CAMBRIDGE
CANADA
PEOPLE • PLACE • PROSPERITY

229, 235, 239, 247 Royal Oak Road

File OR01/23

Neighbourhood Meeting

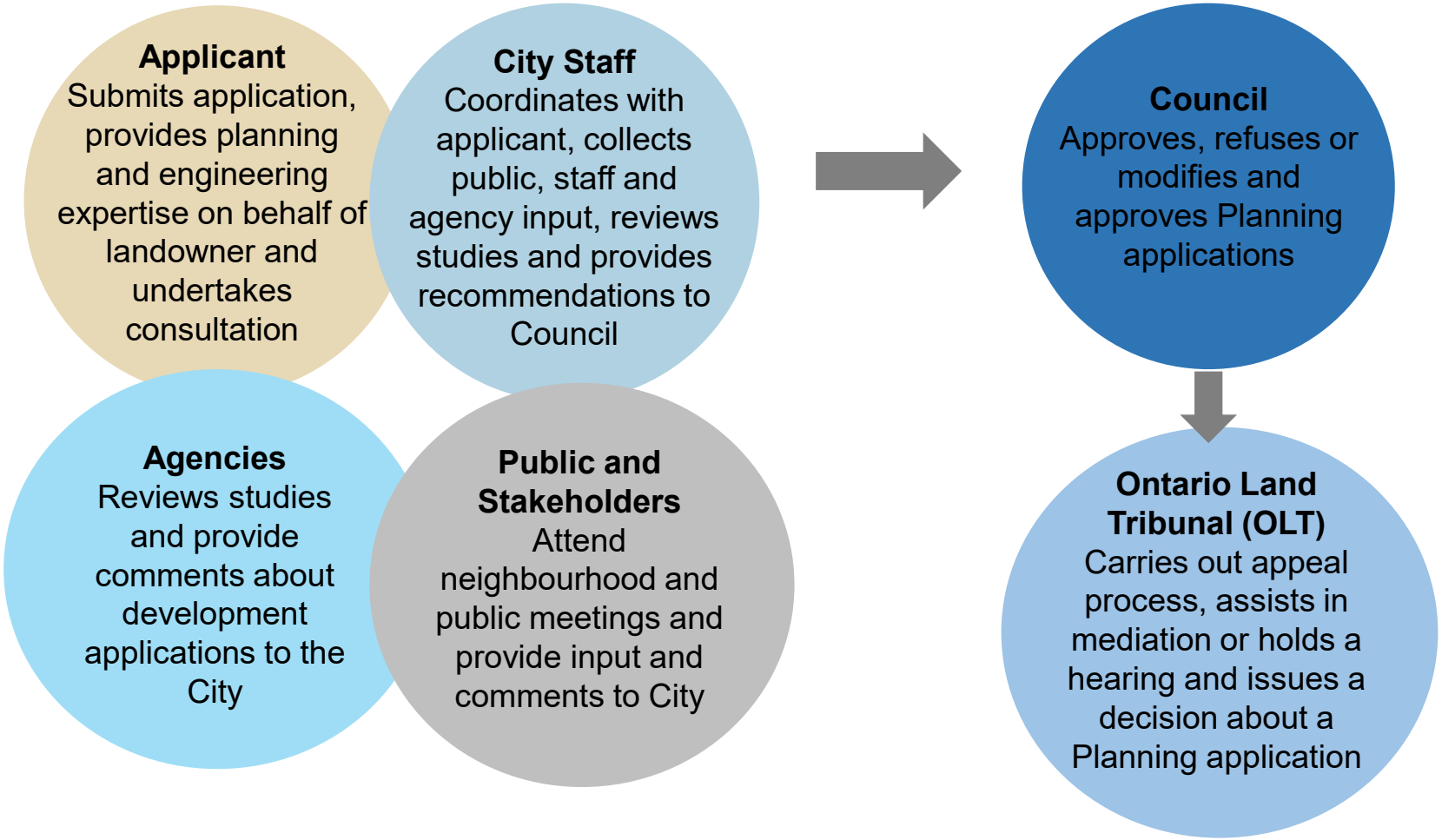
AGENDA

Item	Lead
1. Introductions	Staff
2. Planning Framework – Staff Presentation	Staff
3. Development Proposal – Applicant Presentation	Applicant
4. Open Discussion	All
5. Next Steps	Staff
6. Adjournment	Staff

