

Frequently Asked Questions

0 Main St E, 61 and 65 Nottingham Drive Planning Applications

City File OR04/20 – Last Updated March 31, 2021

Q1 – What was proposed for the development originally?

- A. The applicant originally proposed to develop the property with two apartment towers containing a total of 367 dwellings. One tower along the intersection of Main St East and Nottingham Dr (Building A) had a proposed height of 12 storeys. The other tower is found in the south portion of the site near Sparrow Ave (Building B) had a proposed height of 10 storeys. Building A included 648m² (6,975ft²) of commercial retail. One access driveway was proposed off of Nottingham Dr and one emergency access from the adjacent property located at 51 Sparrow Ave. A total of 443 parking spaces were proposed with 25 spaces at grade and 418 spaces in two levels of underground parking.

For the proposed development the applicant applied to amend the Official Plan and the Zoning By-law.

The Official Plan Amendment was required to designate the land High Density Residential with a site specific to increase the floor space index from 2.0 to 3.9, and increase the maximum density from 150 units per hectare to 477 units per hectare.

A Zoning By-law Amendment was required to change the zoning from (H)R4 to C1RM2 with a site-specific in order to permit:

- Increased density
- Reduced setbacks
- Reduced amenity area
- Reduced parking

This proposal was considered at the November 18th, 2020 public meeting and Council referred the matter back to staff for further review before bringing future recommendation report back to Council.

For further information about the application, visit:

[Link to Studies and Report in Support of 0 Main St E, 61 and 65 Nottingham Drive Application](#)

Q2 – What is proposed for the development currently?

- A. The applicant has revised the proposed development following the comments received by Council and the public during the public meeting held on November 18th, 2020. The applicant is proposing to develop the property with two apartment towers containing 206 dwellings. One tower along the intersection of Main St East and Nottinghill Dr (Building A) has a proposed height of 6 storeys with a 4 storey podium within the 6 storeys. The other tower found at the south portion of the site near Sparrow Ave (Building B) has a proposed height of 6 storeys, with 3 storey maisonettes (apartments with a common hallway and a private entrance from the outside) fronting on to Sparrow Ave and a 4 storey podium within the 6 storeys along Nottinghill Dr. The commercial space that was originally included in Building A has been removed. One access driveway is proposed off Nottinghill Dr and one emergency access from the adjacent property located at 51 Sparrow Ave is proposed. A total of 200 parking spaces are proposed with 10 spaces at grade and 190 spaces in one level of underground parking.

For the proposed development the applicant has applied to amend the Official Plan and the Zoning By-law.

The Official Plan Amendment is required to designate the land High Density Residential with a site specific to increase the floor space index (ratio of building area to lot area) from 2.0 to 2.25, and increase the maximum density from 150 units per hectare to 267.5 units per hectare.

A Zoning By-law Amendment is required in order to permit:

- Increase density
- Reduced setbacks
- Reduced amenity area (subject to change based on detailed design)
- Reduced parking

Please refer to Q8 for a more detailed breakdown of the Zoning By-law amendment

Q3 – What is the Growth Plan for the Greater Golden Horseshoe and how does it govern land use and density for the lands

- A. The A Place to Grow Act, 2020 allows the Province of Ontario to designate growth plan areas and prepare regional growth plans. Growth plans are long-term plans intended to manage growth, build complete communities, curb urban sprawl and protect the natural environment. They identify where and how growth should occur. The A Place to Grow Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) designates 0 Main, 61-65 Nottinghill Drive as a “Greenfield Area”. Greenfield areas are lands with settlement areas, but outside

of built-up areas that are required to accommodate forecasted growth. The Growth Plan requires that Greenfield Areas achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.

For further information about the A Place to Grow Growth Plan for the Greater Golden Horseshoe visit: [**Link to the Provincial Growth Plan**](#)

Q4 – What are Official Plans and what are the key policies of the Region of Waterloo and City of Cambridge Official Plans that apply to 0 Main St, 61-65 Nottingham Drive?

