

**Notes**

**155 & 171 Guelph Avenue – Liaison Committee Meeting No. 1**

July 30, 2019

Erb Rm A, Cambridge City Hall

50 Dickson St., Cambridge, On

7:00 p.m.

**In Attendance:** Councillor Donna Reid; Mike Puopolo; Paul Puopolo; Sonny Lloyd; Emily Lloyd; Terrell Tanner; Geoff Beamer; David Butler; Amanda Stellings; Pete Vyse; Susan Fink; Barbra Maier; Kevin Worley; Joel Jansen

**Staff:** Matthew Blevins; Deanne Friess; Adam Ripper; Shannon Noonan

**Applicant:** Mike Puopolo; Paul Puopolo; Polocorp

**Regrets:**

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**1. Introductions**

Chair

Councillor Reid welcomed everyone and advised that she will chair the meeting.

**2. Terms of Reference**

Staff

Matthew Blevins introduced himself and his role on the file and opened the room for introductions. M. Blevins circulated the Terms of Reference and advised that we will receive comments and finalize at the next meeting. M. Blevins also explained the City's Core Values.

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

Staff

Matthew Blevins presented to the group the general planning context and advised the group of their role as a subcommittee, the role of the City and the Planning and Development Committee. M. Blevins also explained the decision making ability of Council and the ability for appeals to the Local Planning Appeals Tribunal.

M. Blevins explained the Planning framework and policy documents. M. Blevins explained the provincial direction for growth with 50% within the built up area, the Regional policy direction for growth and the City Official Plan. M. Blevins explained that development is required to conform to all levels of policy. M. Blevins gave an overview of the City Zoning By-law and current zoning of the subject properties. M. Blevins

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explained what applications are required for the development.

- M. Blevins identified the concerns that have been heard so far from citizens.

**4. Discussion**

**Group**

Mike Puopolo asked to hear from the group in a round table discussion.

Kevin Worley explained he is concerned with access off Guelph Avenue, density, height of apartment building and loss of trees.

Barbara Maier stated that she is concerned with traffic, safety and cycling route along Guelph Avenue with the narrow road width. She also explained she is concerned with the location of the exit on Shaw Avenue and the exit on Guelph Avenue with the distance from Shaw Avenue. She also expressed concerns with height of apartment building, loss of trees and bedrock blasting. B. Maier also stated that she would like to see trail network through the development.

Sue Fink stated that, in her opinion, the plan does not comply with the Official Plan with respect to density and compatibility. She also expressed concern with the height of apartment building.

Pete Vyse expressed his main concern is with traffic, the access to Shaw and loss of wildlife. P. Vyse also asked about sidewalks on Shaw, who pays for them and potentially cracked foundations. P. Vyse requested lights at intersections to control traffic. P Vyse also expressed concerns with guest parking.

Joel Jansen stated his concerns about setting a precedent, traffic, poor planning, not enough parking and fire access because of road widths and height/density.

Geoff Beamer expressed concerns with height of apartment and visual impact. G. Beamer also stated that parking and volume of traffic are a problem with the narrow road width of Guelph Avenue. G. Beamer expressed that there are safety concerns with people on sidewalks on Guelph Avenue.

Terrell Tanner stated that he did not see any provision for parks. T. Tanner expressed concerns with the height of the apartment building, garbage, loss of wildlife, accommodation of additional people in the community with additional vehicles and reduced setbacks on houses when additional parking is needed. T. Tanner expressed concerns over traffic and suggested reduced speed limit on Guelph Avenue and Queen Street. T. Tanner requested proof of what the City will be spending additional tax

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money on. T. Tanner expressed concerns with downtown businesses closing.

Emily Lloyd expressed concerns with noise pollution, light pollution and traffic. E. Lloyd would like to see trails, parks and lights at Fisher Mills. E. Lloyd would like more information on what the construction process will look like.

Sonny Lloyd asked for additional information on exit of Hill Head Street, where it will exit on Guelph Avenue and how much traffic will be headed south on Guelph Avenue. S. Lloyd asked if it is possible to move Hill Head Street exit on Guelph Avenue a little more south. S. Lloyd also expressed concern with height of the apartment building and possibility of lower height and not achieving the density targets.

Mike Puopolo presented what Polocorp is proposing and advised that they have heard their concerns and they feel the plan conforms to the intent of those policies. M. Puopolo expressed that “compatibility” does not mean the same based on the City’s official plan.

Mike Puopolo presented an alternative concept and discussion occurred on key points:

- Protection of heritage buildings
- Move Hill Head Street entrance slightly south
- Front yard setbacks are only for porches and garages will be set back 6m (19.68 ft) to accommodate parking
- Access to Guelph Ave is not feasible south of Forbes Estate for heritage reasons
- Trees south of Forbes Estate will be maintained
- Buffer of a treeline and fence along Shaw Avenue backyards and only single detached directly adjacent. Joel Jansen asked about how many trees/meters the treeline will be. M. Puopolo stated that fence discussions with the residents on Shaw will occur for maintaining existing fences or installing new fences. M. Puopolo stated the tree buffer is approximately 20m (65.6 ft). J. Jansen asked about ownership of the buffer. Paul Puopolo stated that the buffer will have open space zoning and not allow grading, sheds and tree removals in the buffer. P. Puopolo explained that the City has a tree preservation by-law and the home owner would require a tree cutting permit. Amanda Stellings stated that another option would be to put the tree buffer into the condo corporation as a common element. M. Blevins explained the requirement of a tree management plan with approval of a subdivision and compensation requirements for removal of any trees. M. Puopolo stated they are proposing to replant any trees they remove by

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planting double. K. Worley asked if the trees that would be planted could be planted on private property. M. Blevins advised trees have to be incorporated on private property and will follow up with Parks, Recreation and Culture division. E. Lloyd confirmed that some trees will be planted at the entrance on Hill Head Street.