INTRODUCTIONS

- Councillors
- Rachel Greene, Senior Planner
- Sian Younan, Transportation Engineering Technologist
- Claudia Beeso, Recording Secretary
- Applicant consultant team

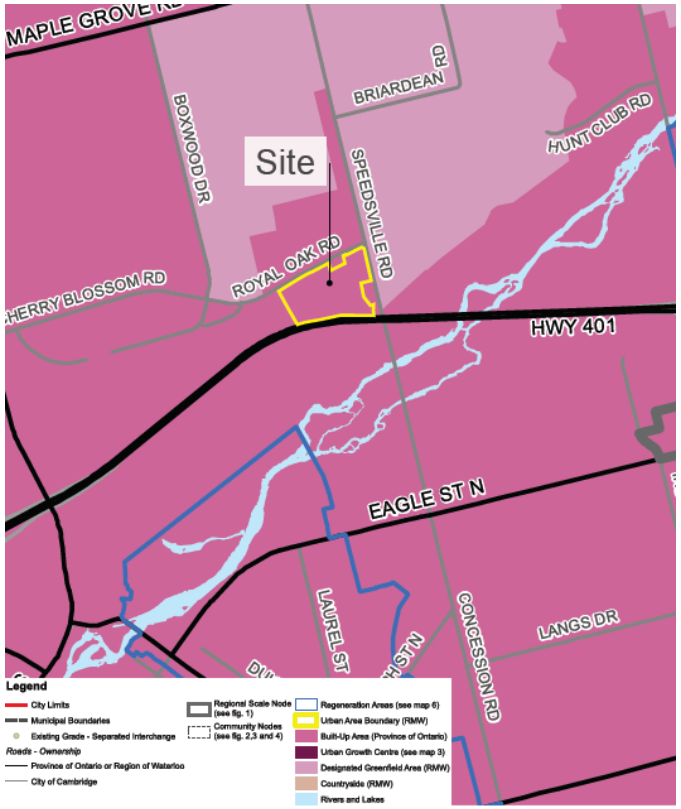
Who is Involved in the Review Process?



Purpose


Application Received
Public Meeting
Staff & Agency Review
Recommendation to Council Meeting
Decision by Council
March 21 2023
June 12 2023

Planning Framework : Provincial Growth Plan



When, Why and How does the Province direct growth?

- The *Places to Grow Act,* 2005 is the framework to guide development in Ontario
- The Growth Plan for the Greater Golden Horseshoe, enacted in 2006 and updated in 2020:
  - Identifies where and how growth should occur
  - Identifies intensification targets
  - All local and regional planning must conform to this plan