- A. Official Plans are legal documents, required by the Provincial *Planning Act*, that describe a municipal council’s vision, goals, objectives and policies on how land should be used through text, mapping and other figures. They are long-term plans that generally cover a 20-year period. Official Plans are prepared with input from a range of stakeholders (e.g. government agencies, community groups and the public). The Official Plan affects all land in the City.

Official Plans for upper-tier municipalities (e.g. Regional Municipality of Waterloo) deal with broad planning issues that affect more than one municipality. The Official Plans and Zoning By-laws of lower-tier municipalities (e.g. City of Cambridge) must conform to the upper-tier plan. All Official Plans must conform to the provincial Growth Plan.

Official Plans are “living documents” that do change as a region or municipality evolves, either through Official Plan Amendments (OPA) or through comprehensive updates. *The Planning Act* requires that municipalities undertake a review of the Official Plan within 10-years of completing a comprehensive update of the Official Plan.

For further information about Official Plans Visit: [**Link to a Citizens Guide to Official Plans**](#)

Waterloo Regional Official Plan (adopted in 2009 and approved 2015)

The Regional Official Plan applies to the seven lower-tier municipalities, which comprise Waterloo Region, one of which is the City of Cambridge. It includes estimates of population and employment growth by local municipality and provides direction on where and how future growth should be accommodated. According to the ROP, the City of Cambridge is forecasted to grow from 123,900 to 176,000 by 2031.

The Regional Official Plan designates 0 Main, 61-65 Nottinghill Drive as a “Greenfield Area” and required local (e.g. Cambridge) municipalities to meet or exceed a minimum density of 55 residents and jobs combined per hectare.

For further information about the Waterloo Region Official Plan visit: [**Link to Regional Official Plan**](#)

Cambridge Official Plan

The City of Cambridge Official Plan is a policy document providing direction for general land use in the City and affects all land. The Plan provides policy requirements on matters relating to the natural environment, built heritage, urban design, parks and open space and infrastructure. Private development and public works are required to conform to the policies of the City’s Official Plan. The Plan supports long-term growth and development. It also provides a way to manage issues related to land use, while still meeting the interests of the City, and achieving conformity with the Region of Waterloo Official Plan and the Provincial Growth Plan for the Greater Golden Horseshoe.

The Cambridge Official Plan currently designates 0 Main St East, 61-65 Nottinghill Drive as ‘low/medium density residential’ which permits a maximum density of 40 units per hectare.

For further information about the Cambridge Official Plan visit: [**Link to City’s Official Plan**](#)

Q5 – What is a Zoning By-law? How is 0 Main St E, 61-65 Nottinghill Drive currently zoned?

- A. A Zoning By-law is a regulatory document that implements the policies of an Official Plan by outlining specific development requirements and standards for all properties in the City. Zoning By-laws give a land use classification to each property, a specific list of permitted uses and parking requirements and provide minimum and maximum building sizes to regulate built form and massing (e.g. lot size, lot coverage, building height, density, setbacks from the property lines, etc.). A landowner may submit an application to amend the Zoning By-law.

The Cambridge City-wide Zoning By-law (150-85, as amended) currently zones the subject property “Residential – Holding” (H)R4. The R4 zone permits a single detached dwelling, while the holding is in place until municipal services (i.e. water, sanitary, stormwater management) and a zoning amendment is requested to remove the holding once municipal water, sewer and storm water can be extended to this property. The applicant is proposing to amend the City’s Zoning

By-law to permit apartments, increase the density, reduce setbacks and reduce the parking requirement as noted in Q8 below.

For further information about the Zoning By-law No. 150-85 visit: [**Link to Zoning By-law No 150-85**](#)

Q6 – What is Site Plan Control / Approval and how does it apply to 0 Main, 61-65 Nottingham Drive?

