

Frequently Asked Questions

340, 352 and 360 River Rd Planning Applications

City File R10/18

Q1 – What is proposed for the development?

- A. The applicant is proposing to redevelop the property with 54 townhouses. The proposed occupancy is condominium ownership and the townhouse units are planned to be served with a private 6.0 m (20 ft) wide internal road. Two access connections are proposed off River Rd. The proposed height of the townhouse units is between two and three storeys. A total of 87 parking spaces are proposed including visitor spaces

For the proposed development the applicant has applied to rezone the land from R2 (Single Detached Residential) to RM4 (Multiple Residential) with the following site specific amendments:

- A reduction in the minimum required front yard setback from 6.0 m (19.65 ft) to 3.66 m (12.00 ft).
- A reduction in the minimum distance between side walls of a townhouse block from 3.0 m (9.84 ft) to 2.4 m (7.87 ft).
- To include porches and balconies in the calculation of the minimum required private amenity area for some townhouse blocks that face River Rd.

For further information about the application, visit:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Q2 - What is the Growth Plan for the Greater Golden Horseshoe and how does it govern land use and density for the lands?

- A. The Places to Grow Act, 2005 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 340, 352 and 360 River Rd. 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 that the annual intensification target increase to 50% by the time of the next municipal comprehensive review.

For further information about the Places to Grow Act, 2005 and the Growth Plan for the Greater Golden Horseshoe visit: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

Q3 - What are Official Plans and what are the key policies of the Region of Waterloo and City of Cambridge Official Plans that apply to 340, 352 and 360 River Rd?

- 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 that 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 340, 352 and 360 River Rd 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:
<http://www.regionofwaterloo.ca/en/regionalgovernment/regionalofficialplan.asp>

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 designates 340, 352 and 360 River Rd and 'Low/Medium Density Residential'. Where municipal water supply and wastewater systems are available, the following uses are permitted on 'Low/Medium Density Residential' lands:

- Single detached dwellings, townhouses, walk-up apartments;
- Compatible community facilities such as schools, parks, places of worship; and
- Convenience commercial uses within the 'Low/Medium Density Residential' designation.
- A maximum density of 40 units per hectare is permitted within the Low/Medium Density Residential designation.
 - The proposed development meets these requirements.
- 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 meet the OP's compatibility policies.
 - Factors that are 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 a 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 properties Residential – R2. The R2 zone permits single detached houses and requires a minimum lot frontage of 25 m (82 ft) and minimum lot areas of 750 m² (8,072.93 ft²). The applicant is proposing to amend the City's Zoning By-law to permit the proposed townhouse development.

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 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>

Q4 - What is a Site Plan Control / Approval and how does it apply to 340, 352 and 360 River Rd?

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. These technical and design details may include, but are not limited to:

- Site design
- Building massing and exterior design
- Relationship of the proposal to the surrounding land uses
- Grading and site engineering
- Road widenings
- Driveways, curbing and traffic directional signs
- Loading and parking facilities

- Emergency vehicle routes
- Pedestrian accesses and circulation
- Landscaping, fencing and lighting
- Garbage storage facilities

Within the City of Cambridge, Site Plan Review is required for new multiple unit residential, commercial, industrial, mixed use (e.g. residential, commercial and/or office on the same site), institutional and commercial parking lot development applications. Site Plan Applications are not required for single detached, semi-detached or tri-plex dwellings. Site Plan review and approval will be required for the proposed development at 340, 352 and 360 River Rd, if the zoning by-law amendment application is eventually approved.

There is a Site Plan Review Committee made up of City Staff from various departments as well as external agencies (e.g. Energy+ (hydro), Grand River Conservation Authority, and Region of Waterloo). Site Plan review is not a public process, unless Council specifically requires consultation. Site plan approval is given by City staff. Prior to Site Plan Approval, the developer will be required to enter into a Site Plan Agreement with the City, which is registered on title with the property, and provide any required financial securities to ensure the developer's obligations through the site plan approval are met.

For further information on the City of Cambridge's Site Plan Approval Process Visit:

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

Q5 – What is a Traffic Impact Study (TIS) and why was a TIS not required as part of the review of the application at 340, 352 and 360 River Rd?

- A.** Generally, the purpose of a TIS is to assess the potential impact of traffic generated by a proposed development or redevelopment project. A TIS identifies the roadway improvements or traffic mitigation measures required to ensure that the road network will operate safely and efficiently upon completion of a development.

