

PLANNING OPINION REPORT

**436 FOUNTAIN STREET SOUTH AND A PORTION OF 328
FOUNTAIN STREET SOUTH
CITY OF CAMBRIDGE, ONTARIO**

PREPARED FOR:

**CITY OF CAMBRIDGE, PLANNING DEPARTMENT
AND THE REGION OF WATERLOO**



PREPARED BY:

PATTERSON PLANNING CONSULTANTS INC.

**SCOTT J. PATTERSON, BA, CPT, MCIP, RPP
PRINCIPAL**

**6095 LINE 66
MONKTON, ONTARIO
N0K 1P0**

**PHONE: 519-577-9817
SCOTT@LPPLAN.COM**

**DATE: MAY 2020
PROJECT NO.: P-1143**

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1. INTRODUCTION

Patterson Planning Consultants Inc. has been retained by Kiah Group (Vista Ridge) Inc., owner of the lands at 436 Fountain Street South and Kiah Group Inc., owner of the lands at 328 Fountain Street South to provide this Opinion Report in support of a Draft Plan of Condominium application for the lands municipally known as 436 Fountain Street South (and the rear portion of 328 Fountain Street South) in the City of Cambridge (“subject property”). The owner is proposing to develop the property for a total of 11 units as a “Vacant Land Condominium” that will be developed for single detached homes. To support the proposed development a Zoning By-Law Amendment application is also required.

To facilitate the proposed development, an application for pre-consultation was submitted to the City of Cambridge and a meeting was held on August 30, 2018. The following documents were identified by the City of Cambridge as requirements to form a complete application.

- Zoning By-Law Amendment Application and requisite fees
- Planning Opinion Report.
- Environmental Impact Statement.
- Site Grading Plan.
- Site Servicing Plan.
- Stormwater Management Report.
- Public Consultation Strategy.
- Photometric Plan
- Urban Design Brief
- Environmental Impact Study (EIS)

In addition the Region of Waterloo requires the following:

- Section 59 notice
- Plan of Condominium application
- Planning Opinion Report
- Draft plan
- Noise Study
- Salt Management Plan

This report is intended to satisfy the City and Region’s requirements and guidelines for a Planning Justification Report and will constitute a Planning Opinion Report.

2. AREA DESCRIPTION

Subject Lands

The subject property is located in the Preston area of Cambridge, on Fountain Street South. The subject property has a frontage of 33.25m along Fountain Street South. The subject property has a total area of 14,645.6m² (1.466ha) and contains a single detached dwelling with the majority of the property being vacant / unused lands. The subject property is legally described as Lot 27 and Part of Lots 30 and 35, Municipal Compiled Plan 731 (formerly in the Town of Preston) in the City of Cambridge, Regional Municipality of Waterloo.

A municipal lane, owned by the City of Cambridge, bisects the subject property. As noted the lands fall under two ownerships:

436 Fountain Street South - Kiah Group (Vista Ridge) Inc. legally described as Part of Lots 30 and 35, Municipal Compiled Plan 731 (shown in red on the image below)

Rear portion of 328 Fountain Street South – Kiah Group Inc. – legally described as Lot 27, Municipal Compiled Plan 731 (shown in yellow on the image below).

The City and Regional mapping identifies the lands at 328 Fountain Street South as a larger parcel that has frontage onto the roadway. These lands are actually comprised of Lot 8 and Lot 9 of Registered Plan 522 and Lot 27, Municipal Compiled Plan 731. As the front portion of 328 Fountain Street South consists of two conveyable lots, it is the landowners intent to include the rear portion (Lot 27) into the development proposal for 436 Fountain Street South. Please note that the Lot 27 lands are Subject to an Easement (Inst. # WS 514818) to recognize existing servicing. It is the intent of the landowner that the other portions of 328 Fountain Street (Lot 8 and Lot 9) will develop as a stand-alone project. An approvals process has been initiated for those lands with a Site Plan Pre-Consultation process for those lands occurring with the City of Cambridge on February 6, 2020.

The municipal lane previously identified is illustrated in green on the image below. It is the intent of the proponent to acquire the municipal lane from the City of Cambridge and to include those lands in the Plan of Condominium where the proponent owns the lands on both sides of the laneway. In instances where the proponent does not own land abutting the lane, the proponent has offered to acquire the lands and incur the relevant costs of conveying those lands to the abutting property owners. The Office of the City Manager, Legal and Realty

Services Division of the City of Cambridge has been engaging in this process to have the laneway closed and conveyed accordingly as per this understanding.



Figure 1: Aerial photo of subject property (Source: Region of Waterloo GIS, 2018)

An unevaluated wetland has been identified / field verified and is located in the south-west portion of the property that also extends into adjacent properties. Most of the subject property, and surrounding lands are regulated by the Grand River Conservation Authority. The property contains a number of trees. The home with the 436 Fountain Street South address is located on the south-east portion of the property and is accessed directly via Fountain Street. This home does not form part of the redevelopment plans and will be demolished. The land rises from Fountain Street through the property to the established rear yards of the homes that front onto Parkview Crescent.

Further details regarding the topography etc. are included in documents submitted in support of the proposed development and have been updated to reflect the development plan accordingly.



Figure 2: 436 Fountain Street (Google Streetview)



Figure 3: Fountain Street South looking towards Shantz Hill Road (Google Streetview)



Figure 4: Fountain Street South looking South (Google Streetview)

Surrounding Lands

The lands are located on the northwest side of Fountain Street South, southeast of Shantz Hill Road. Other lands fronting on Fountain Street South have primarily been developed with single detached homes with all of the properties immediately abutting the subject lands being utilized for residential purposes. Parkview Crescent is located to the north west and the Speed River is at the east end of the area. Highway 401 is located further to the north west.

Fountain Street South and Shantz Hill Road are under the jurisdiction of the Region of Waterloo. Other roads in the overall area are local roads under the jurisdiction of the City of Cambridge.

The property is located in close proximity to the Parkway Public School and also in the area are Preston High School and St. Joseph Catholic Elementary School. The area is also well served by municipal parks (John Erb Park, Ravine Park, Riverside Park) and open space areas located in the Preston Community.

3. PROPOSED DEVELOPMENT

The proposed development consists of 11 units to be developed via a Vacant Land Plan of Condominium. The units are proposed to front on a street (a private road under a vacant land plan of condominium). The private road will enter the site from Fountain Street South and provide the point of access for all of the units. This roadway will contain a sidewalk and all units will be serviced with full municipal services, directly from the proposed condominium road. A copy of the condominium plan is provided below and larger version is included in Appendix "A".

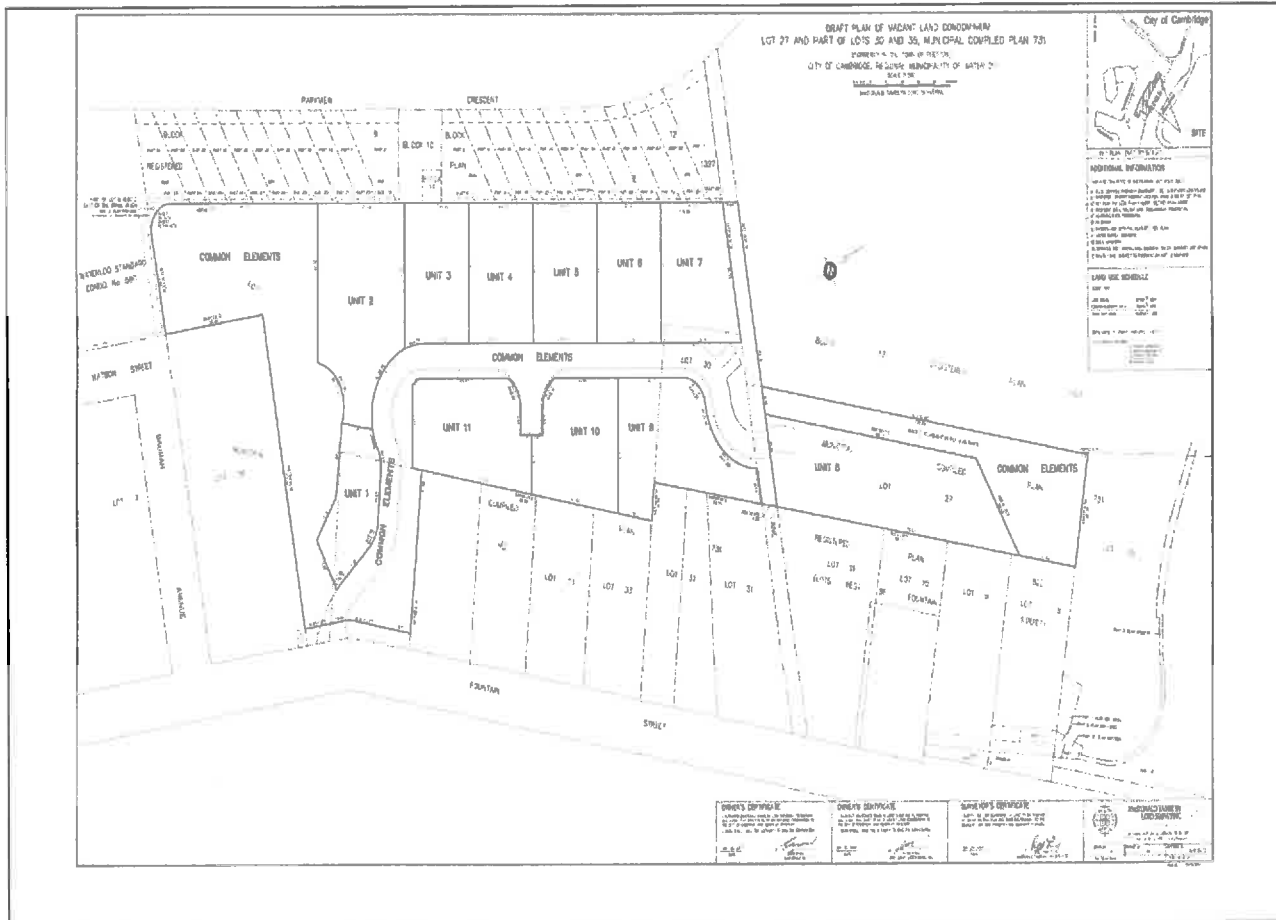


Figure 5: Vacant Land Plan of Condominium – MacDonald Tambllyn Lord Surveyors

The condominium road, open areas, areas subject to servicing constraints and the wetland area recommended for protection under the submitted "Environmental Impact Study" are proposed as "Common Elements". All units will be sold and homes will be built by purchasers. The building envelopes and setbacks are shown on the plan included under Appendix "B". All homes will have a minimum of two (2) parking spaces in the garage and driveway. As this is a

detached one family development with a minimum 20m lot frontage, a parking plan is not required. In any case, two visitor parking spaces are also proposed as common elements. A turn around area has also been provided to accommodate emergency vehicles and snow removal equipment etc. It is proposed that garbage and snow removal will be completed by private contractor retained by the condominium corporation.