A. Generally, Site Plan Control is a specialized authority granted under the *Planning Act* that allows municipalities to review and approve technical and design details of individual development proposals in a comprehensive and coordinated manner. These technical and design details may include, but are not limited to:

- Site design
- Building massing and exterior design
- Relationship of the proposal and surrounding land uses
- Grading and site engineering
- Road widenings
- Driveways, curbing and traffic directional signs
- Loading and parking facilities
- Emergency vehicle routes
- Pedestrian accesses and circulation
- Landscaping fencing and lighting
- Garbage storage facilities

A site plan application has not been submitted for the 0 Main, 61-65 Nottingham Drive proposal as the design has not been finalized. The applicant would submit a site plan application should the Official Plan and Zoning By-law amendment applications be approved.

Within the City of Cambridge, Site Plan Review is required for new multiple unit residential, commercial, industrial, mixed use (e.g. residential, commercial and/or office on the same site), institutional and commercial parking lot development applications. Site Plan Applications are generally not required for single detached, semi-detached, duplex, triplex, semi-detached duplex or street fronting townhouses.

There is a Site Plan Review Committee made up of City Staff from various departments as well as external agencies (e.g. Energy+ (Hydro), Grand River Conservation Authority, and Region of Waterloo). Site Plan review is not a public process unless Council specifically requires consultation. Site plan approval is

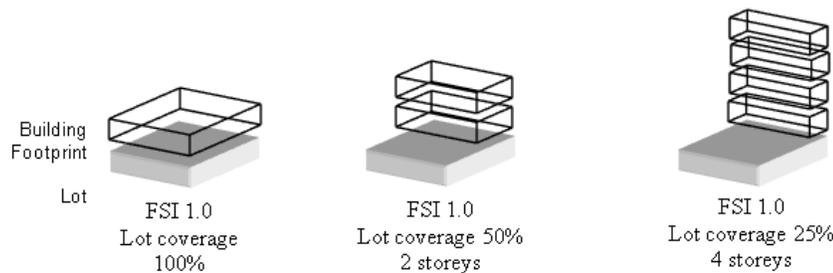
given by City Staff. Prior to Site Plan Approval, the developer will be required to enter into a Site Plan Agreement with the City, which is registered on title with the property, and provide any required financial securities to ensure the developer's obligations through site plan approval are met.

For further information on the City of Cambridge's Site Plan Approval Process Visit:

[Link to Site Plan Review Brochure](#)

Q7 – Why are Amendments to the City of Cambridge Official Plan Required?

- A. Any property owner can make an application to amend how their property is designated in the Official Plan. The Regional Municipality of Waterloo is the approval authority for Official Plan Amendments. An Official Plan amendment is required for this development to designate the property High Density Residential with a site specific to increase the floor space index (ratio of building area to lot area – image below) from 2.0 to 2.25, and increase the maximum density from 150 units per hectare to 267.5 units per hectare.



Q8 – Why are Amendments to the City of Cambridge Zoning By-law Required?

- A. Any property owner can make an application to amend the zoning on their property. This is a public process that includes consultation with the neighbourhood. Based on the most recent submission, a Zoning By-law Amendment is required for this development to site specifically rezone the subject property with the following key special provisions:
- Rezone the property from (H)R4 to RM2 site specific
 - An increase in the maximum density permitted from 150 units per hectare to 267.5 units per hectare
 - A reduction in the minimum front yard and exterior setback from 4.5m (14.76ft) to 3.0m (9.84ft)

- A reduction in the minimum interior setback from 3m (9.84ft) for the first 2 storeys, plus 1.5m (4.92ft) for each additional storey to 4.5m (14.76ft) for the first 4 storeys, plus 1.5m (4.92ft) for each additional storey;
- A reduction in parking from 258 spaces to 200 spaces
- A reduction in the minimum amenity area requirements

Q9 – What is the Local Planning Appeal Tribunal (LPAT)?

