

Questions and Answers



FAQ's from October 13, 2020 Open House

1. Given the elevation differences between the sides of the roads, are there any considerations to limiting or staging built heights?

Our initial and preferred land use concept(s), as well as accompanying land use/secondary plan policies will include considerations/suggestions to address the change in grade/elevation.

2. Is there going to be any effort at sustainability? Will there be LEED Neighbourhood or Zero Carbon requirements?

Sustainability will be integral with the development of the land use plan as well as the accompanying land use policies. While the community will not be assessed/rated for LEED ND certification, many of the LEED ND structuring elements such as location, pattern and design, and green infrastructure have been considered and incorporated into the development of the land use plans.

3. I do not want the trees taken down at all and no open spaces. The elevation is too high on Olivewood way and no one on my street want the street open to houses that look totally different than ours.

The initial and preferred land use concept(s) will take into consideration the removal of trees and potential issues around elevation/grading. Proposed street connections and access will be assessed in the later stages of this study, and will be further assessed if a development application is made.

4. Why do you feel the laneways should empty onto River Road? This will increase traffic on an already overburdened road for pedestrians. It was discussed earlier that these laneways would be well suited to pedestrian traffic only.

The proposed extension of McMeeken Drive and Olivewood Way have been aligned with existing laneways 210 and 211, respectively. Both laneways intersect with River Road and are currently open to vehicular access. The consultant team will explore opportunities to limit the number of through connections to River Road and provide pedestrian access.

5. Can we have a meeting where residents are able to interact with a question and answer period, not just submit a question by email to be answered?

Due to restrictions associated with COVID-19 the City is unable to host in person meetings at this time. Following the October 13 2020 digital meeting, the City requested interest from area residents/landowners for participation in a small working group to allow for dialogue and interaction between the public and staff/consulting team. This working group is being formed and a meeting will take place in early December to discuss a preferred plan for the area.

6. I am wondering how the timeframe looks in regards to the current proposal for 442-448. Will that proposal be placed in a hold position until community feedback has been received and evaluated, and finally communicated to the public later this year / early next year?

The City is continuing to review the zoning by-law amendment/draft plan of condominium application submitted for 442/448 River Rd (file R04/19) concurrent to the review of the secondary plan. Any public comments on this file can be directed to Bryan Cooper cooperb@cambridge.ca. A recommendation report will be brought forward for consideration upon the completion of the review of the file and at a time when the secondary plan is sufficiently advanced.

7. Where will the extra 1 metre of road width come from to improve the walkability on Road? There are a lot of homes that are currently very close to the existing road's edge. Are you only addressing the new development sites or also the existing homes?

Road widenings may occur with new development. New development or re-development may be required to provide lands to accommodate road widenings. The secondary plan will illustrate, propose or identify future road widths (or rights-of-way), therefore, when development or re-development occurs, a plan/vision is already in place.

8. Regarding the recently approved development proposal at 340-360 River Rd. where are the Construction Safety Barriers protecting residents (i.e. children & pets) from heavy machinery and other construction site hazards? Existing backyard fencing is either inadequate and missing. Shouldn't we notify Ontario Health & Safety?

Erosion control measures have been installed and inspected on the site in accordance with the City's grading by-law requirements. This includes silt fencing around the perimeter of the development site but there are no requirements for construction safety barriers for this grading work and the City does not have any mechanism requiring the Developer to install any.

9. Will the secondary plan be something that would be a part of or subset of the City Official Plan or a standalone reference document?

The Secondary Plan will be written as a standalone document, however, through an Official Plan Amendment, the Secondary Plan will be incorporated into and/or referenced as part of the Official Plan. Confirm with Mark

10. Would you consider pedestrian pathway on the south side of River Road only and allow for multi-use trail on the other side so it is a wider path?

The proposed road cross-sections are based on the existing right-of-ways and minimum road widening. The cross-sections propose a potential road widening along the south/east portion of River Road, due to environmental constraints, such as slope erosion hazards), and elevation challenges for properties along the river (west side of River Road).

11. To decrease asphalt on River Rd, would you consider laneways to the back of the River Rd. facing homes? It would also keep pedestrian traffic safer.

Our various land use options do proposed the use of rear-laneways along the rear of River Road facing homes. The use of rear-laneways would significantly reduce the number of driveways and access points along River Road, and maintain the rural character of the road.

12. Where would you locate additional access to the river? There are 4 or 5 sites noted on the diagram but are mostly on private lands. What does this propose?