The development will generally conform to or exceed the “R3” zoning which is applicable to the property. 9 of the 11 units will fully comply with the zoning regulations while site specific zoning is required to facilitate the development of Unit 1 and Unit 11. This is discussed in latter sections of this report.

4. PROVINCIAL POLICY STATEMENT (2020)

The 2020 Provincial Policy Statement (PPS) was issued by the Province under Section 3 of the *Planning Act*, and came into effect on May 1, 2020 and is applicable to all applications made under *The Planning Act* after this date. The PPS is a comprehensive statement of Provincial Policies and matters of Provincial interest related to land use planning and development. Its main objective is to achieve efficient land use and development patterns; to support sustainability by promoting strong, livable, healthy and resilient communities; to protect the environment and public health and safety; and facilitate economic growth.

The PPS is to be read as a whole, and not all policies will be applicable to every site, feature or area. Provincial plans are to be read in conjunction with the PPS and they take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

Land use planning decisions made by municipalities, planning boards, the Province or a commission or agency of the government must be consistent with the PPS. Where Provincial plans are in effect, planning decisions must conform or not conflict with them.

Specifically, the following policies of the PPS provide direction for development and support the proposed residential development on site:

Section 1.1.1: *“Healthy, livable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”*

The proposed development represents an efficient use of land as it will utilize an undeveloped or under developed parcel located in the “Built-Up Area”. The range and mix of housing is compatible with surrounding development and works with the topography of the site. An Environmental Impact Study has been prepared by a qualified professional that supports the proposal and recommends appropriate consideration to mitigate any negative impacts. Therefore the development is not expected to cause environmental or public health and safety concerns. The proposed development does not prevent the efficient expansion of a settlement area as it is not located adjacent to or significantly close to the limits of the defined settlement area. The proposed layout of the development represents a cost-effective pattern and standard that minimizes land consumption and the servicing costs. The proposal to develop a vacant land condominium is cost effective as it provides the best yield as compared to any other form

of development, which is compatible with surrounding uses without posing any negative impact on existing uses. Further, the proposed development incorporates measures to support the conservation of the natural features on the lands, particularly adjacent to the wetland which has been field verified on site.

Section 1.1.2: "Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by Provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas."

The subject property is designated "Built-Up Area" under the Region of Waterloo Official Plan and City of Cambridge Official Plan and is located within the designated settlement area of the City of Cambridge. The subject property has been identified and planned to accommodate a portion of the projected growth and development within the City of Cambridge and Region of Waterloo.

Section 1.1.3.1: "Settlement areas shall be the focus of growth and development."

The subject property is located within the City of Cambridge designated settlement area, which is intended to be the focus of growth and development.

Section 1.1.3.2: "Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*

- f) *are transit-supportive, where transit is planned, exists or may be developed;*
and
- g) *are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

The proposed residential development is for detached one family dwellings which will contribute to the efficient use of land, while respecting the adjacent uses. It will provide a bridge between typical subdivision development (detached one family and multi-family dwellings) to the north and north-west to the existing development on Fountain Street South. The proposed use is appropriate for and will efficiently use the infrastructure and public service facilities which are planned or available and does not represent an unjustified and/or uneconomical expansion.

Section 1.4.1: *“To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;*
and
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facility residential intensification and redevelopment, and land in draft approved and registered plans.”*

The above directs the Region of Waterloo and City of Cambridge to designate sufficient lands to accommodate projected growth. The subject property has been identified to accommodate development in the Region of Waterloo Official Plan and City of Cambridge Official Plan. The proposed Draft Plan of Condominium will help meet the projected needs of the residents of the City and regional market.

Section 1.4.3: *“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by:*

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,*
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resource, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) requiring transit supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

As noted earlier, the plan proposes detached one family dwellings and the proposed unit sizes would provide a good transition between existing larger lots along Fountain Street South and smaller lots / housing forms to the northeast and west. As such the proposed development

represents an efficient use of the lands, while ensuring that the proposal is compatible and complies with development standards as appropriate and applicable zoning etc.

Section 1.6.6.2: *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risk to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted, wherever feasible to optimize the use of the services.”*

The proposed development will be serviced by municipal sanitary & storm sewer services and municipal water services.

Section 2.1.1: *“Natural heritage features and areas shall be protected for the long term.”*

An Environment Impact Statement (EIS) has been prepared by a qualified professional that provides recommendations to protect the wetland and appropriate buffers and supports the proposed development.

Section 3.1.1: *“Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:*

- a) hazardous lands adjacent to shorelines of the Great Lakes – St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) hazardous sites.”*

As noted under the previous section, the proposed residential uses are located outside of the hazardous lands (wetlands and buffers), based on the delineated boundaries established by a qualified professional firm, in the previously noted EIS.

On the above basis, I am of the opinion that the Draft Plan of Condominium and Zoning By-Law Amendment will facilitate the appropriate development of the subject lands with a use that is compatible with the surrounding community and implements the planned function of the subject property. The proposed use and Draft Plan of Condominium is consistent with the policy direction of the 2020 Provincial Policy Statement by proposing the cost efficient development of

a property identified to accommodate growth, in a manner that utilizes existing municipal infrastructure and services.

5. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

The Province (MMAH) on May 2, 2019 released its plan to tackle the Ontario housing crisis called the More Homes, More Choice: Ontario's Housing Supply Action Plan. The plan involved reviewing every step of the development process and every policy regulation and piece of legislation to eliminate unnecessary steps, duplication and barriers. Changes brought forward on May 2, 2019 included Bill 108: *More Homes, More Choice Act, 2019* and a new Growth Plan.

As part of the Housing Supply Action Plan, the Ministry also released A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("A Place to Grow"), which amends and replaces the Growth Plan for the Greater Golden Horseshoe, 2017. The changes to the Growth Plan introduced through the Housing Supply Action Plan took effect on May 16, 2019.

The Growth Plan is a long-term plan that works together with other provincial plans to manage growth, build complete communities, curb sprawl by stipulating minimum densities and to protect the natural environment. The subject property is located within the Growth Plan Area and is therefore subject to the policies of the plan. The proposed Draft Plan of Condominium and associated Zoning By-law amendment applications must conform to the policies of the Growth Plan. The subject property is not associated with an "Urban Growth Centre" or the transportation policies associated with transit corridors in the Growth Plan.

Similar to the PPS, the Growth Plan provides policies & direction for managing growth and the protection of natural resources and agricultural lands. The Growth Plan provides for the building of compact, mixed-use, transit friendly, vibrant and complete communities; to manage growth while optimizing the use of infrastructure. The Growth Plan encourages intensification of the built-up areas by promoting infill and stipulating minimum densities for various urban communities located in the area covered by the Growth Plan.

A Place to Grow is the Ontario Government's program initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life. Since the introduction of the Growth Plan for the

Greater Golden Horseshoe in 2006, the Region has seen a shift to more compact development patterns, a greater variety of housing options, more mixed-use development in urban growth centres and greater integration of transit and land use planning.

The subject property is located within the “Built-up Area” as designated within the Growth Plan. The subject property is not associated with an “Urban Growth Centre” or the transportation policies associated with transit corridors in the Growth Plan.

In particular, policies 2.2.1 and 2.2.2 d. are the most relevant & applicable policies to the current application:

Policy 2.2.1

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

(a) the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;*
- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*

(b) within settlement areas, growth will be focused in:

- a. delineated built-up areas;*
- b. strategic growth areas;*
- c. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities;*
- d. areas with existing or planned public service facilities;*

Policy 2.2.2 Delineated Built-Up Areas:

- (a) encourage intensification generally to achieve the desired urban structure;*
- (b) identify the appropriate type and scale of development and transition of built form to adjacent areas;*
- (c) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*

- (d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- (e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- (f) be implemented through official plan policies and designations, updated zoning and other supporting documents.*

In my opinion, the proposal meets guiding principles and relevant policies of the Growth Plan as it assists in building complete communities, and helps the municipalities meet the density targets of the Growth Plan.

The proposal is an infill project and minor intensification located in a “Built-up Area”, with easy access to municipal services. The proposed detached one family dwellings use is similar to existing developments in the area and as such, is compatible with the surrounding neighbourhood uses. All the required services are available on Fountain Street South and would be extended into the property via the condominium road to support the project. The proposal will utilize and optimize the use of existing infrastructure. All other public facilities, such as schools, parks etc. are available in the area.

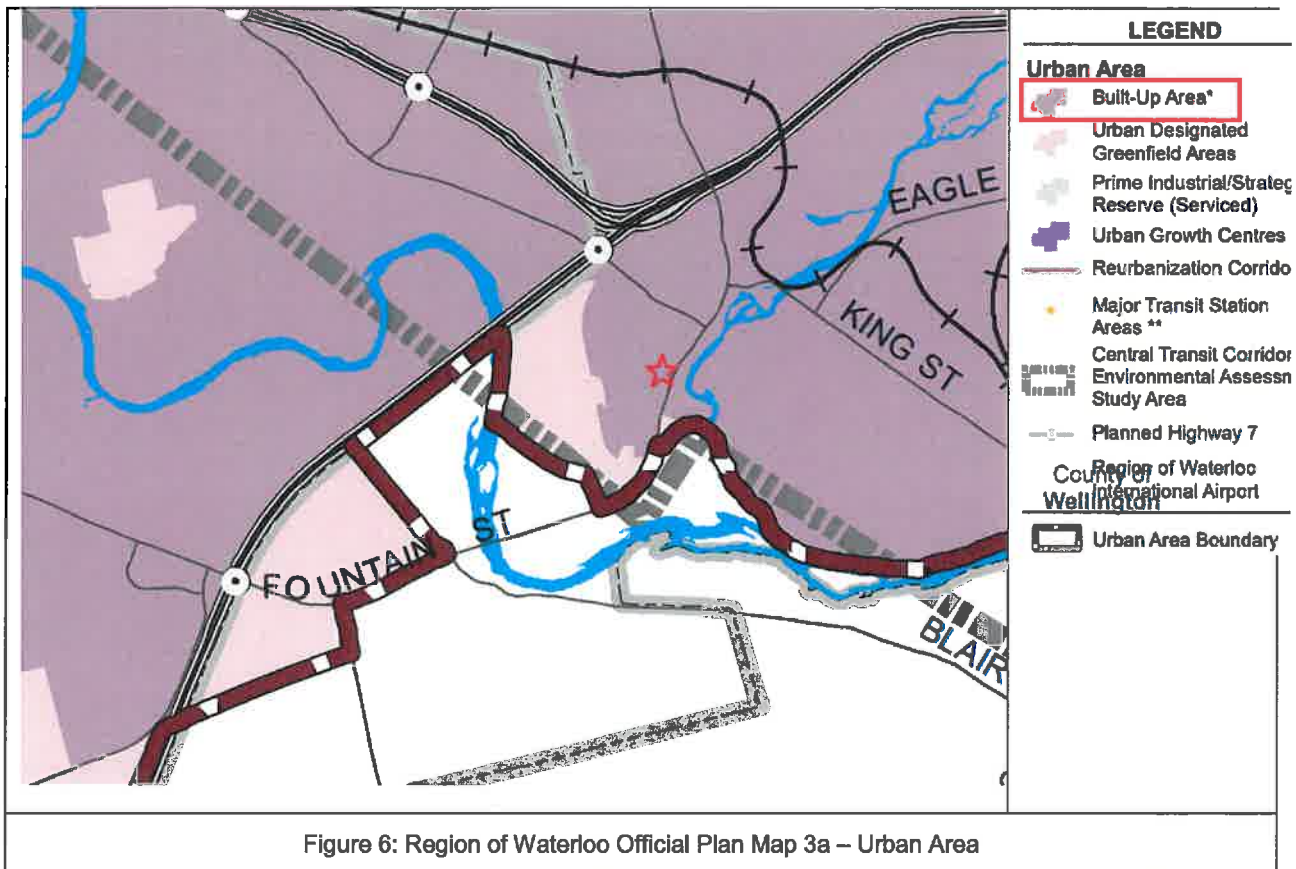
The Growth Plan policies require the minimum density requirements on a municipal level basis and not each individual development. The proposed development is an infill development, a minor intensification, will assist in meeting the above requirements especially 50 percent being located in the “Built-up Area”.

