

Frequently Asked Questions - Prepared February 6, 2020

151 Main Street Planning Application

City File R03/19

Q1 - What does without prejudice mean?

- A. Basically, when this rule applies, people can speak and write openly without fear that what they are saying may be used against them at a later time.

Q2 - What is the proposed development at 151 Main Street?

- A. The applicant proposes to construct a two storey addition to an existing four storey residential building.

For the proposed development the applicant has applied for an Official Plan Amendment and a Zoning By-law Amendment with the following site specific amendments:

- Increase the maximum density from 250 units per hectare to 385 units per hectare
- Increase the maximum height of five storeys as permitted in the Official Plan to six storeys
- Reduce the required amenity area from 2,410 m² (25,941 f²) by maintaining the existing 1,260 m² (13,562 f²)
- Reduce the existing amenity space from 16.15 m² (173.84 f²) per unit to 9.75 m² (104.95 f²) per unit and
- Reduce the parking ratio from 0.86 spaces per unit to 0.57 spaces per unit.

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

- A. The Places to Grow Act, 2019 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 sprawl and protect the natural environment. They identify where and how growth should occur. The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) was first enacted in 2006 and was updated in 2019. It designates 151 Main Street as a “Built-Up” area. Built-Up areas are intended to be the focus for new growth – specifically 45% of all new infilling residential development occurring annually is

to be constructed within the Built-Up area. The Growth Plan requires the annual intensification target increase by 50% by the time of the next municipal comprehensive review. A municipal comprehensive review means a review of the Region of Waterloo's Official Plan. Additional information about the Regional Official Plan is included under **Q4**.

For further information about the Places to Grow Act, 2019 and the Growth Plan for the Greater Golden Horseshoe visit: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

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 151 Main Street?

- 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 municipalities undertake a review of their Official Plan within 10 years of completing a comprehensive update of the Official Plan.

For further information about Official Plans visit:

<http://www.mah.gov.on.ca/Page1759.aspx>

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

The Regional Official Plan (ROP) 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 151 Main Street as a “Built-Up” area and requires local (e.g. Cambridge) municipalities to achieve an annual intensification growth rate of 45%.

For further information about the Waterloo Region Official Plan visit:

<https://www.regionofwaterloo.ca/en/regional-government/land-use-planning.aspx>

Cambridge Official Plan (adopted in 2012 and partially approved in 2015 – with some policies still under appeal at the Local Planning Appeal Tribunal - LPAT)

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 designated 151 Main Street as Galt City Centre Core Area. The Community Core Areas are the historic business centres in the city and provide a wide variety of mixed uses including a range of housing. The mix of residential, employment and institutional uses enable people to live and work in close proximity.

Intensification (the development of a property, site or area at a higher density than currently exists) is encouraged throughout the Built-Up area; however, intensification must be the Official Plan’s compatibility policies.

- Compatible is defined in the Official Plan as: development that, although it is not necessarily the same as or similar to existing buildings or uses in the vicinity, nonetheless exists in harmony with or enhances an established community. The development will not have a physical or functional adverse impact on surround properties. (Based in part on OMB Decision for File No’s: PL080765 and PL090495 and C980347).
- Factors that area assessed for compatibility include (but are not limited to): density; setbacks; parking; and landscaping requirements. It is important to note that in the Official Plan, compatible development is not required to be the same as or similar to existing buildings or uses in the vicinity of the site.

For further information about the Cambridge Official Plan visit:

<https://www.cambridge.ca/en/learn-about/Official-Plan.aspx>

City of Cambridge Zoning By-law 150-85:

A Zoning By-law is 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 as C1RM1 s.4.178 in By-law 150-85 which permits both commercial and residential. The applicant is proposing to amend the City's Zoning By-law to permit a two storey addition on an existing four storey building.

For further information about the Cambridge Zoning By-law No. 150-85 visit:

<http://www.cambridge.ca/en/build-invest-grow/Zoning.aspx>

The City is currently rewriting the Zoning By-law to conform to and implement the City's 2012 Official Plan. For further information about this review please visit:

<https://www.cambridge.ca/en/learn-about/zoning-by-law-review.aspx>

Q5 - What is a Site Plan Control / Approval and how does it apply to 151 Main Street?