- Full access on Shaw Avenue with cul-de-sac at the end of Shaw Avenue. B. Maier asked about trails. M. Puopolo explained that a proposed trail currently exiting on Shaw Avenue will connect with sidewalks and trail through the development along the open space portion. Trails will connect to Mill Run Trail in the same quality as in the Mattamy subdivision. Geoff Beamer asked question about the amount of trails. M. Puopolo explained that 30% of the land will be transferred to the City. G. Beamer asked about cost to the City for trail and park maintenance. M. Puopolo explained it would be naturalized with a trail. B. Maier requested no willow trees. M. Puopolo explained that environmental consultant will review the plantings.
- Reduce density to 40 units per hectare
- Maximum apartment building height of 10 storeys. M. Puopolo showed a concept view plan of the apartment building. B. Maier asked about the maximum height in the Official Plan. M. Blevins explained that the 5 storey height limit is only within the core area and the subject property does not have a height limit. This development will result in specific zoning which will include height limitations for the different types of development on the site. G. Beamer expressed concerns with the 10 storey height and the views of the building above to the tree line. G. Beamer suggested that 4 or 6 storeys would be more appropriate. J. Jansen asked what the actual height would be. M. Puopolo said approximately 30-35m (98-115 ft). M. Puopolo showed images of possible elevations for the apartment building. B. Maier asked how many units would be in the 10 storey building. M. Puopolo stated it would be approximately 115-120 units. G. Beamer asked what the view would be from downtown. P. Puopolo explained that just because you can see a building doesn't mean it is negative. David Butler explained that a site specific zoning by-law would be applied to the apartment to control the footprint of the building, setbacks, height, step backs and can work with the neighbourhood to control the look of the building. G. Beamer explained the concern is that a 12 storey building is not compatible next to a 2 storey building and a heritage estate. Terrell Tanner asked if the developer would consider two 5 storey buildings rather than one 10 storey building. M. Puopolo stated they will look into for the next meeting.
- More site specific zoning map to delineate the various land uses

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- Transfer over 30% of the land to the City for better trail connections
- Provide a road widening of an additional 2.1m to 2.5m (6.9 – 8.2 ft) for a bike lane and sidewalk within the rubble wall on Guelph Avenue. G. Beamer requested a visual representative of this bike lane at the next meeting. M. Puopolo stated he will try to get that information for the next meeting. K. Worley expressed concerns with road widening from his property and increase in speed because of widening of road. S. Lloyd asked if the road widening would carry to Shaw Ave. M. Puopolo stated they have no jurisdiction over private property. M. Blevins explained that a minimum road width is set through the Official Plan and it is a requirement of the developer through a development application to give that land to the City. Traffic calming and bike lanes on private lands City can enter into negotiations with the land owners.
- P. Vyse expressed concerns with adding a traffic signal at Fisher Mills. P. Vyse asked to give serious consideration to access south of Forbes estate rather than Shaw the access. S. Fink asked why not considering Fisher Mills connection and only an emergency access to Shaw Ave. P. Puopolo explained that technically it can be done but grades are severe and it would change the view. P. Puopolo explained it is a balance with heritage and trees and traffic studies indicate only 15% of the units are expected to go to Shaw Ave. K. Worley asked what is happening with Black Bridge and questioned what can be done with the volume of traffic. S. Noonan explained that an Environmental Assessment was done for Blackbridge Road and timing for work to be done there to improve the road for access. Guelph Avenue is considered a collector road. K. Worley asked if the bridge on Guelph Avenue will be widened. S. Noonan commented that congestion at certain times of day is reality. A. Ripper committed to following up with timing for the upgrades on Blackbridge. S. Noonan explained that traffic signals fall under the Region of Waterloo not the City. Traffic studies are reviewed by the City and Region to determine if a signal needs to be installed. S. Lloyd expressed that the traffic study is flawed in his opinion, but even if corrected still wouldn't warrant a traffic signal. P. Vyse asked about the laneway connecting to Shaw Ave. M. Puopolo explained that they are in discussions with adjacent land owners to transfer the land to them.
- B. Maier asked how the footings will go in for the apartment building. M. Puopolo stated that they cannot blast near a residential neighbourhood. P. Puopolo stated they are going to stay above the bedrock.
- P. Vyse clarified that they are going to look at changes to Shaw Avenue. M. Puopolo confirmed that they will have further discussions with the City.
- G. Beamer asked about notification of future reports to Council. M. Blevins

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explained they would be notified as they are on the mailing list and submitted studies are available on the website.

- T. Tanner asked if the City would consider a three way stop at Guelph Ave and Fisher Mills and the safety of the bridge on Guelph Avenue.
- P. Puopolo stated that a parking plan is provided with the development so there will be no spillover. M. Puopolo stated that the single detached will have double garage and driveway.

### 5. Next Steps

Staff

M. Blevins explained next steps which include:

- Comments on Terms of Reference to staff by August 16
- Second Liaison Committee Meeting will include discussion and acceptance of Terms of Reference, discussions of issues arising from this meeting and discussions about proposal.
- Next liaison committee meeting and the neighbourhood meeting in early fall 2019

Meeting adjourned at 9:05 pm