

To:	COUNCIL	Meeting Date: 07/10/18
Subject:	Saginaw Golf Course Planning Applications Saginaw Development Corporation Additional Instruction Report	Report No: 18-115(CD)
From:	Deanne Friess, Manager of Development Planning, RPP, MCIP	File No: C11.01

RECOMMENDATION(S)

THAT Cambridge Council considers the additional discussion provided in report 18-115(CD) in response to the request from the resolution from April 17, 2018 which directed staff to consult with the developers and residents regarding the buffer, height restrictions, lot grading plan and extending the open space;

AND THAT Cambridge Council continues to direct staff to advise the Ontario Municipal Board of its support for the proposed Official Plan map and policy amendments, Draft Plans of Subdivision and Zoning By-law Amendment to rezone the lands with site specific amendments for the former Saginaw Golf Course lands as detailed in report No.18-047(CD).

EXECUTIVE SUMMARY

Purpose

- Instruction Report 18-047(CD) was presented to Planning and Development Committee for the development of the former Saginaw Golf Course lands on April 9, 2018.
- The Cambridge Council resolution provided support for the proposed planning applications to the Local Planning Appeals Tribunal (LPAT) with direction to staff to further consult with the developers and residents regarding the buffer, height restrictions, lot grading plan and extending the open space.

Key Findings

- The LPAT hearing was originally scheduled for two weeks, starting on September 10, 2018. However, the Save Saginaw Green Space Residents'

Association has withdrawn its objection and party status as it no longer objects to the proposed development. There are still 12 residents continuing as participants at the hearing with issues relating to: compatibility; subdivision design; natural heritage; transportation; schools; property values; and drainage. As a result the hearing has been reduced to two days, September 18 and 19, 2018.

- Planning staff further consulted with the developer, in May and June 2018, as requested by Council. The developer provided additional information on the building heights and grading as explained in this report and proposed additional landscaping. The developer has advised that they have done extensive review through the planning process of the subdivision and are not willing to further amend the buffer and open space. No further public consultation has occurred.

Financial Implications

- The costs related to the Planning applications are borne by the developer. The City will be represented at the LPAT hearing by staff and the City's solicitor.

BACKGROUND

The proposed development is comprised of two separate properties municipally addressed as 124 Saginaw Pkwy (western parcel) and 161 Essex Point Dr. (eastern parcel). The total size of the subject lands is 25.597 ha (63.25 acres). These lands are located within Ward 8 and are southeast of the intersection of Can-Amara Pkwy and Franklin Blvd and outlined in red hatching below:



The developer is requesting amendments to the City's Official Plan and Zoning By-law and draft plan approval for a residential development on the lands. The developer's proposal plans is for a total 368 dwelling units comprised of single detached dwellings, townhouse and one block for multi-unit residential or institutional development. Two small parks and a looping trail system are proposed for both stages of the development and natural open space blocks for existing wetland areas. The developer is proposing a 6.0 m (19.68 ft.) privately owned rear yard buffer area in the perimeter lots of the proposed development to provide for increased separation distance from existing surrounding residences, landscaped screening and stormwater drainage.

The developer has appealed to the Local Planning Appeals Tribunal (LPAT) for the failure of the City and Region to make a decision on the applications within the timelines set out in the Planning Act. An LPAT hearing is scheduled for September 18 and 19, 2018. The residents' group has now withdrawn its objections to the applications. Therefore there is no residents "party" before the LPAT objecting to the proposed applications, just the 12 residents with "participant" status.

The planning applications for the development of the Saginaw golf course were presented to Planning and Development Committee on April 9, 2018 and given support from Council on April 17th with the request that staff have further discussion with the developer and residents regarding the width of the buffer, grading, building heights and the extent of open space.

Width of the Buffer

Staff initiated additional discussion with the developer regarding the 6 m (19.68 ft) buffer proposed at the rear of privately owned rear yards of new residential lots.

A 6.0 m (19.68 ft.) privately owned landscaped buffer space will provide landscaped screening of the development to existing residential as well as accommodate stormwater drainage. In the April 17, 2018 resolution, Council supported the direction for a scoped site plan review process for individual residential lots to review and implementation of the buffer plantings. Staff and the developer considered various options for a buffer area including a perimeter trail, wider buffer/trail area and ownership options of the buffer/trail. The developer has indicated that they have already done extensive review of the buffer options and will be proceeding to the LPAT with the proposed plan with the 6.0 m (19.68 ft.) landscaped buffer in private ownership.

