *community improvement plan*;
- l) facilitate the co-ordinated replacement or upgrading of services by major utilities;

f) Updated wording changes to

g & h) revised through Bill 51 updates

j) updated

m) updated as per Heritage Act

- m) support the preservation and restoration of properties identified by the Municipal Heritage Advisory Committee as being culturally significant by passing by-laws pursuant to the Ontario Heritage Act;
- n) realize a greater degree of protection and enhancement of the natural environment; and
- o) preparation of urban design guidelines.

o) new

4. Glossary of Italicized Terms

Please see separate glossary.

5. Mapping Updates

None

6. Policies Proposed to be Deleted

Within the Community Improvement, Renewal and Revitalization section of the Official Plan no policies are proposed to be removed. Existing policies within this section will be updated and new policies will be added to address current Provincial and Regional policy.