

**Notes**

**151 Main Street – Liaison Committee Meeting No. 1**

February 12, 2020  
 Secord Room, Cambridge City Hall  
 50 Dickson St., Cambridge, On  
 7:00 p.m.

**In Attendance:** Councillor Jan Liggett, Melissa Campion, Joni Hatishita, Nadia Koltun, Kristen Barisdale

**Staff:** Valerie Spring, Deanne Friess, Jason Leach, Karin Stieg-Drobig

**Applicant:** John Spina, Nicole Yang

**Regrets:** Colette DeSousa

**ITEMS**

**Lead**

**1. Introductions**

**Chair**

Councillor Liggett welcomed everyone and advised she will chair the meeting. Introductions were made and Councillor Liggett noted the reason to establish the neighbourhood liaison committee is to ensure concerns are heard prior to planning staff preparing a recommendation report for Council’s consideration. She explained no decision will be made this evening and encouraged those present to submit comments to City staff after the meeting. Any comments made throughout the meeting are made without prejudice.

**2. Terms of Reference**

**Staff**

Valerie Spring introduced herself and her role on the file. The Terms of Reference as previously circulated were discussed and all present accepted them. V. Spring noted the purpose of the meeting is to encourage dialogue. Ground Rules were reviewed and V. Spring asked committee members to voice their concerns as their comments are an important part of the planning process. She advised she will circulate notes from the meeting and a second meeting will be held if necessary to further the dialogue.

**3. Presentation - Land Use Planning and Decision Making Context**

**Staff**

Using a PowerPoint presentation, V. Spring explained the review process when a planning application is submitted and the role of the applicant, City staff, agencies and stakeholders. V. Spring also explained the decisions regarding planning applications are with Council and objections to planning applications are forwarded to the Local

Planning Appeal Tribunal.

V. Spring explained the planning framework as it relates to 151 Main Street. The Province, Region and Municipality have a role to play to ensure “Built Up” areas experience an increase of 45% new residential growth through infill projects or the redevelopment of existing properties. She explained the Regional policy direction for growth and the projected growth for the City of Cambridge. V. Spring explained development is required to conform to all levels of policy as set out by the Province, Region and Municipality.

V. Spring explained the Region will designate Major Transit Station Areas (MTSAs) as part of the Official Plan Review currently underway. It is anticipated the subject property will be within a 600m-800m radius the radius of two proposed stations. MTSAs are expected to have a minimum density of 160 people and jobs per hectare.

V. Spring gave an overview of the City Official Plan, City Zoning By-law and current zoning of the subject property. It was noted new infill development must meet compatibility requirements such as: density; height; landscaping; setbacks and transportation. V. Spring also described two studies currently underway: the Growth and Intensification Study which will provide the policy framework to guide future development and redevelopment and the Building Height Study. The subject property is within the boundaries of each of these studies.

V. Spring identified concerns raised by the community thus far. These include:

- No additional parking proposed
- No additional amenity space proposed
- Issues with the services shared with 8 Harris Street
- Concerns regarding construction noise and debris
- Retaining tenancy during construction

V. Spring explained planning policies can address:

- Parking
- Height
- Compatibility and
- Amenity space

Planning policies cannot address:

- Shared services with 8 Harris Street
- Disruptions due to construction

- Tenancy during and after construction

Nicole Yang, Planner for the owner gave a Powerpoint presentation stating the proposed two storey addition will add 2,000m<sup>2</sup> of new rental residences. N. Yang explained they have had a parking survey completed showing a utilization rate of 67%; therefore, there is adequate parking available for the proposed additional units.

#### 4. Discussion

Group

Issues discussed during the meeting include:

- Servicing capacity for new units; 40 units too much; 6 stories too much
- 60% of servicing paid by condo owners means they will be required to pay for the proposed units
- Frustration of condo owners regarding 60/40 servicing agreement; how to change this?
- What type of wood will be used? is it strong enough?
- Engineering requirements; guarantee they will be met; safety of building & residents.
- Building code requirements and fire safety
- Parking survey not an accurate measurement; individuals can be away, work shift, etc.
- Total number of residents that have assigned spaces over total number of parking spots available a more accurate measurement.
- Amenity space 20m<sup>2</sup> required; proposed is less than 10m<sup>2</sup>; not enough
- Need for affordable units
- Closest park offering child-friendly amenities is Soper Park
- Full and correct legal name of applicant be provided to allow open discussion
- Cooperation and resolution of outstanding issues between owner /applicant and condo board
- Provide links to committee members for information regarding this application.
- Action item list of who does what/ who is responsible for what
- Building material and appearance

#### 5. Next Steps

Staff

Councillor Liggett noted it is important for both sides to work to resolve issues which are outside the City's scope through open, honest and reasonable dialogue. The expectation is that both sides meet prior to the next meeting Neighbourhood Liaison Committee to address issues such as the shared services.

V. Spring explained next steps which include:

- Preparing a document of frequently asked questions (FAQ's) to be posted on the website
- Commitment of both parties to meet to work on resolving issues related to shared services
- Owner/ Representative to provide number of units with guaranteed/ paid parking and total number of parking spots
- Next liaison committee meeting to be confirmed through doodle poll. Proposed dates: April 6, 8, 9
- Request to have staff from Engineering, Building and Fire Department review application and confirm safety and sufficient services for the proposal
- City staff to post the parking study on the City website
- City staff to confirm the location of the LRT stations in the Galt Core Area
- Copies of the presentations to be posted on the City website
- Owner/Representative to confirm the building materials to be used on the exterior façade and the Ontario Building Code requirements for 6 storeys (wood)

Meeting adjourned at 8:25 pm