Both the PPS and Growth Plan require appropriate policies to be included in local official plans and are implemented by inclusion of appropriate policies in local (Region of Waterloo and City of Cambridge) official plans. As briefly outlined above and discussed in more detail in the Region of Waterloo and City of Cambridge official plan sections, I am of the opinion that the proposed Draft Plan of Condominium, and associated Zoning By-law amendment application, conform to the Growth Plan as it allows for the appropriate development of a vacant or under used property within a “Built-up Area”, the efficient use of municipal infrastructure and services, and the protection of natural heritage areas and features.

6. REGION OF WATERLOO OFFICIAL PLAN (2015)

The Region of Waterloo Official Plan (ROP) was approved by the Ministry of Municipal Affairs and Housing on December 22, 2010 and was subsequently appealed to the Ontario Municipal Board. The Ontario Municipal Board issued an oral decision to approve the Region of Waterloo Official Plan in part with further modifications and as a result, the document came into effect on June 18, 2015.

The subject property is located within the Urban Area and designated “Built-Up Area” on Map 3a in the Region of Waterloo Official Plan (Figure 6).



The Urban Area designation broadly identifies where the majority of the Regions development is to occur. Lands that have this designation contain the physical infrastructure and community infrastructure to support major growth, including transportation networks, municipal drinking water supply systems and municipal waste water systems as well as social and public health

services. For these reasons, lands within this designation have the greatest capacity to accommodate growth and serve as the primary focus area for employment, housing, cultural and recreational opportunities in the Region.

Under Policy 2B Planned Community Structure the ROP provides that:

Overall Goal – Promote balanced growth by directing a greater share of urban development towards the existing Built-Up Area and by contributing to the creation of complete communities in Urban and Township Designated Greenfield Areas.

Most of the Built-Up Area consists of established residential neighbourhoods where the majority of buildings are not expected to change significantly in use or form during the planning horizon of this Plan. These neighbourhoods vary in age and style and contribute to the region's vitality and quality of life. Any future development within or adjacent to these neighbourhoods will need to respect the existing physical character of the area.

As the proposal is for lands that are located within the "Built-Up Area and are underdeveloped, and propose detached one family homes similar to adjoining uses, it will conform to the above goal & policies of the ROP.

Further, Section 2.D.2 establishes development policies for development within the Urban Areas and in particular requires conformity with the general development provisions in Policy 2.D.1 of the Official Plan, which states as follows:

Section 2.D.1: *"In preparing or reviewing planning studies, or in reviewing development applications or site plans, the Region and/or Area Municipalities will ensure that development occurring within the Urban Area is planned and developed in a manner that:*

- (a) Supports the Planned Community Structure described in this Plan;*
- (b) Is serviced by a municipal drinking-water supply system and a municipal waste-water system;*
- (c) Contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;*
- (d) Protects the natural environment, and surface water and groundwater resources;*

- (e) Conserves cultural heritage resources and supports the adaptive reuse of historic buildings;*
- (f) Respects the scale, physical character and context of established neighbourhoods in areas where reurbanization is planned to occur;*
- (g) Facilitates residents' access to locally grown and other healthy foods in neighbourhoods; and*
- (h) Promotes building designs and orientations that incorporate energy conservation features and the use of alternative and/or renewable energy systems."*

In response to Section 2.D.1, it is submitted that the proposed development will:

- (a) Support the Planned Community Structure described in the Region of Waterloo Official Plan through conformity with the general policies guiding of the Urban Area;**
- (b) Will be serviced by a municipal drinking-water supply and municipal wastewater supply systems;**
- (c) Proposes an appropriate density, similar to surrounding low density uses and transition between the surrounding densities, and will support the principles of a complete community;**
- (d) The EIS prepared by Aboud & Associates supports the development and encourages the protection of the natural features on the subject property.**
- (e) There are no cultural heritage resources or historic buildings on the subject lands.**
- (f) Lot sizes, density, and nature that is complementary to the surrounding existing residential neighbourhood. The proposed development is in keeping with the policy direction for future development on the subject property and is designed such that it is complementary to the low density development existing within the surrounding neighbourhood;**
- (g) The project will not hinder residents' access to locally grown and other healthy foods in neighbourhoods; and**

(h) The project will provide the opportunity for residents to choose whether to incorporate renewable or energy conservation features into the design of their dwellings.

Fountain Street is noted as a Planned Transit Corridor on Map 5a of the Regional Official Plan. Shantz Hill Road is noted as an Existing Transit Corridor. Please see Figure 7 below.

