

December 10th, 2019

RE: Isherwood Neighbourhood Information Meeting – Response to Comments
OUR FILE: 8784BU

On October 22nd, 2019 a Neighbourhood Information Meeting was held at Cambridge city hall as part of the Site Plan Approval process for the proposed development at 25 Isherwood Avenue.

The following provides a summary of the comments and concerns noted at the Neighbourhood Information Meeting as well as comment forms submitted to the City of Cambridge thereafter. Additionally included is a response to address these questions and concerns. The City has provided additional comments in the chart below in **blue** text.

At the Neighbourhood Information Meeting it was asked “Can there be smaller meetings from the community, City and Activa to reach a compromise?” City of Cambridge Planning Staff, MHBC Planning and Activa Holdings Inc. met with the representatives of 10 and 20 Isherwood Avenue to further discuss the proposal and reach a compromise. The following responses also reflect our discussions with the representatives of 10 and 20 Isherwood.

CATEGOREY	SPECIFIC COMMENT	RESPONSE
Storm Water Management	<ul style="list-style-type: none"> A concern is that the target flows for the 25 Isherwood site are based on the lower impervious cover that was originally proposed, not the new higher impervious cover that is in the current plans. This increase in impervious area will result in higher peak flows as well as higher runoff volumes during a rainfall event. Since the function of a SWM pond is influenced by the volume of runoff that it receives as well as the peak flow, the increase in runoff volume from 25 Isherwood over what the original design intended could theoretically increase the water levels in the SWM pond over the original design levels. My concern regarding this is further 	<ul style="list-style-type: none"> MTE re-ran the existing conditions scenario based on ‘as-built’ conditions at 10 & 20 Isherwood. MTE’s analysis concludes there is minimal impacts from the proposed development. Their analysis concludes that the increase in impervious cover is associated with the existing developments at 10 and 20 Isherwood, which were originally modelled at a lower impervious ratio. Infiltration galleries have been incorporated into Activa’s site to reduce the stormwater volume being sent to the stormwater management pond.

	<p>heightened by the fact that the freeboard between the overflow of the SWM pond and the lowest floor elevation of nearby homes is only approximately 6 inches.</p> <ul style="list-style-type: none"> • 10 Isherwood has already experienced flooding in the back yards of these homes during a significant rainfall event and, as a result, we are concerned that increase water levels at this pond have the potential to back up into these homes as well. • Since the number of residents on the site will be higher than originally proposed the water demand will be higher than originally proposed. Will there be a problem with water pressure at adjacent lands once development occurs? • Similarly with a higher usage than originally proposed, has the sanitary sewer design been checked to make sure there is sufficient reserve capacity? 	<ul style="list-style-type: none"> • The peak stormwater flow rate leaving the site has been over controlled to be below the allowable flow rate accounted for in the overall pond design. • A fire flow and water demand analysis was completed and revealed that there is adequate flow and pressure within the system to support the proposed development. • A sanitary sewer design analysis was completed and revealed that there is adequate capacity available in the existing system to support the proposed development. • The City of Cambridge Engineering Division has completed a survey of the stormwater management facility to confirm the as built construction of emergency overflow. The survey confirms that water will be directed to the weir prior to impacting residents at 10 Isherwood Ave, as intended.
<p>Amenity Area</p>	<ul style="list-style-type: none"> • Would like dog walking areas, dog runs and a limit in the condo for the dog size • The wildlife around the area is not safe for children or dogs. • The parkland in the concept plan is not visible. Why not make it visible and create more green space? • Would like to see trees retained with pathways and benches. No playgrounds • There will be limited amenity space with these stacked towns. • Where will children play when there are no spaces for them on Isherwood? 	<ul style="list-style-type: none"> • Sufficient public and private amenity areas have been provided for all unit types proposed in accordance with the approved zoning regulations. • We are unaware of any existing wildlife safety issues in the area. • The proposed parkland has been located and sized based on City staff's input. The park will have 20 meters of street frontage. • The park block (currently on the site) will be conveyed to the City. The City will undergo public consultation, under a separate process prior to making any decision on the design of the park space. • A tree management plan has been prepared in support of the application to identify which trees are to be removed and retained. • The development is required to meet the minimum private amenity area and