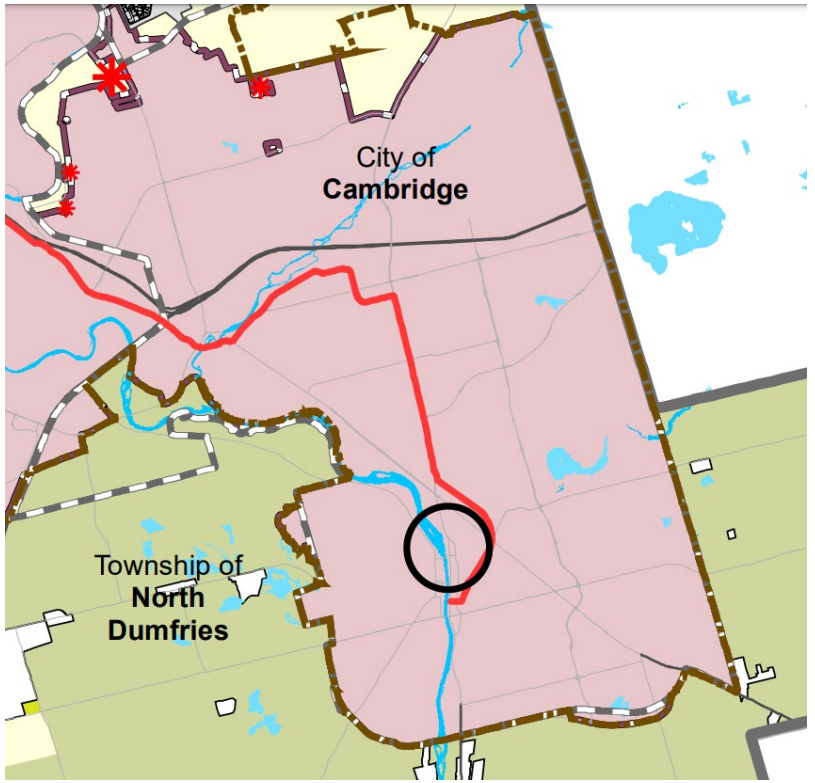
How does the Growth Plan relate to the proposed development?

- It designates the properties and surrounding areas as a “Built-Up” area
- It directs the majority of growth to the “Built-Up” areas with access to municipal water and wastewater systems
- It forecasts the Region of Waterloo to have an employment increase to 470,000 jobs by 2051
- Economic Development is promoted by ensuring the availability of sufficient land, in appropriate locations to accommodate forecasted employment growth
- Includes policies to protect water resources and natural heritage systems

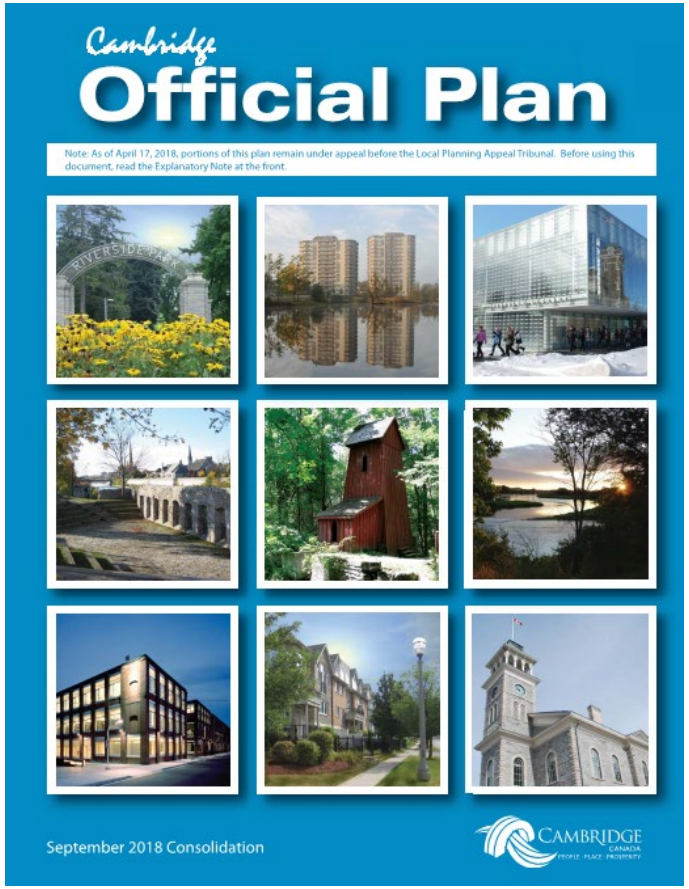
Planning Framework : Regional Official Plan (ROP)

When, Why and How does the Region direct growth?