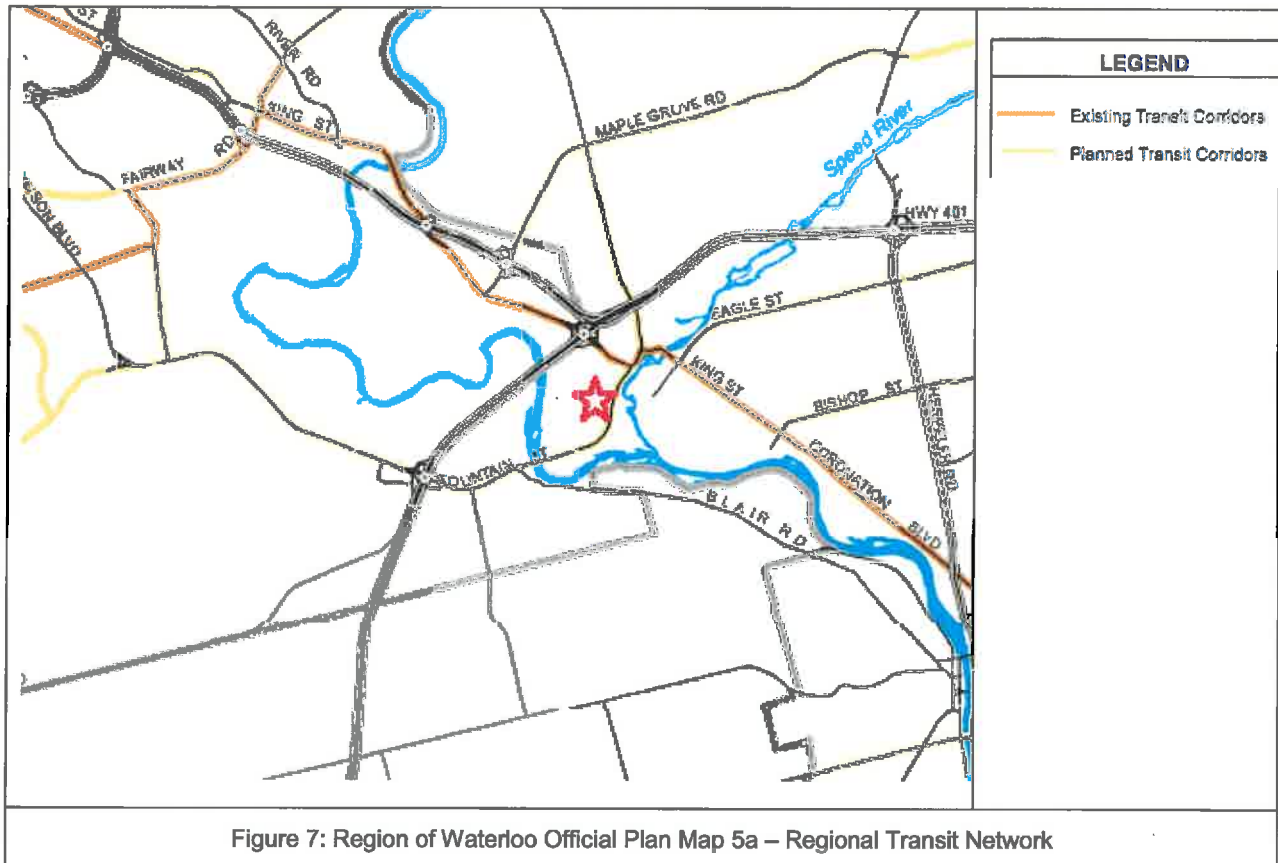


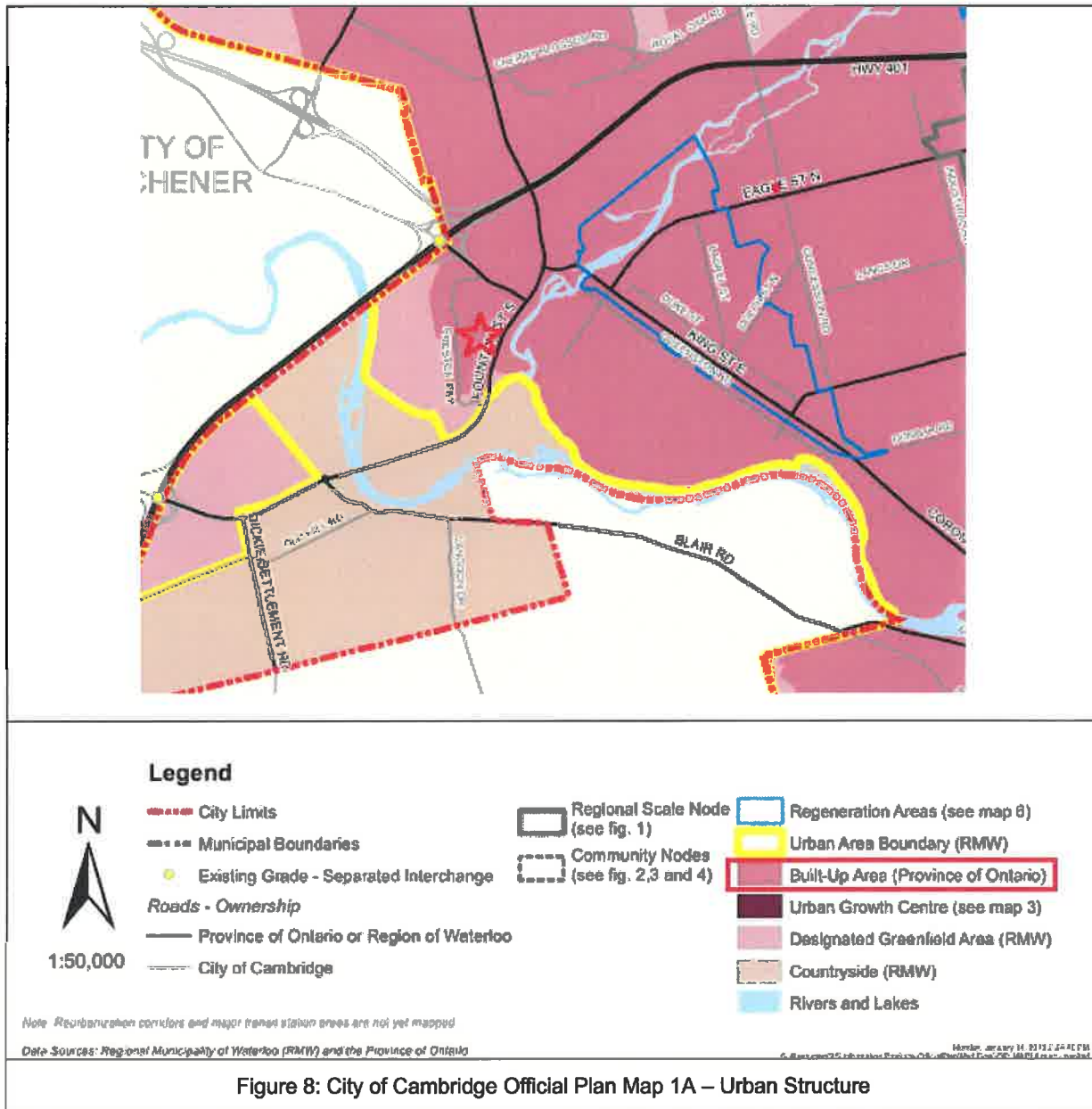
Figure 7: Region of Waterloo Official Plan Map 5a – Regional Transit Network

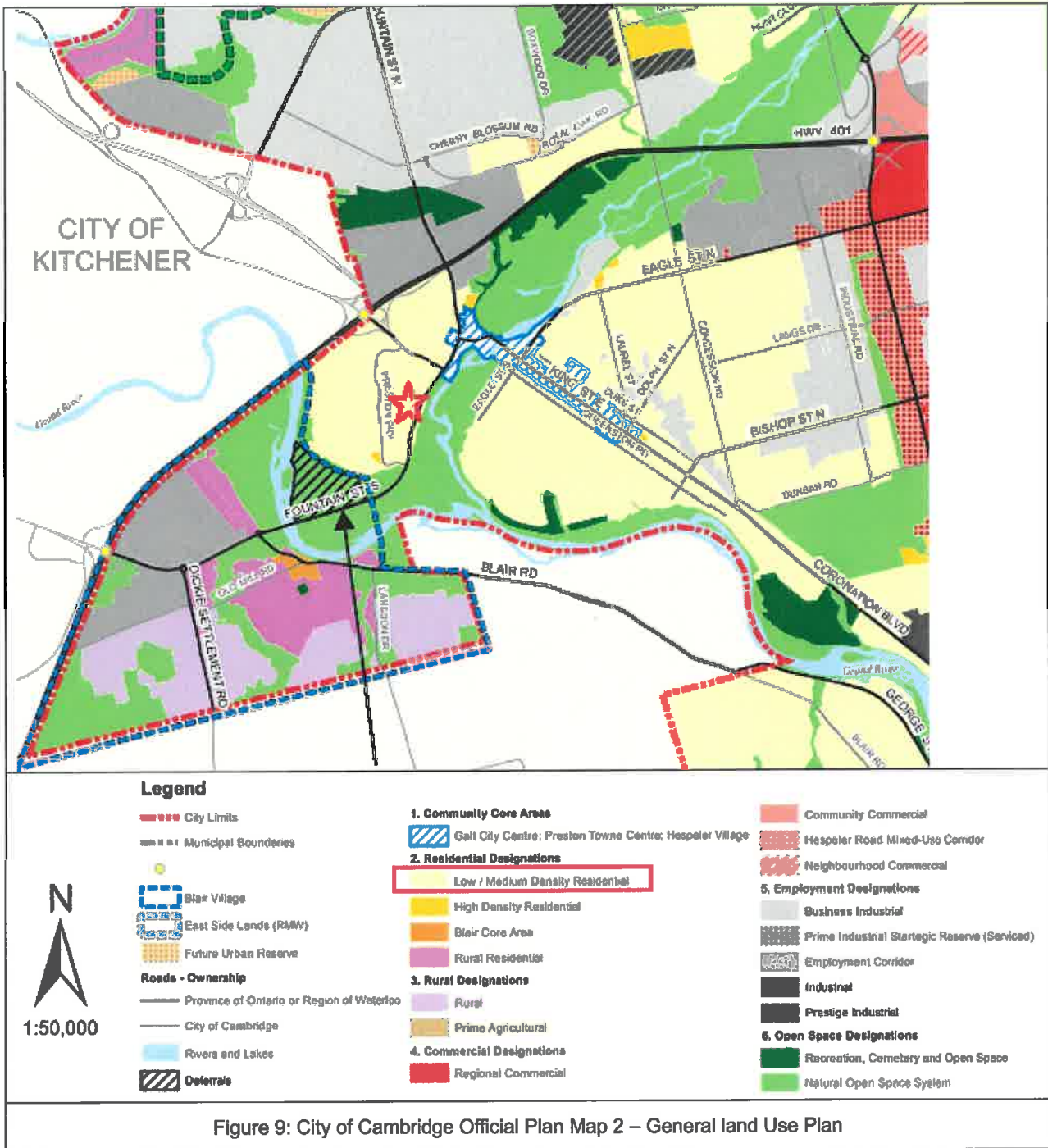
Regional Road 28 (Fountain Street) has a designated road allowance of 20.117m (Shantz Hill-Preston Parkway). While the right-of-way width varies in this area a road widening across the entire Fountain Street frontage will be required. An Ontario Land Surveyor has been engaged as part of this project and the amount of road widening has been determined and depicted on the plan of condominium. The landowner will work with the Region of Waterloo to have this conveyance completed as part of this approvals process. The proponent will also seek out and obtain an access permit to support the new access to Fountain Street South proposed in support of the development. The development plan has taken into account the road widening that will be required.

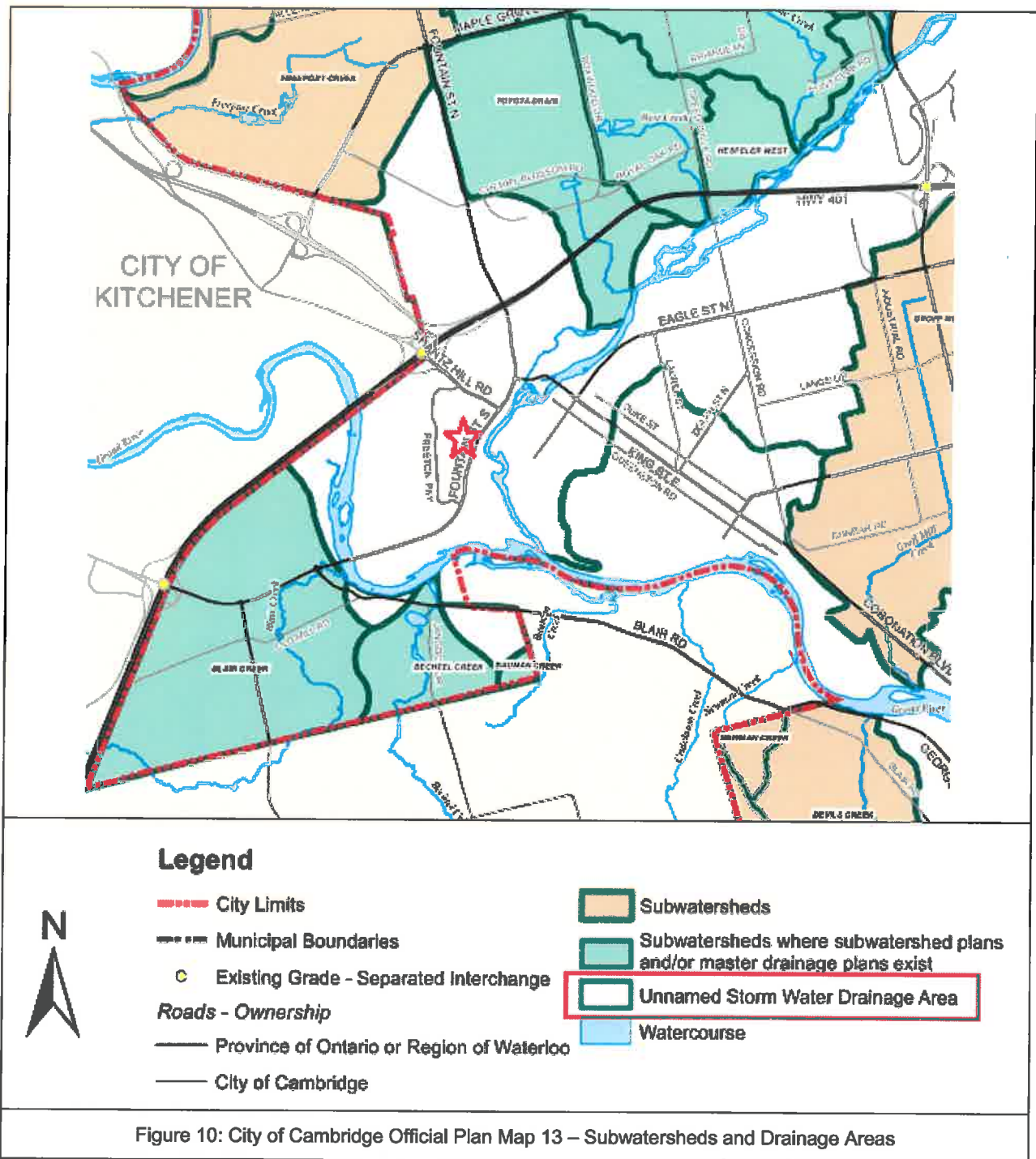
On the above basis, I am of the opinion that the proposed Draft Plan of Condominium and associated Zoning By-law amendment application conform to the policies of the Region of Waterloo Official Plan and the proposed development represents an efficient, compact development within the designated "Built-Up Area" that contributes towards completion of the community and is compatible with the surrounding neighbourhood.