A TIS is required when a development generates 75 additional peak hour trips. Based on the number of dwelling units and unit types (townhouses) the proposed development is forecasted to generate 24 additional trips in the a.m. peak hour and 28 additional trips in the p.m. peak hour. The projected additional trip generation number is based in part on the fact that not all residents will leave and return to their

homes at the same time of day. Based upon this, the proposed development does not meet the trip generation threshold for requiring a TIS.

Q6 - Why are Amendments to the City of Cambridge Zoning By-law required?

A. For the proposed development, the applicant has applied to rezone the land from R2 (Single Detached Residential) to RM4 (Multiple Residential) with the following site specific amendments:

- A reduction in the minimum required front yard setback from 6.0 m (19.65 ft) to 3.66 m (12.00 ft).
- A reduction in the minimum distance between side walls of a townhouse block from 3.0 m (9.84 ft) to 2.4 m (7.87 ft).
- To include porches and balconies in the calculation of the minimum required private amenity area for some of the townhouse units facing River Rd.

The site specific amendments are largely due to the required road widening off the frontage of the property as well as the proposed layout of the site.

Q7 – What is the Local Planning Appeal Tribunal (LPAT)?

A. No appeal to the LPAT has been made for the requested zoning by-law amendment application and therefore the decision on the application remains with Cambridge Council at this time.

The following general information regarding the Local Planning Appeal Tribunal (LPAT) applies if a zoning amendment application is appealed during the appeal period after Cambridge Council makes a decision .

The (LPAT) is an independent administrative tribunal responsible for hearing appeals and making decision on municipal planning matters. The LPAT is similar to a court of law, but with less formality. Tribunal members are appointed by the Ontario Cabinet and include lawyers, accountants, architects, planners and public administrators. It deals with appeals of land use planning matters under the *Planning Act*. Its main role in community planning is to hold public hearings on:

- Land use planning applications, such as subdivisions, land severances and minor variances; and
- Planning documents and applications, such as official plans and zoning by-laws.
- Site plan applications can only be appealed by developers – usually due to a municipality not making a decision about the application within the required

time period, or a developer appealing a condition(s) of approval on a site plan that they are not in agreement with.

For further information about the LPAT visit:

<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>

Q8 – 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 being prepared for the file.

A liaison committee made up of 7 area residents, the developer and developer representatives, City staff, and Ward 2 Councillor Mike Devine has been established. The purpose of the liaison committee is to allow further discussion on the proposed development and the committee will meet two times. Following the two liaison committee meetings, a larger neighbourhood meeting will be held to share any new information about the proposal.

Following the neighbourhood meeting, 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 Zoning By-law Amendment is 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 **Q4**.

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.

Condominium application:

- Following construction, a condominium application to create the individual condominium units may be approved by the Region of Waterloo.

Q9 - Is the development low income housing?

- A. The development is not planned for low income housing. The City cannot regulate occupancy (rental versus ownership) through the Planning process. The developer has indicated that the occupancy of the development will be condominium ownership.

Q10 - Why is the development townhouses instead of single detached dwellings?

- A. The developer has proposed townhouses for the site. Townhouses are permitted in the Low/Medium Density land use designation of the City of Cambridge Official Plan that is applicable to the land. Townhouses are not permitted in the current R2 Zoning of the site and therefore the developer has submitted an application to amend that zoning.

Q11 - How many units could fit on the site without site specific amendments?

- A. The Official Plan permits 40 units per hectare. The proposed development consists of 54 units which equals approximately 40 units per hectare for the site after land is taken by the City for the road widening. Site specific amendments are requested due to the layout of this particular proposal and the road widening required off River Rd.

Q12 - Will River Rd. be widened to three lanes?

- A. River Rd. will not be widened to three lanes. There are no plans to reconstruct River Rd. at this time; however, both River Rd. and Melran Dr. are identified as collector roads in the City's Official Plan. The purpose of the collector road network is to connect neighbourhoods; distribute traffic to and from arterials; provide transit routes; and provide access to adjacent land uses. Collector roads are planned between 2-4 travel lanes with a road width of up to 30 m (98.42 ft).

Q13 - How does access to the site work?

- A. Two access points are proposed off River Rd. No townhouse driveways are proposed to have direct vehicular access to River Rd.

Q14 - Where does the sidewalk extension end?

- A. The sidewalk extension ends at the easterly limit of the development lands.

Q15 - Where is the road widening being taken from?

- A. The road widening is being taken from the frontage of the development lands and no other property.

Q16 - How will snow storage be accommodated on the site?