- A. Generally, Site Plan Control is a specialized authority granted under the *Planning Act* that allows municipalities to review and approve the technical and design details of individual development proposals in a comprehensive and coordinated manner.

In the case of 151 Main Street, much of the technical and design details have been established because it is an existing building. The applicant is proposing to add two storeys in height but not change the building's footprint. As well, there are no proposed changes to the parking or amenity areas.

For further information on the City of Cambridge's Site Plan approval, please visit:

<https://www.cambridge.ca/en/build-invest-grow/resources/Site-Plan-Approval-Brochure-2016.pdf>

Q6 - What is a Parking Justification Report and why has one been prepared as part of the review of the application for 151 Main Street.

- A. Generally, the purpose of a Parking Justification Report is to document the parking needs of the development and determine the adequacy of the proposed parking supply.

The Parking Justification Report was prepared to determine the current level of parking demand and estimate the feasibility of accommodating parking for the proposed two storey addition containing 40 rental units. The Report was reviewed by the City's Transportation staff who has asked for revisions to the report. A revised report will be submitted by the applicant and again reviewed by City staff.

Q7 - Why is an amendment to the City of Cambridge Official Plan required?

- A. For the proposed development, the applicant will require an Official Plan amendment because the applicant is requesting to:
- Increase the maximum density from 250 units per hectare to 385 units per hectare
 - Increase the maximum height from five storeys to six storeys

Q8 - Why is an amendment to the City of Cambridge Zoning By-law required?

- A. For the proposed development, the applicant will require an amendment to the Zoning By-law because the applicant is requesting to:
- Reduce the required amenity area from 2,410 m² (25,941 f²) by maintaining the existing 1,260 m² (13,562 f²)
 - Reduce the existing amenity space from 16.15 m² (173.84 f²) per unit to 9.75 m² (104.95 f²) per unit and
 - Reduce the parking ratio from 0.86 spaces per unit to 0.57 spaces per unit.

Q9 - How will municipal water and sewer requirements be addressed?

- A. The applicant must submit a Functional Servicing Brief which will be reviewed by staff in the City's Development Engineering Division. Staff will ensure the existing water and sanitary services are adequately sized to accommodate the proposed additional units.

The Planning Act does not address existing or future servicing agreements between the owners of 151 Main Street and 8 Harris Street since this is a private property matter.

Q10 - Where is the amenity space in the development?

- A. The applicant has not proposed any additional amenity space.

Q11 - Will there be any additional parking located on the site?

- A. The applicant has not proposed any additional parking spaces. City staff will be reviewing the Parking Justification Report and any issues will be addressed in the recommendation report forwarded to Council.

Q12 - What are the Next Steps for the review of the application?

- A. City Council directed that additional consultation between the applicant and a resident liaison committee occurs prior to a recommendation report to Planning and Development Committee being prepared by City staff.

A liaison committee made up of 4 residents from 151 Main Street, 8 Harris Street and neighbourhood, the developer and developer representatives, City staff, and Ward 4 Councillor Jan Liggett has been established. The purpose of the liaison committee is to allow further discussion on the proposed development. It is anticipated the committee will meet two times.

Following the liaison committee meetings, a recommendation report will be prepared by staff for the City's Planning and Development Committee and Council consideration at a future meeting.

If the Official Plan and Zoning By-law Amendments are approved, the developer will be required to receive additional approvals from the City and Region of Waterloo, outlined below:

Site Plan Approval:

If the Zoning By-law Amendment is approved, the developer is required to submit a detailed site plan application for review and approval. This looks at technical requirements such as engineering, building location and design, landscaping, lighting, garbage removal and parking. More information on this process is found under **Q5**.

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.

Other Issues:

Based on public feedback to date, the issues relating to retaining tenancy during construction and construction noise and debris will be addressed through the Neighbourhood Liaison Committee meetings.

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 may be updated if additional issues arise. Please refer to the provided links for additional information.