7. CITY OF CAMBRIDGE OFFICIAL PLAN (2012)

On May 7, 2012, City of Cambridge Council adopted the City of Cambridge Official Plan, which was approved by Region of Waterloo Council on November 21, 2012 with modifications. The Official Plan was subsequently appealed to the Ontario Municipal Board. Following an Ontario Municipal Board Decision the plan came into effect on April 22, 2014. The subject property is included in the "Built-Up Area" on Map 1A and designated as "Low/Medium Density Residential" on Map 2 "General Land Use" of the Plan (see Figures 8 & 9). The property is also identified as being within an unnamed Stormwater area on Map 13 "Subwatersheds and Drainage Areas" (see Figure 10). A portion of the property is also identified as a "Locally Significant Natural Area" (LSNA) due to the presence of wetland, a wooded area and habitats of Species of Conservation Concern.







The relevant policies of the Cambridge official plan are discussed below:

Policy 2.2.Objectives and in particular the following policies provide:

c) to direct and encourage new development within the built-up area of the city where appropriate to accommodate projected population and employment growth;

e) to support a balanced approach to growth in which the focus for new development will increasingly be shifted from greenfield areas to intensification within the built-up area;

f) to plan for compact urban development that maintains a balanced land supply, including residential, employment and commercial uses, and promotes mixed use, transit oriented development;

Built-Up Area policies of the Cambridge Official Plan provide:

2.6.1 Intensification within the Built-up Area

1. Future development within the City of Cambridge built-up area will contribute to meeting or exceeding the Regional reurbanization target. By the year 2015 and for each year thereafter, a minimum of 45% of all residential development will occur within the built-up area of the region as a whole. The City in collaboration with the Region will monitor development within the built-up area.

2. Intensification is encouraged throughout the built-up area of Cambridge.....

3. These areas for intensification are intended to attract a significant portion of future population and employment growth.

4. The appropriate type and scale of development within the areas identified for intensification in Policy 2.6.1.2 may be determined through Community Plans, Secondary Plans and/or other supporting studies.

5. The City, in collaboration with the Region will, where appropriate, establish minimum density targets for intensification consistent with existing or planned transit service levels.

6. Intensification within the built-up area will be planned and designed to:

a) Support vibrant neighbourhoods through the inclusion of a diverse and compatible mix of land uses, including residential and employment uses;

b) Provide for a range and mix of housing that takes into account affordable housing needs;

c) Incorporate high quality public open spaces;

d) Support walking, cycling and transit;

e) Support the cultural heritage of the area;

f) Generally achieve higher densities than surrounding areas; and

g) Ensure an appropriate transition of built form to adjacent areas; and

h) Maintain, enhance or wherever feasible and appropriate, restore the natural environment.

8. Infill, intensification and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible.

The site is located in the "Built-Up Area" and the plan encourages & directs intensification to the "Built-Up Area". The proposal is to develop a vacant or under developed property as encouraged by the plan. It is a minor infill development that respects the existing character of the neighbourhood. The proposed development for detached one family dwelling is of similar form to other properties in this neighbourhood. It provides for a transition between the existing larger lot development along Fountain Street South and the existing homes on Parkview Crescent. It will help the City and Region meet their density targets.

Chapter 8 of the City of Cambridge Official Plan establishes the Land Use Policies and Designations. The subject property is designated "Low/Medium Density Residential". The Low/Medium Density Residential designation allows a maximum density of 40 units per hectare. The proposed development is approximately 8 units per gross hectare and as such the development conforms to the density policies.

Studies have been conducted and an Environmental Impact Study (EIS) has been prepared by Aboud & Associates Limited, a qualified consulting firm, about the protection and appropriate buffering of the wetland, treed areas, and LSNA related matters.

On the above basis, I am of the opinion that the proposed development, the Vacant Land Plan of Condominium and associated Zoning By-law amendment, conforms to the policies of the City of Cambridge Official Plan and will facilitate the appropriate residential development of the lands and will contribute to the creation of complete communities. The proposed development will make efficient use of municipal infrastructure and services.

8. CITY OF CAMBRIDGE ZONING BY-LAW No. 150-85

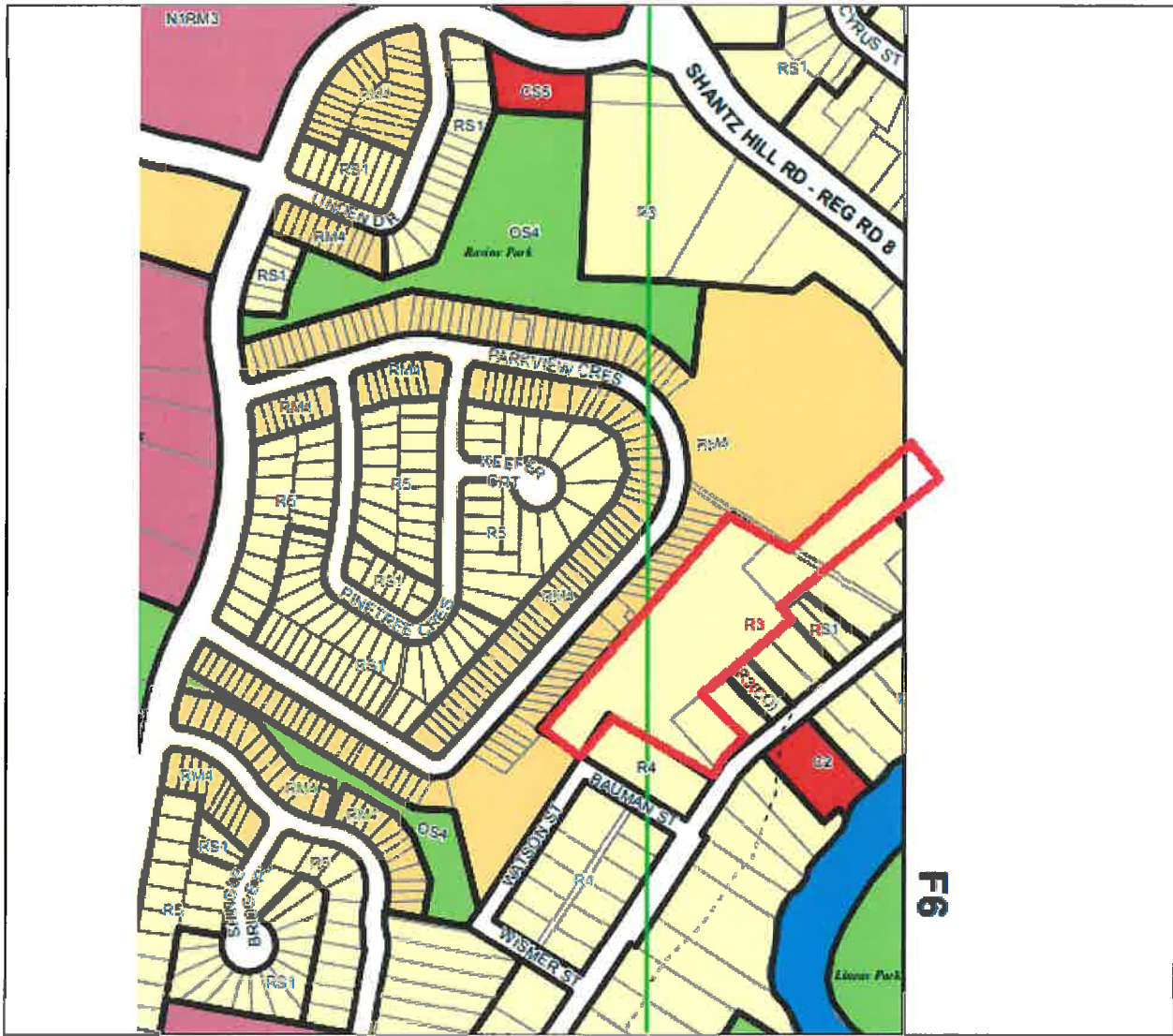
The City of Cambridge adopted Zoning By-law No. 150-85 on October 27, 1985. 436 Fountain Street South and the rear portion of 328 Fountain Street South are zoned Residential "R3" zone in the City of Cambridge Zoning By-law No. 150-85, which permits detached one-family dwellings, residential special care facilities and accessory uses and structures. This zone requires a lot frontage of 20m and minimum lot area of 600 sq. m. for detached one family dwellings as proposed in this development.

An amendment to the Zoning By-law is required to rezone the "R3" zoned lands to recognize the deficiency in one of the unit sizes and to recognize setback modifications. An amendment to the Zoning By-law is also required to allow the units to front on the "Vacant Land Condominium" road.

The homes will be built by individual purchasers of the condominium lots. The building envelopes for all lots are shown on Appendix "B". The bulk of the units / lots are of sufficient size to meet all the regulations of the "R3" zone. As this is detached one family development with a minimum 20m lot frontage, a parking plan is not required. In any case, there would at least two parking spaces, in tandem, on each lot. Furthermore, two visitor parking spaces are proposed as common elements.

At the discretion of the City, the field verified wetland boundaries can be placed in the "OS1" zone similar to other wetlands areas, either as part of the current amendment or as part of a future general amendment to the Zoning by-law.

In the surrounding area, the abutting properties fronting on River Road are zoned "R3", "RS1" and "RM4. Lands to the north and north-west are zoned "RM4". The lot immediately abutting the property to the south is zoned "R4".



GENERALIZED ZONING CATEGORIES	INDUSTRIAL	MEDIUM HIGH DENSITY RESIDENTIAL	Regulatory Flood Line See Section 2.1.8
AGRICULTURAL	INSTITUTIONAL	OPEN SPACE	Municipal Boundary
COMMERCIAL	LOW DENSITY RESIDENTIAL		

Figure 11: City of Cambridge Zoning By-law No. 150-85

Appendix "C" contains a table which summarizes the development on a per unit basis compared to the regulations of the "R3" zoning.

As noted previously the following zoning amendments are required:

1. To allow the lands to front onto a private (condominium) roadway.
2. To allow a reduced Rear Yard setback for Unit 11 from 7.5m to 5m.
3. To allow a reduced Lot Area for Unit 1 of 455m²
4. To allow a reduced Minimum Front Yard for Unit 1 to 1.0m.