- A. The developer will be required to identify areas on the property for snow storage through the site plan application. Snow will need to be trucked off site by the condominium corporation if the areas cannot properly store snow due to heavy snowfalls. Snow removal will be required to be confirmed through site plan review if the zoning by-law amendment application is approved.

Q17 - How will garbage removal work?

- A. Garbage removal will be private pick up. The developer's concept plan identifies a deep well underground garbage system. Garbage removal will be required to be confirmed through site plan review if the zoning by-law amendment application is approved.

Q18 - There is a significant grade difference between the development site and Melran Dr. – this was not assessed.

- A. The developer will be required to provide drawings showing the height of the proposed development and Melran Dr. This will be assessed through the review of the Zoning By-law amendment application by City staff.

Q19 - How will servicing work?

- A. The development is proposed to be on municipal services. Sanitary service is proposed through a private lift station on the southwesterly corner of the subject property and a forcemain for sewage which will tie into existing municipal sanitary service on Melran Dr.

Q20 - What will the fencing and landscaping requirements be?

- A. Fencing and landscaping will be required to meet the zoning by-law which is a minimum of a 1.5 m (5 ft) wood screen fence and 1.5 m (5 ft) landscaping strip.

Q21 - Can the existing homes on Melran Dr. connect into the development's sanitary sewer?

- A. The existing homes on Melran Dr. have individual grinder pumps and will not be able to tie into the developer's proposed servicing.

Q22 - Concern about quality of homes and property values.

- A. The Municipal Property Assessment Corporation (MPAC) assesses the value of a property based on as many as 200 different factors. Five major factors usually account for 85% of a property's value including: 1) location; 2) lot size/dimensions; 3) living area; 4) age of the house and; 5) quality of construction. Property taxes are not calculated based on the market value but rather the assessed value of the property. The market value of a property depends on a host of factors including the state of the economy and the individual purchaser's preferences. Note that property values are not a consideration in land use planning recommendations partly for this reason.

Q23 - If the developer makes changes to the development, will residents be notified?

- A. Any changes to the plan prior to a recommendation report will be documented in the final recommendation report. Residents who have requested to be informed about future meetings on the proposal will be notified when the recommendation report is going to the City's Planning and Development Committee. Site details may change through the detailed site plan review process if the zoning by-law amendment is approved. Site plan review is not a public process unless Council specifically requires consultation.

Q24 – Will the developer need to do blasting due to the presence of bedrock? If damage occurs to foundations how will property owners be compensated?

- A. Further follow up by staff is required to determine whether blasting will be required. Any damage through construction would be a private matter between property owners. A condition in the site plan control agreement could be applied to require an assessment of foundations of surrounding homes prior to construction commencing.

Q25 - How much development can take place under the current zoning?

- A. Each property is currently zoned R2 (Single Detached Residential) which permits one single detached dwelling on each lot.

Q26 - If the development is a condominium, does the City's property standards by-law apply?

- A. All municipal by-laws will apply to the development; even if it is a condominium.

Q27 - Where is the amenity space in the development? What is going in the amenity area?

- A. The amenity space is proposed as a common area located in the northeasterly corner of the property as well as private amenity spaces for units such as balconies. The size and location of the common amenity area will be reviewed as part of the site plan application if the zoning by-law amendment application is approved.

Q28 - What trees are proposed to be removed and what about boundary trees?

- A. A tree management plan has been submitted which indicates what trees are proposed to be removed. The City has recently passed a tree by-law which regulates the injuring and removal of trees on private property. The developer will be required to conform to the tree by-law and protect trees on adjoining property. Studies submitted in support of the application are found at the following link:
<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Q29 - How will the site be lighted?

- A. A detailed lighting plan will be required through the site plan review process if the zoning by-law amendment is approved. The City requires full cut off fixtures and prohibits light spilling onto adjoining private properties.

Q30 - How will dust be suppressed on site?

- A. If the zoning by-law amendment application is approved the developer will be required to receive site plan approval from the City and enter into an agreement with the City. The site plan agreement will require the developer to suppress dust at the discretion of the City. This can include requiring the developer to use mud and debris tracking devices, apply dust suppressants or ground cover to areas that have been stripped.

Q31 - Where will construction parking and staging be located?

- A. The developer will be required to submit a construction staging plan as part of site plan approval if the development is approved. Construction staging and parking on River Rd. will not be permitted.

Note: This Frequently Asked Questions document is intended to provide a short summary of a number of complex planning policies, regulations and processes. Please refer to the provided links for additional information.