		minimum common amenity area as prescribed in the City of Cambridge Zoning By-law 150-85
Accessibility	<ul style="list-style-type: none"> • Why has Activa chosen to build multi-storey units that are not accessible? • Try to provide more diversity, accessible units are needed • Would like a more senior oriented development. • What is the target market? • The proposed plan excludes seniors and handicapped. Include homes or condos suitable to seniors or those who are handicapped. • The city needs homes with no stairs for seniors. There needs to be homes that allow people to live in them as long as they want. 	<ul style="list-style-type: none"> • End units of street fronting towns have been revised to ensure they are fully accessible and designed to accommodate elevators. • Product type and price point is in demand in the local market. • Housing prices will be attainable. • The target market is not limited to any particular demographic but the form and costs of the proposed housing is typically suited to first-time homebuyers, downsizers/empty nesters, young professionals and/or single parent families. • The proposed building types are permitted in the Council approved zoning for the property.
Landscaping / Streetscape	<ul style="list-style-type: none"> • Who will be responsible for the sidewalks? The City, Condo Corporation, or the owners? • Can the landscaping face Isherwood instead of the buildings? • How are the condos compatible with the bungalows that are already there? 	<ul style="list-style-type: none"> • The future Condominium Corporation will be responsible for site maintenance including landscaping, snow removal, etc. • The configuration of the pedestrian accesses onto Isherwood Avenue have been revised to reduce the number of accesses onto the public sidewalk and allow for more landscaping along the street frontage. A revised landscape plan has been prepared to enhance the landscape abutting street lines. • The landscape plans have been revised to create planting beds and a visual buffer to soften the interface between the proposal and public right-of-way. • Revised elevation renderings have been prepared to illustrate the revised streetscape.
Tenure	<ul style="list-style-type: none"> • Will they be condos or rentals? • Would the city prohibit affordable housing? 	<ul style="list-style-type: none"> • The proposal will be developed as a condominium, and will ultimately be managed by a condominium corporation.

	<ul style="list-style-type: none"> • Will they be able to use their condos as Air BnB's? 	<ul style="list-style-type: none"> • Proposal is not for affordable housing. • The condominium declaration will control short term rentals and Air BnB uses. • The City would not prohibit affordable housing if it was proposed on the site, but there is no requirement for affordable housing to be provided on this property.
<p>Parking</p>	<ul style="list-style-type: none"> • Can they sell the parking spaces? • Will the visitor parking spaces be unitized? • Where will additional cars park? • Most units will have two vehicles. • Not enough parking spaces • Concerns about parking on the streets and the bylaws surrounding that • Concerns about on-street parking • Construction will impair access into homes on this street. There must be ready access to these homes during construction. 	<ul style="list-style-type: none"> • All parking will be unitized and all spaces will be numbered. Parking spaces will be bundled with each unit such that at least one space is sold for each unit. • Visitor parking will be identified by signs posted in front of each visitor space and clearly demonstrated on-site. • The condominium declaration will include language to prohibit commercial parking operations, including but not limited to, the sale of visitor parking spaces. • Parking provided on site meets the zoning requirements - 175 spaces required and 175 spaces provided. • Construction traffic, workers, and contractors will have to adhere to City noise and parking by-laws. • The emergency access for Activa's development is the same as for 10 and 20 Isherwood. Secondary emergency access for 10, 20 and 25 Isherwood Avenue is provided through the existing emergency access easements over the condo lands of 10 and 20 Isherwood (terminating at Wauchope Avenue) • On street parking is permitted on one side of Isherwood Ave. (north side). The City's on-street parking by-law limits on street parking to 3 hours and no parking between 2:30am and 6am January 1st to March 15th. If parking on-street is noted outside these limits, anyone can register a complaint with City of Cambridge By-law enforcement.