The particular deviations from the by-law are illustrated below and are meant to facilitate the development of two of the units / lots with modest deviations from the zoning by-law and to recognize development constraints that have been identified via the design of the proposal. In both instances we would suggest that these site specific regulations would not result in any impacts to any abutting property that would not be supportable. As part of the analysis to generate the plan of condominium and the engineering drawings, building envelopes have been created on each of the proposed units (lots). It has been noted that site specific zoning is required for Unit 1 and Unit 11 while the remaining Units and the development proposed thereon of detached one-family dwellings would readily comply with the "R3" zoning.

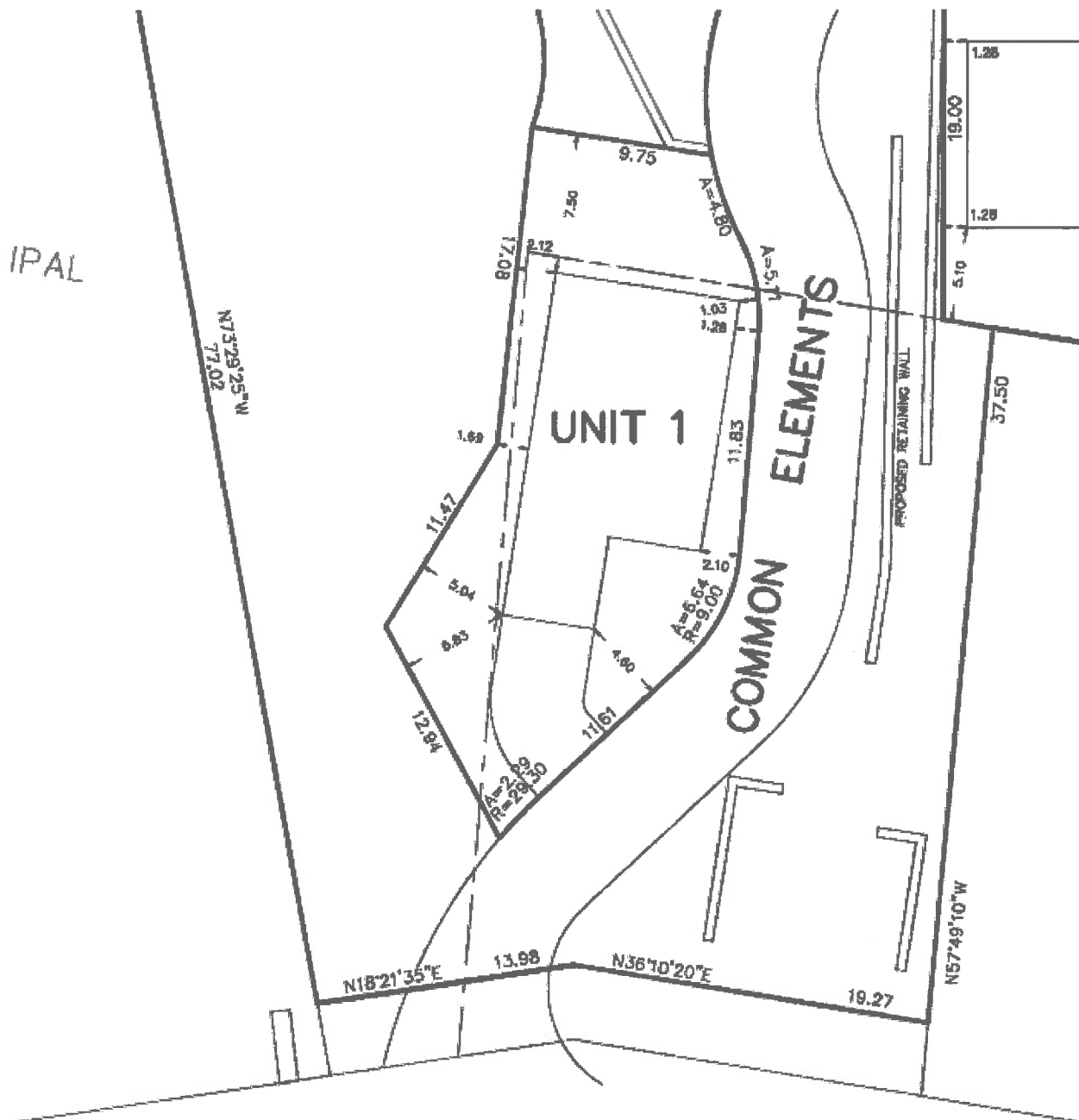


Figure 12: Site Specific Zoning - Unit 1

Given the configuration of the lot we propose that the residential dwelling would be focused towards Fountain Street South. As such the setback modifications would reflect the proposed layout of the house on the unit. The reduction in lot area also recognizes the unique configuration for the unit (lot) shape that results in providing appropriate buffers to the wetlands that has been field verified on site.

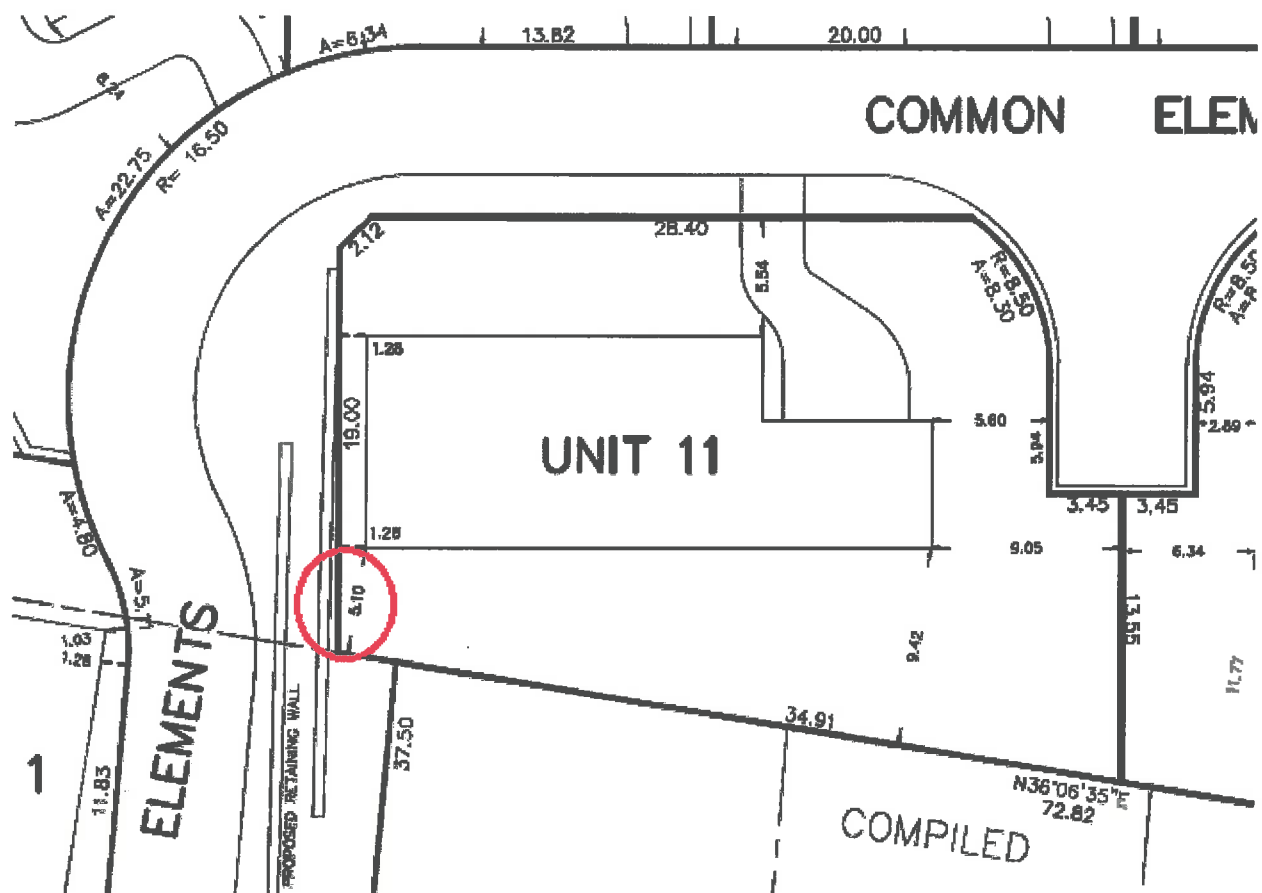


Figure 13: Site Specific Zoning – Unit 11

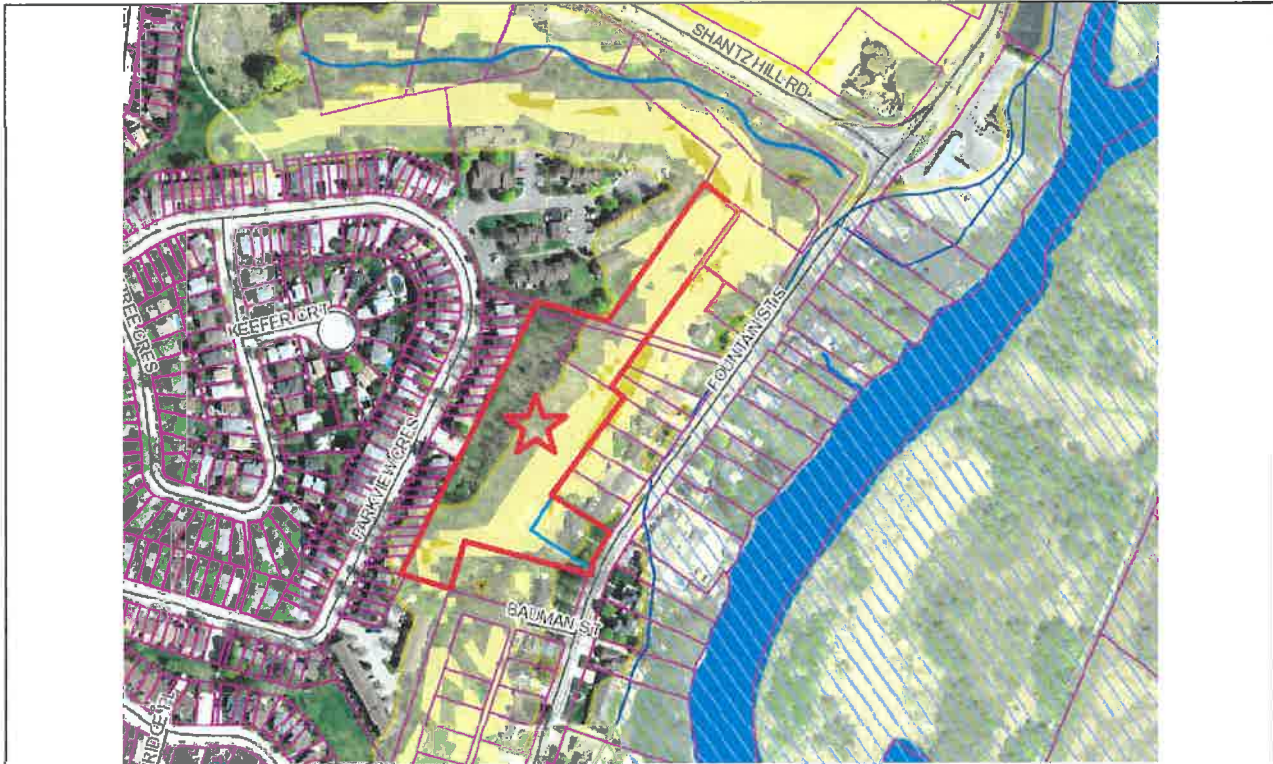
The minor reduction in the rear yard setback requirement would allow flexibility at the time when a building permit is sought for Unit 11 and would allow for a more uniform building envelope. We believe this reduction is minor in nature as it is only applicable to a small portion of the lot whereas the remainder of the lot would have the required setback.