Grading and Building Heights

At the Planning and Development meeting on April 9, 2018 an individual expressed concerns regarding the building height of the new residential dwellings adjacent to the existing dwellings in the area. After further discussions between City staff and the

developer, the developer's engineer reviewed the grading further for the lots that will back onto Wade Green Court and front onto Fairgreen Close. The review indicated that for 4-6 homes the new buildings will be approximately 2 m (6.6 ft) higher than existing homes. In addition the existing and proposed homes will be separated by approximately 20 m (65.6 ft). Therefore the building height differential represents a difference of only 10%. The developer's engineer concluded that further adjustments to grading will result in some drainage being directed from the proposed homes to adjacent lots which is a situation they are attempting to avoid. As an alternative the developer is proposing additional plantings within the buffer area. This will be secured by City staff through additional condition(s) of draft approval and through site plan review of the buffer areas.

Extent of Open Space

The Plan of Subdivision includes a Provincially Significant Wetland (PSW) a buffer area of 30 m (98.42 ft.) and a Locally Significant Natural Area (LSNA) with a 15.0 m (49.21) buffer area. The environmental features including their buffers will be transferred to the City as a condition of draft plan approval.

The Plan also includes parkland through two small parks and a walkway connection. The park and open space area equates to 7.203 ha (17.8 ac) of land. Additional funds will be collected from the development to enhance parks in the area.

City staff has initiated additional discussions with the developer regarding parkland and open space. The developer has indicated that they have already done extensive review of open space and will be proceeding to the LPAT with the proposed plan.

ANALYSIS

Strategic Alignment:

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

The proposed residential development of the Saginaw Golf Course with the additional plantings where there is a height differential will be compatible with the surrounding residential neighbourhood.

Existing Policy/By-Law:

As noted in report 18-047(CD) the City of Cambridge Official Plan (2012) is proposed to be amended to redesignate the land to low/medium density residential which includes part of the land with a site specific amendment for the proposed multi-unit block (located at the intersection of Saginaw Pkwy and Green Vista Dr). The remainder of the lands are proposed to be designated Natural Open Space for environmental, stormwater management, park and trail lands. The overall net residential density of the development is 15.5 units per hectare. The site specific amendment for the multi-unit block permits a floor space index (FSI – the ratio of building area to lot area) of 0.9.

The proposed City of Cambridge Zoning By-law 150-85 is proposed to be amended to rezone the subject lands to permit single detached residential, townhouses, multi-unit residential/institutional and open space uses with site specific regulations.

Financial Impact:

The costs related to the Planning applications are borne by the developer. The City will be represented at the LPAT hearing by staff and the City's solicitor.

Public Input:

Previous public consultation process included two neighbourhood meetings, a formal public meeting held under the Planning Act and four smaller more focused resident liaison meetings. Additional concerns were raised at the Planning and Development Committee meeting on April 9, 2018 which is the purpose of in this report. However since that direction from Council, the residents' group has withdrawn its objections to the applications and there is no longer any residents "party" to the hearing objecting to the proposed applications, just the 12 residents with "participant" status. Based upon the developer's position of proceeding to the LPAT with the current proposed buffer and greenspace, further public consultation on those matters has not occurred since April 2018.

Internal/External Consultation:

Final comments from staff and agencies have been provided and will be addressed at the LPAT hearing.

CONCLUSION

Planning staff is recommending that Council continue to endorse the proposed development with additional landscaping in the buffer areas where there is a height differential.

Planning staff is recommending that Council continue to endorse the proposed development for the following reasons:

- The development meets the objectives of the Province and Region regarding intensification of underutilized, vacant, serviceable land within the urban area;
- The proposed development meets the City of Cambridge Official Plan growth management objectives and compatibility requirements;
- The requested zoning amendments including site specific amendments are considered appropriate development of the land;
- Stormwater management facilities will be improved and brought into public ownership and maintenance;
- Currently degraded environmental features will be enhanced and brought into public ownership; and
- The developer's transportation impact study concludes that the transportation network can accommodate the development with certain remedial measures (road widenings/turn lanes) that will be secured through conditions of draft plan approval. The City will continue to study traffic within the area and recommend any further remedial actions to address existing traffic concerns (e.g. speeding) at the completion of study in 2019.

The proposed plan with amendments to address building heights and grading as explained in this report and proposed additional landscaping are considered to be consistent with the Provincial Policy Statement and conforms with the Provincial Growth Plan, Regional and City Official Plans and are considered to be good planning.

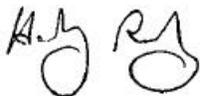
SIGNATURE

Prepared by:



Name: Deanne Friess, MCIP, RPP
Title: Manager of Development Planning

Departmental Approval:



Name: Hardy Bromberg
Title: Deputy City Manager, Community Development

Acting City Manager Approval:

A handwritten signature in black ink, appearing to read "Dave Bush". The signature is fluid and cursive, with the first name "Dave" and last name "Bush" clearly distinguishable.

Name: Dave Bush

Title: Deputy City Manager, Corporate Services

ATTACHMENTS

Attachment No. 1 –Plan of Subdivision

Attachment No. 1 – Plan of Subdivision