Our land use options consider key view corridors and potential access points to the river, however, due to landownership (private lands) and environmental constraints/hazards for properties along the river, we are not proposing specific locations for access to the river but rather identifying future potential opportunities. Actual access and connections to the river shall be determined through future development applications or future studies.

13. In all the options presented, does River Road need upgraded infrastructure) (stormwater management, utilities, etc.) Where would this be placed?

In general, upgrades to River Road will be recommended to accommodate an improved road cross section that includes pedestrian facilities. At the time of that upgrade, it would be recommended to include municipal services (storm, sanitary and watermain) and utility upgrades, as appropriate.

14. Why can we not create a trail without taking down the trees on Olivewood Dr, we have many animals including coyotes that use this space, we need to think of the environment not a subdivision.

As part of any development application within the Study Area, an Environmental Impact Statement will be required to assess and explore the future potential impacts and potential migration strategies.

15. Buildings of interest - it sounds as if these designated buildings are going to be demolished/repurposed, I am hearing they are only going to be kept if structurally sound - heritage buildings often are not, given their age. Some of the options show these buildings being split into multiple lots (eg Option 4)

Our land use options take into consideration a series of existing and potential cultural heritage resources within and adjacent to the study area. Our land use options illustrate where and how these potential cultural heritage resources may be integrated or incorporated into future development. There are twelve properties identified as potential cultural heritage resources merit evaluation under Ontario Regulations 9/06 to determine whether they contain heritage value. Further evaluation both from a heritage value and structural point of view will be considered as part of a development application process.

16. Is there a plan for municipal water & sewer to the existing homes? Currently these homes are on septic & well. Will streetlights be added too? This could take away from the current 'rural' feel of the road and most residents enjoy the current state.

In general, it is the City's / Region's intent to eliminate private water and sewage systems where municipal services are present or can be implemented. If / when the preferred option includes municipal water and sanitary servicing along River Road, then the opportunity to convert private wells / septic systems to municipal services would be presented to property owners.

17. what will be the impact on current properties on the north/west side of river road who are currently on well and septic? will they have to change?

In general, it is the City's / Region's intent to eliminate private water and sewage systems where municipal services are present or can be implemented. If / when the preferred option includes municipal water and sanitary servicing along River Road, then the opportunity to convert private wells / septic systems to municipal services would be presented to property owners.

18. Has the city looked into the development of the infrastructure on those roads can River Road be dug up that deep?

Depth of excavation will generally be driven by the depths required to achieve gravity drainage for a proposed sanitary sewer to the existing sanitary pumping station. Existing ground conditions (eg. Bedrock, high groundwater) may make the construction more challenging, but this is a typical condition in Cambridge which can be overcome using appropriate construction methods.

19. The design plan options provided do not go into depth with the wetlands on the east side of River Rd. With the boundary restrictions, is there opportunity to turn that area into an additional open green space? And convert that connection road into a pedestrian only path instead?

The design plan has taken into consideration any natural features layers (i.e. wetlands, floodplains, etc) that have been provided as part of this study. Our land use options do not proposed development within wetlands, floodplains, or any hazard lands. These layers and features will be further refined through an Environmental Impact Statement associated with a development application.

20. Since we are essentially a bedroom community & a good number of residents look for easy access to the 401, have you examined creating access towards the 401 rather than towards River Road from the new development areas?

The collector road network within and surrounding the study area comprises of River Road, Melran Drive and Townline Road. There are already good established connections from this neighbourhood to Townline Road via River Road, Renner Drive or Melran Drive. There are multiple connections to Melran Drive from the neighbourhood. However, There are only two access to River Road. Those being at each end of the neighbourhood, Townline Road and Melran Dr. There are currently no local road connections to River Road in this area.

While many drivers do head towards the 401, the majority of trips still occur within Cambridge. Therefore providing an additional access to River Road provides residents with a more well distributed road network with convenient access into and out of the neighbourhood in all directions.

21. Some of these questions are based in trust. We have seen council object to a project and then be forced to/ switch to agree. We have seen buildings torn down and trees torn down while a development freeze is on. What guarantees do we have that any of this will make a difference? That the next developer with big pockets or small morals won't just get their way?

A main focus of the secondary plan study is to review the existing land use planning framework for this area of the City in order to update existing policy and zoning to guide new development. This will include a formal amendment to the City's official plan and a zoning by-law amendment which will detail specific development standards for the area. The secondary plan study was initiated in part following significant feedback from the community in response to recent development. New development will be required to conform to the policies of the secondary plan once completed. While it is true that any landowner may submit an application to consider a change to the zoning/official plan that applies to a property, a completed secondary plan/zoning by-law update for this area will provide much more direction for new development than what is provided for in the current land use planning framework.