9. GRAND RIVER CONSERVATION AUTHORITY

The field verified wetland as well as part of the subject property is located within the regulated area and subject to the approval of the Grand River Conservation (GRCA). The GRCA requires submission of preliminary grading plans, an Environmental Impact Study (EIS) functional servicing storm water management report.

An Environmental Impact Study has been prepared in support of the development that addresses the requirements of the Grand River Conservation Authority. The EIS recommends protection of the wetland and recommends with justification for a 10m wide buffer. The wetland

limit was field verified with GRCA and City staff and surveyed to ensure accuracy. The buffer has been off-set from this limit. All units proposed for residential uses and the proposed road are located outside of the wetland buffer limits. The EIS will be submitted to the GRCA for its review and approval. In due course a permit would also be applied for and obtained from the GRCA prior to the development taking place. These requirements would be included as conditions of draft approval by the Region of Waterloo.



Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> Regulation Limit (GRCA) Floodplain (GRCA) <ul style="list-style-type: none"> Engineered Estimated Approximate Floodplain - Special Policy Area (GRCA) Slope Erosion (GRCA) <ul style="list-style-type: none"> Steep Oversteep Toe | <ul style="list-style-type: none"> Slope Valley (GRCA) <ul style="list-style-type: none"> Steep Oversteep Regulated Watercourse (GRCA) Regulated Waterbody (GRCA) Wetland (GRCA) Lake Erie Flood (GRCA) Lake Erie Shoreline Reach (GRCA) Lake Erie Dynamic Beach (GRCA) Lake Erie Erosion (GRCA) Parcel - Assessment Public (MPAC/MNRF) |
|---|--|

Figure 14: Grand River Conservation Authority Map. Source: GRCA Web-Map, Version 2.11

10. PUBLIC CONSULTATION STRATEGY

In my opinion, a formal public meeting as required under the *Planning Act* would be sufficient to inform and seek input from the neighbours. As per City policy, the City would be advertising the application for the Zoning By-law Amendment in the local newspaper, and sending notices to property owners within 120m of the property. These notices would include the details of the application, and time and date of the public meeting. A sign to be supplied by the City will also be posted on the property by the applicant. In my opinion these steps are sufficient for this type of application. However, the owner is also amenable to the holding of a neighbourhood meeting if required by the City.

11. SUPPORTING STUDIES

As noted earlier, the following were required by the City of Cambridge as part of a complete application:

- Planning Justification Report.
- Environmental Impact Statement.
- Site Grading Plan.
- Site Servicing Plan.
- Stormwater Management Report.
- Functional Servicing Report.
- Public Consultation Strategy.

In addition the Region of Waterloo requires the following:

- Section 59 notice
- Plan of Condominium application
- Planning Opinion Report
- Draft plan
- Traffic Noise Study
- Salt Management Plan

The applications, required fees, and materials required are being submitted together. This Planning Opinion Report addresses all the related planning policies including Provincial Policy Statement, Growth Plan, and Official Plans including a Public Consultation Strategy, and Zoning By-law etc.

All the other studies and reports e.g. Environmental Impact Statement, Functional Servicing Report, Site Servicing Plans that includes preliminary Site Grading & Drainage, and Traffic

Noise Study have been prepared by qualified professionals all of which support the application and the proposed use. The recommendations of these documents have been taken into consideration in the design of the proposal. The required number of copies, including digital copies of all documents, are being submitted with the application.

In brief:

- The Environmental Impact Statement prepared by Aboud & Associates Limited supports the proposal. It makes recommendations about the protection of the wetland and recommends and provides justification of a minimum 10m buffer from the wetland and concludes as follows:

“It is our opinion that the measures to mitigate construction impacts from the proposed residential development will result in no negative impacts to natural heritage features identified adjacent to the proposed development. The Non-Significant Wetland under 0.5ha in size identified adjacent to the proposed development will be protected. While areas of woodland will be cleared, the woodland consists of a regenerating Black Walnut community with low diversity and the Natural Heritage System will not be impacted negatively”

- Servicing and Grading of the subject property to support the development can occur in a manner consistent with good engineering practices.
- Traffic Noise can be addressed for the project as per the results and recommendations of the Noise study.
- This Planning Opinion Report being submitted provides an opinion on the suitability of the proposal.

12. CONCLUSION

The proposed development is consistent with or does not conflict with both the Provincial Policy Statement, 2020 as well as the Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2019. The proposal complies with the relevant policies of the Region of Waterloo Official Plan, which designates the lands as being within the “Built-Up Area”. The proposal also complies with the relevant policies of the City of Cambridge Official Plan, which designates the lands as “Low/Medium Density Residential” and being within the Designated “Built-Up Area”.

The proposed development consists of detached one family dwellings on 20m (minimum) lot frontages, which will provide transition between larger lots along Fountain Street South and smaller lots located on Parkview Crescent. The homes are proposed to be part of a vacant land condominium and will have access and services from a private street as part of the condominium. This is an acceptable method of development under the applicable legislation. The zoning amendments required to facilitate this development are modest and appropriate.

It is my professional opinion that the proposed Draft Plan of Condominium and Zoning By-Law Amendment are appropriate for the development of these lands based on the following:

- This form of development is supported by and is consistent with/conforms to all applicable Provincial Policy documents;
- The proposal conforms to the Region of Waterloo Official Plan and City of Cambridge Official Plan;
- The proposed development will result in the efficient development of an existing underutilized residential property on land that is located in the “Built-up Area” and would be on full services and with access to all the municipal amenities;
- All required studies and reports have been completed and support the development
- Detailed studies and reports will be generated in support of final approval and registration.

Based on the above factors, it is my professional opinion that the proposed use as part of a Draft Plan of Vacant Land Condominium is an appropriate form of development of these lands and represents good planning. As such the associated Zoning By-law amendments are also appropriate and should be approved.



Scott J. Patterson, BA, CPT, MCIP, RPP

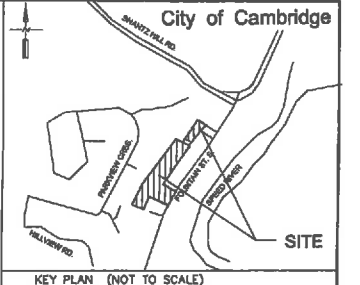
Principal

Patterson Planning Consultants Inc.

APPENDIX A

VACANT LAND PLAN OF CONDOMINIUM

DRAFT PLAN OF VACANT LAND CONDOMINIUM
LOT 27 AND PART OF LOTS 30 AND 35, MUNICIPAL COMPILED PLAN 731
 (FORMERLY IN THE TOWN OF PRESTON)
 CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO
 SCALE 1:300
 MacDONALD TAMBLYN LORD SURVEYING



ADDITIONAL INFORMATION
 (UNDER SECTION 51(7) OF THE PLANNING ACT, R.S.O. 1990)

- a) O.L.S. DETERMINED PROPERTY BOUNDARIES: SEE SURVEYOR'S CERTIFICATE
- b) PROPOSED/ EXISTING HIGHWAY LOCATION, NAME & WIDTH: SEE PLAN
- c) KEY PLAN NOT LESS THAN 1:10,000: SEE KEY PLAN ABOVE
- d) PROPOSED USES: VACANT LAND CONDOMINIUM, RESIDENTIAL
- e) ADJOINING USES: RESIDENTIAL
- f) AS SHOWN
- g) NATURAL AND ARTIFICIAL FEATURES: SEE PLAN
- h) WATER SUPPLY: MUNICIPAL
- i) SOILS: UNKNOWN
- j) SERVICES: WELL, HYDRO, GAS, MUNICIPAL WATER, SANITARY AND STORM
- k) RESTRICTIONS: SUBJECT TO EASEMENT BY INST. # V5514818