<p>Building Height / Density</p>	<ul style="list-style-type: none"> • Why not build apartment building with 2 bedroom units rather than townes? • Would like a maximum of two bedrooms to lower the amount of people in that area. • Height of street fronting units • Are there bachelor suites in the basement of these townes? • With more storeys there would be more green space. • Community would rather mid-rise rather than high-rise. • Why not bungalows instead of high-rise? • The plan as presented to us by Activa only shows two different heights with only a 1 ½ foot difference between the two types of dwellings proposed for this site. The original intent by council was to phase in 1 ½ to 2 story homes along Isherwood Ave to a maximum of 8 stories in the rear of the property. This was to lessen the effect on the neighbouring community of future development Activa is showing ten raised 2 ½ story homes fronting Isherwood Ave. creating a wall of homes that are in stark contrast to the single story homes of the 20 Isherwood development 	<ul style="list-style-type: none"> • 70% of units are two-bedroom units (96 of 138 units) the balance are 3 Bedroom units. No units will have more than 3 bedrooms. • Significant green space is provided at 25 Isherwood, an additional 0.29HA of park area will be dedicated to the City as part of the site development. • Zoning permits the form of development proposed. • There is a need for this form of attainable housing in the market. • An enhanced landscaping design is proposed along Isherwood Avenue to soften the appearance of the proposed street fronting units. • Permitted height is 8 meters within 30 meters of the front lot line, 16 meters between 30-50 meters from the front lot line, and 30 meters beyond 50 meters from the front lot line. <p>Building Height means:</p> <p>(a) the vertical distance between the average finished grade and the highest point of the mean level between the eaves and the ridge of a gable, hip, gambrel or cottage roof;</p> <ul style="list-style-type: none"> • The street fronting townhomes are 8 meters in height as defined. • The proposed building types and heights are permitted under the current zoning for the property.
<p>Building Materials / Colours</p>	<ul style="list-style-type: none"> • Can the building styles be changed? • Neutral colours • The contrast in colours do not compliment the subtle colours of the 20 Isherwood development. The City's mandate states that any development must reflect the character of the surrounding community. 	<ul style="list-style-type: none"> • Colours have been revised from the original proposal to reflect a neutral scheme

<p>Traffic (Vehicle & Pedestrian)</p>	<ul style="list-style-type: none"> • Stoplight at Isherwood, Hespeler and Munch needs to be changed to reduce the traffic that will happen with the amount of residents. • Will the city communicate with the region about the traffic lights near that area? • What are the logistics with moving in? • Road widths seem narrow • Are people going to have to park along Isherwood to move into these condos • Are there emergency response exists? • What are the bylaws around emergency response exists? • Would Isherwood be blocked if there was an emergency? • Since Isherwood is a dead-end street, there are concerns surrounding the congestion around this area and Hespeler rd. With more people coming into the area that would increase the amount of congestion on the road which raises concerns about response time from 911 calls to Isherwood. • Concerns about private property trespassing • Concerns that people at 25 Isherwood will not respect private property at 20 Isherwood and will ride their bikes, walk their dogs etc. 	<ul style="list-style-type: none"> • City transportation staff to provide response indicating the traffic concerns are a Regional transportation matter and is not applicable to the site plan approval process. • The timing of street lights on Regional Roads (Hespeler Rd.) is not determined through Site Plan approval process. This would have been a consideration at the time of rezoning. The City has reached out to the Region to get more information on how street light times are determined. • Internal condominium roads designed at City standards and can accommodate truck turning movements • Fire route and truck movement plan are approved by the Fire Department • Secondary emergency access for 10, 20 and 25 Isherwood Avenue is provided through the existing emergency assess easements over the condo lands of 10 and 20 Isherwood (terminating at Wauchope Avenue) • Private property trespassing is a civil issue, it is contemplated that sales materials will state that existing residential lands on private property are not to be used by future purchasers of 25 Isherwood • Condo Corporations can place 'no trespassing' signs at the entrance to their property.
<p>Other</p>	<ul style="list-style-type: none"> • What is the relationship between MHBC and Activa? • This development should exclude pets and address pet safety. • Will there be smoking bylaws put in place? • The city should conduct neighbourhood character studies 	<ul style="list-style-type: none"> • MHBC is a land use planning consulting firm and has been retained by Activa Holdings Inc. to provide planning consulting services. MHBC's planners are registered professional planners in the Province of Ontario and held to a professional code of conduct under the Ontario Professional Planners Institute (OPPI).

	before accepting builder's site plan proposals.	<ul style="list-style-type: none">• It is contemplated that pet policies (i.e. maximum pets per unit, size, ect) will be implemented in the Condominium Declaration• It is contemplated that no-smoking policies will be implemented in the Condominium Declaration
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