22. Given the development's proximity to Speed river, have the 6 Nations been involved as a stakeholder? There have been lithic artifacts found, with potential for more in the undisturbed land.

We have not specifically been in contact with the 6 Nations. An archeological study may be required as part of a development application. Requirements will be determined as part of a pre-consultation process of a development application.

What we Heard



Survey Response Summaries

Question Set 1 - What do you like or dislike about the Village 1 precedent?

- / We heard that respondents liked having less density (and not a lot of houses), and commented on images with more mature trees and generally that existing trees should be maintained. A comment was made regarding the small town, rural design, and landscape that the precedent maintained and that the massing and built form matched the existing character of the area. The need for trail, connections and corridors were also mentioned in the feedback.
- / We heard that some respondents expressed that the precedent images shown do not fit the street, are too dense, and that the existing rural atmosphere of River Road is lost. A comment was made about the incorporation of modern technology and design, while respecting built heritage and environmental preservation.

Question Set 2 - What do you like or dislike about the Village 2 precedent?

- / We heard that respondents liked the treed boulevard between the road and the houses in one of the precedent images, and commented on the ability to maintain old town design.
- / Some respondents commented on the precedent shown being far more dense than existing development and that the images look more suburban, don't retain the existing rural feel, character or natural scenic aspects of River Road.

Question Set 3 - What do you like or dislike about the Neighbourhood 1 precedent?

- / Some respondents liked the mix of architectural styles and mix of housing shown in the precedent images.
- / We heard that the precedent images illustrated too much density, and that the rural feel of River Road would be lost, resulting in a cookie cutter neighbourhood/subdivision. Comments around sufficient parking and the natural environment were also brought up.

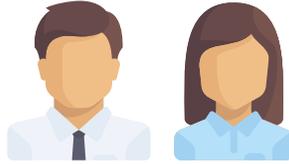
Question Set 4 - What do you like or dislike about the Neighbourhood 2 precedent?

- / We heard that respondents liked the limited road connections and trees illustrated in some of the precedent images.
- / Respondents commented on the densities of the images shown, and that they would be far too much density for the neighbourhood. Concerns over the amount of tree cover that will be lost due to development. Concerns over type of massing due to where the proposed precedent would be situated (higher grade).

Question Set 5 - What would you change about Land Use Option 1

- / There were concerns over adding additional intersections along River Road and a road connection to Melran. There was a suggestion to terminate road connections before River Road. Additional suggestions included increasing setbacks along River Road, creating pedestrian and bike friendly connections, and taking into consider the topography of the area.

What we Heard



Survey Response Summaries

Question Set 6 - What would you change about Land Use Option 2

/ We heard that this option being too dense and that respondents don't want road connections to River Road. Additional comments also emphasized maintaining the rural atmosphere of River Road and maintaining the existing trees.

Question Set 7 - What do you like or dislike about Land Use Option 3

/ Respondents expressed that they do not like increasing density in the area, to leave River Road as is (including no additional connections to River Road), and to make it a place where people can live surrounded by nature, without a car.

Question Set 8 - What do you like or dislike about Land Use Option 4

/ We heard that respondents do not like increasing density in the area, to leave River Road as is (including no additional connections to River Road), and to maintain the rural atmosphere of River Road. There were additional comments about the density and built form on the topography would be overwhelming and reducing the number of buildings and increasing the setbacks along River Road. A respondent suggested opening up Olivewood to River road to provide better flow and reduce the burden going to Townline road and within the internal road network.

Question 9 - Additional Comments

- / There were concerns expressed about how the options would preserve the feel of River Road. Additional comments were made about not connecting any streets to River Road, not road connection to Melran (via Alderson) and that new development will make driving, walking/biking more of a deterrent. Some also expressed that infrastructure improvements should be made before allowing additional development.
- / A comment suggested that a multiuse trail could be extended along the south side of River Road, creating a scenic corridor for future pedestrian movement.
- / Many residents feel that the volume of traffic and the speed at which it travels through the area makes pedestrian circulation hazardous and that decreasing the connections to river road while adding traffic calming measures would deter high speed travel in the area.
- / Consider the scenic road designation for River Road.
- / Any development in this area should be scrutinized closely to ensure environmental quality is not jeopardized.