LAND USE SCHEDULE

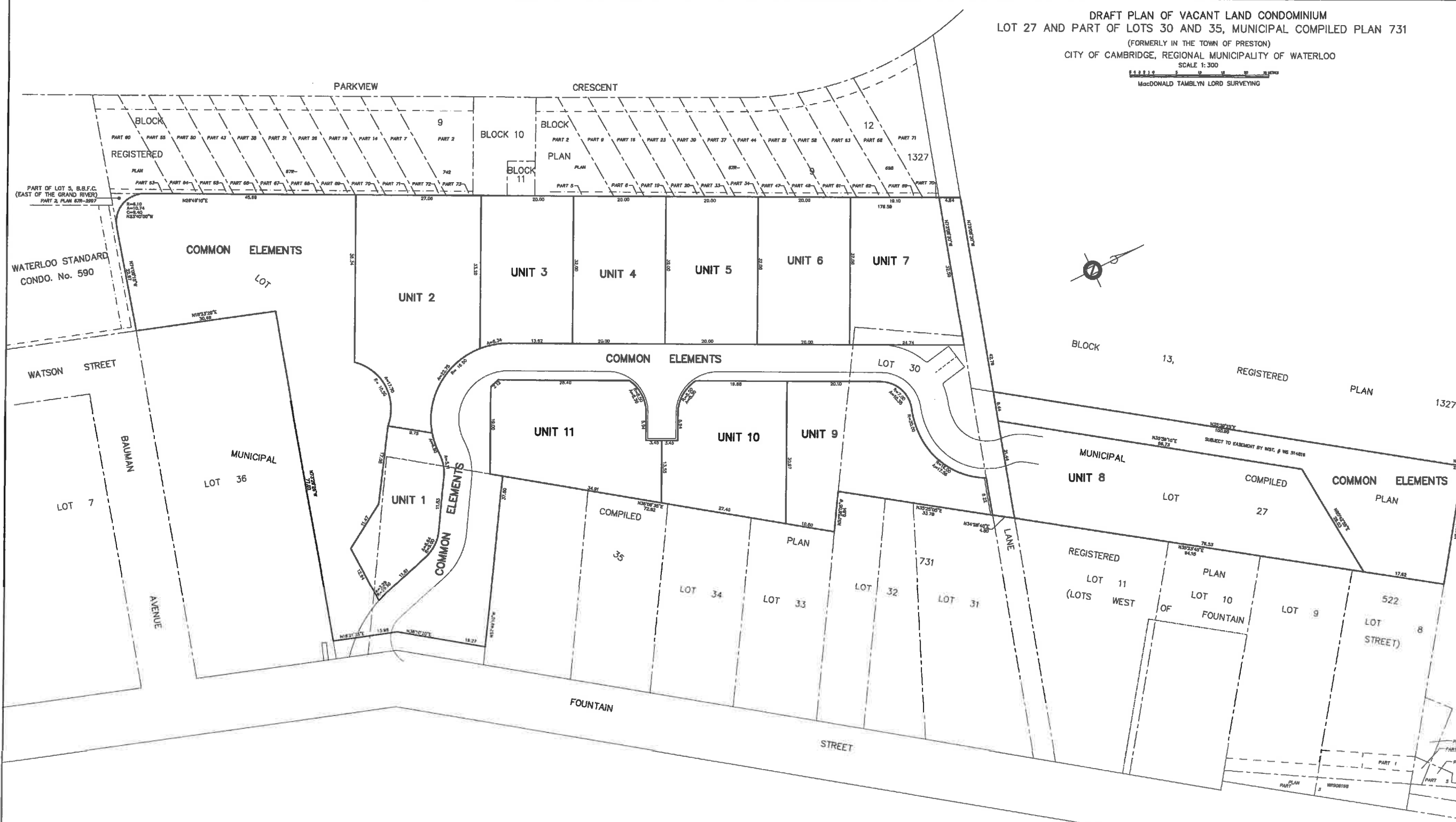
ZONING: RM1

UNIT AREA:	8,796.72 SQ. FT.
COMMON ELEMENTS AREA:	8,000.00 SQ. FT.
TOTAL SITE AREA:	14,800.00 SQ. FT.

TOTAL UNITS: 11 VACANT LAND UNITS - LEVEL 1

TOTAL PARKING PROVIDED:

11 SPACES (DAMAGED)
11 SPACES (IMPROVED)
3 SPACES (SYSTEM)
25 SPACES TOTAL



OWNER'S CERTIFICATE
 I AUTHORIZE MacDONALD TAMBLYN LORD SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF CAMBRIDGE AND REGION OF WATERLOO.
 I, SEAN O'NEILL, HAVE THE AUTHORITY TO SIGN THE CORPORATION

MAY 20, 2020
 DATE
 SEAN O'NEILL
 VPM GROUP INC.

OWNER'S CERTIFICATE
 I AUTHORIZE MacDONALD TAMBLYN LORD SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF CAMBRIDGE AND REGION OF WATERLOO.
 I, SEAN O'NEILL, HAVE THE AUTHORITY TO SIGN THE CORPORATION

MAY 20, 2020
 DATE
 SEAN O'NEILL
 VPM GROUP (NATA HOLD) INC.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE CORRECTLY AND ACCURATELY SHOWN.

MAY 20, 2020
 DATE
 ROY LORD, O.L.S.
 MacDONALD TAMBLYN LORD SURVEYING

MacDONALD TAMBLYN LORD SURVEYING

50 FLEMING DRIVE, UNIT 2, CAMBRIDGE, ON N1T 2B1
 T: (519) 845-1111 F: (519) 845-1112 WWW.MTLORDSURV.COM

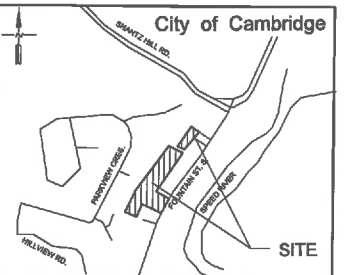
OWNER: RM1	CREATED BY: RL	REFERENCE: 16-03-380-03
DATE: MAY 20, 2020	FILE: 16-03-380-03	SCALE: 1:300/200

PLOTTED: 30/05/2020

APPENDIX B

VACANT LAND PLAN OF CONDOMINIUM WITH BUILDING ENVELOPES ILLUSTRATED

DRAFT PLAN OF VACANT LAND CONDOMINIUM
LOT 27 AND PART OF LOTS 30 AND 35, MUNICIPAL COMPILED PLAN 731, AND
 (FORMERLY IN THE TOWN OF PRESTON)
CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO
 SCALE 1:300
 MacDONALD TAMBLYN LORD SURVEYING



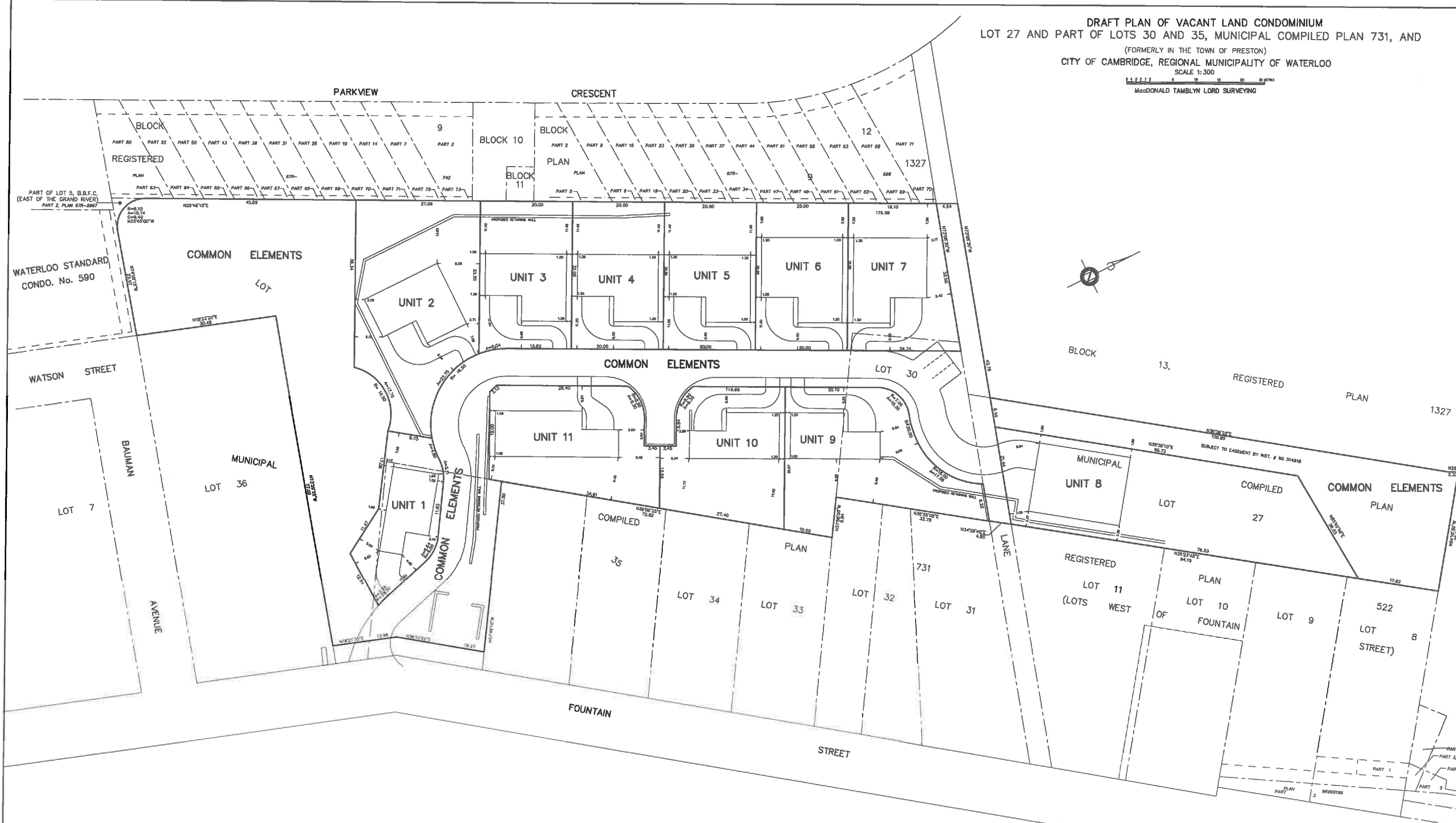
KEY PLAN (NOT TO SCALE)

ADDITIONAL INFORMATION

- (UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990)
- a) O.L.S. CERTIFIED PROPERTY BOUNDARIES: SEE SURVEYOR'S CERTIFICATE
 - b) PROPOSED/ EXISTING HIGHWAY LOCATION, NAME & WIDTH: SEE PLAN
 - c) KEY PLAN NOT LESS THAN 1:10,000: SEE KEY PLAN ABOVE
 - d) PROPOSED USES: VACANT LAND CONDOMINIUM, RESIDENTIAL
 - e) ADJOINING USES: RESIDENTIAL
 - f) AS SHOWN
 - g) NATURAL AND ARTIFICIAL FEATURES: SEE PLAN
 - h) WATER SUPPLY: MUNICIPAL
 - i) SOLES: UNIMPROVED
 - j) SERVICES: BELL, HYDRO, GAS, MUNICIPAL WATER, SANITARY AND STORM
 - k) RESTRICTIONS: SUBJECT TO EASEMENT BY INST. # NS14818

LAND USE SCHEDULE

ZONING:	RMT
UNIT AREA:	8,785m ² 88K
COMMON ELEMENTS AREA:	8085m ² 41K
TOTAL SITE AREA:	14,870m ² 100K
TOTAL UNITS:	11 VACANT LAND UNITS - LEVEL 1
TOTAL PARKING PROVIDED:	11 SPACES (GARAGES) 11 SPACES (GARAGES) 3 SPACES (GUESTS) 25 SPACES TOTAL



OWNER'S CERTIFICATE
 I AUTHORIZE MacDONALD TAMBLYN LORD SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF STANDARD CONDOMINIUM TO THE CITY OF CAMBRIDGE.
 I, SEAN O'NEIL, HAVE THE AUTHORITY TO BIND THE CORPORATION
 DATE: _____ SIGN: SEAN O'NEIL, URBAN GROUP (WITH RESERVE) INC.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF LAND TO BE SURVEYED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE CORRECTLY AND ACCURATELY SHOWN.
 MARCH 13, 2020 DATE: _____ SIGN: ROD LORD, O.L.S., MacDONALD TAMBLYN LORD SURVEYING

MacDONALD TAMBLYN LORD SURVEYING

A Division of D. Seckel Limited
 30 FLEMING DRIVE, UNIT 2, CAMBRIDGE, ON N1Y 2R1
 T: (519) 847-4466 F: (519) 847-4466 www.dtl.com

DATE: _____ DESIGNED BY: _____ CHECKED BY: _____ REFERENCE NO.: 18-05-335-03
 PLOT NO.: 13/40/2020

APPENDIX C

ZONING REVIEW