A. The LPAT is an independent administrative tribunal responsible for hearing appeals and making decisions on municipal planning matters. The LPAT is similar to a court of law, but with less formality. Tribunal members are appointed by the Ontario Cabinet and include lawyers, accountants, architects, planners and public administrators. It deals with appeals of land use planning matters under the *Planning Act*. Its main role in community planning is to hold public hearings on:

- Land use planning applications, such as land severances and minor variances; and
- Planning documents and applications, such as official plans and zoning by-laws

Site Plan and subdivision applications can only be appealed by developers – usually due to a municipality not making a decision about the application within the required time period under the *Planning Act*, or a developer appealing a condition(s) of approval on a site plan that they are not in agreement with.

For further information about the LPAT visit: [**Link to Local Planning Appeal Tribunal**](#)

No appeal to the LPAT has been made for the requested amendment applications at this time and therefore the decision on the applications remains with Cambridge Council at this time.

Q10 – What are the Next Steps for the review of the applications?

A. City Council

The public meeting for this application was held on November 18, 2020. The public meeting provides members of the public with the opportunity to provide Council with comments on the applications.

Following the public meeting a recommendation report will be prepared by staff. The recommendation report will include consideration of comments from the public, agencies and Councillors during the neighbourhood meeting and the

public meeting at Council The recommendation report will be considered by the City's Planning and Development Committee/Council at a future meeting.

If the Official Plan Amendment is adopted and the Zoning By-law Amendment is approved, the developer will be required to received additional approvals from the City and Region of Waterloo, outlined below:

Site Plan Approval:

If the proposed changes to the Official Plan and Zoning are eventually approved, the developer will be required to obtain site plan approval. The site plan review process looks at technical requirements such as engineering, building location and design, landscaping, lighting, garbage removal and parking. More information on this process can be found under Q6.

Building Permit:

Following site plan approval, the developer is required to submit a building permit application demonstrating building design compliance with the Ontario Building Code.

Condominium Application:

Following construction, a condominium application to create the individual condominium units may be approved by the Region of Waterloo.

Q10 – Concern about traffic.

A. A traffic impact study was prepared to identify traffic impacts between 2022 and 2027 on the following intersections:

- site access / Nottinghill Drive extension; and
- the future Main Street / Nottinghill Drive extension

The study concluded that all movements within the study area network operate at good levels of service or better and within the available capacity.

The applicant's consultant has noted that Street/Nottinghill Drive extension will be the primary access point minimizing the amount of cut through traffic through the existing residential area.

For further information regarding the traffic impact study visit: **[Link to the Traffic Impact Study](#)**

Q11 – Concern about parking.

- A. A parking review was prepared by the developer's consultant to compare the required and proposed parking supply, investigate the local travel demand characteristics, evaluate the transportation demand management (use of policies, incentives and infrastructure to shift behavior away from driving along), and evaluate the regional parking management worksheet. The review concluded that the proposed parking supply (i.e. 200 spaces) is considered appropriate given the expected number of vehicles.

For further information regarding the parking review visit: [**Link to Traffic Impact Study**](#)

Q12 – Concern about snow removal.

- A. 10 surface parking spaces are proposed (out of the 200 proposed), temporary on street parking while the surface parking is being cleared will have minimal effects on the City's ability to clear the future Nottingham Dr extension and Sparrow Ave. On site snow storage areas for the development will be determined at the site plan stage if this application is approved.

Q13 – Concern about lack of green space.

- A. The developer has increased the amount of outdoor amenity space to be included as part of the proposed development. A detailed design will be required to determine if the required outdoor amenity area will be reduced as part of the zoning by-law amendment application.

The front and exterior setbacks are being reduced from 4.5m (14.76ft) to 3m (9.84ft) and the minimum planting strips requirements will be maintained.

Greengate Park is located within 280 m (918.64ft) of the subject property.

Q14 – Concern about property values.

- A. The Municipal Property Assessment Corporation (MPAC) assesses the value of a property based on as many as 200 different factors. Five major factors usually account for 85% of a property's value including: 1) location 2) lot size/dimensions; 3) living area; 4) age of the house and; 5) quality of construction. Property taxes are not calculated based on market value but rather the assessed value of the property. The market value of a property depends on a host of factors including the state of the economy and the individual purchaser's preferences. Note that property values are not a consideration in land use planning recommendations.

Q14 – Affordable Housing.

- A. The developer has suggested that there may be an opportunity for 15-20% of the units in Building B to be affordable condo units (affordable based on the definition below), which represents 12-16 affordable units.

Affordable housing:

- in the case of ownership housing, the less expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area

Q15 – Shadowing.

- A. A shadow impact study was submitted by the applicant in support of the original 12 and 10 storey apartments. The proposed development has been revised to two 6 storey apartments and a revised shadow diagram will be visible on the City's Website once a revised submission is received from the applicant.

For further information regarding the original shadow impact study please visit:

[Link to the shadow impact study](#)

Q16 – How many units could fit on the site without site specific amendments?

- A. A maximum of 115 units could fit on the site if the property were rezoned to RM2 without site specific amendments. Without a rezoning only 1 unit would be permitted.

Q17 – How does access to the site work?

- A. One access driveway is proposed off of the future Nottinghill Dr extension. The driveway location will be finalized at the site plan stage.

Q18 – How will garbage removal work?

- A. Garbage removal will be private pick-up. Details regarding garbage removal will be required to be confirmed through site plan review if the Official Plan and Zoning By-law Amendment applications are approved.

Q19 – How will servicing work?

- A. The development is proposed to be on municipal water, sewer and stormwater services. These services are to be provided off of the future Nottingham Dr extension.

Q20 – If the developer makes changes to the development, will residents be notified?

- A. Any changes to the proposal prior to a recommendation report will be documented in the final recommendation report. Residents who have requested in writing to be informed about future meetings on the proposal will be notified when the recommendation report is going to the City's Planning and Development Committee/Council. Site details may change through the detailed site plan review process if the Official Plan and Zoning By-law Amendments are approved, but are still required to comply with the final approved zoning. Site plan review is not a public process unless Council specifically requires consultation.

Q21 – What is the tenure of the development?

- A. The developer has indicated that the proposed tenure is condominium. The City cannot regulate occupancy or tenure (rental versus ownership) through the Planning process.

Q22 – What other developments has this developer completed in the Region?

- A. Information regarding other developments completed by this developer have not been disclosed at this time. The developer will be partnering with a reputable builder and that will be decided at the site plan stage.

Q23 – Shouldn't the secondary plan underway in this area needs to be completed before this application proceeds?

- A. The secondary plan is still under review for this area and has not been adopted by Council. The application can proceed while the secondary plan is underway. Until a secondary plan has been approved, any development applications submitted within a secondary plan area will be reviewed in accordance with the transit-oriented development provisions in the City's Official Plan.

Q24 – Where can I find the studies that were submitted?

- A. The studies that were submitted with this planning application can be found on the City of Cambridge's Current Development Applications Page: [Link to Current Development Applications](#)

Q25 – Concern about the small pond constructed by the city.

- A. The property subject to this planning application (0 Main St, 61-65 Nottinghill Dr) does not have a small pond. The property to the east (955 Main St) contains a small pond. More information regarding the development of that property can be found at the following link: **[Link to Current Development Applications](#)**

Q26 – Concern about the notice sign

- A. The notice sign was posted along the Main St frontage and the future Nottinghill Dr extension which is not yet built. The sign company posted the notice sign along the future road extension in error, which has since been fixed. Notice was mailed to property owners within 120 metres of the site and was posted in the newspaper in accordance with the *Planning Act*.

Q27 – I purchased my home on the basis of a low density neighbourhood, what changed?

- A. The subject property has changed hands, and the current owner has decided to go forward with this application rather than what was originally planned.

Note: This Frequently Asked Questions document is intended to provide a short summary of a number of complex planning policies, regulations and processes. This document should be considered a working document which may be revised to incorporate questions and feedback as the processing of this application continues. Please refer to the provided links for additional information.