- The Regional Official Plan (ROP) was adopted in 2009 (approved 2015)
- ROPA 6 was adopted in August 2022 which establishes the planning framework to the year 2051
- ROPA 6 provides forecasts of population and job growth and broad policy direction on land use and other planning matters
    - Cambridge is forecast to have an employment increase of **120,700** jobs by 2051
- The subject lands and surrounding areas are designated “Urban Area” where the majority of growth will occur
- Each municipality must ensure it has adequate supply of employment lands to support job growth and local economic development
- Requires an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility



Planning Framework : City Growth Management



When, Why and How does the City direct growth?

- The Cambridge Official Plan (OP), adopted in 2012 (partially approved in 2015), is a comprehensive long-term plan intended to guide land use and development over a 20-year period
- The local OP guides all municipal decisions and provides more detailed direction to landowners and the public:
  - It is required to conform to both Provincial and Regional policies
  - It sets policies that guide growth and development in the City
- Employment objectives include:
  - Planning for an adequate supply of serviced employment lands
  - Encouraging a high standard of urban design
  - Providing a range and choice of suitable sites designated for employment uses with access to transportation and transit
  - Ensuring compatibility and appropriate buffering and screening between industrial and sensitive land uses

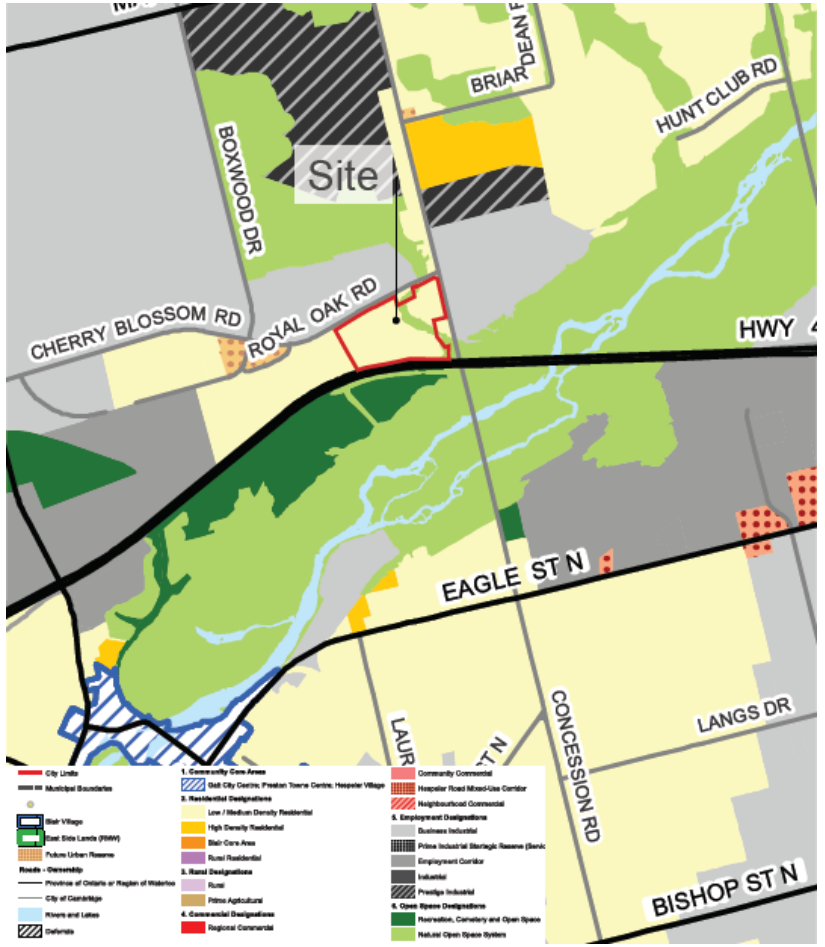
Planning Framework : City Growth Management

How does the City Official Plan relate to proposed development?

- Existing designation is ‘Low/Medium Density Residential’ and ‘Natural Open Space System’
- Proposed designation is “Business Industrial’ and ‘Natural Open Space System’

Industrial Land Use Compatibility

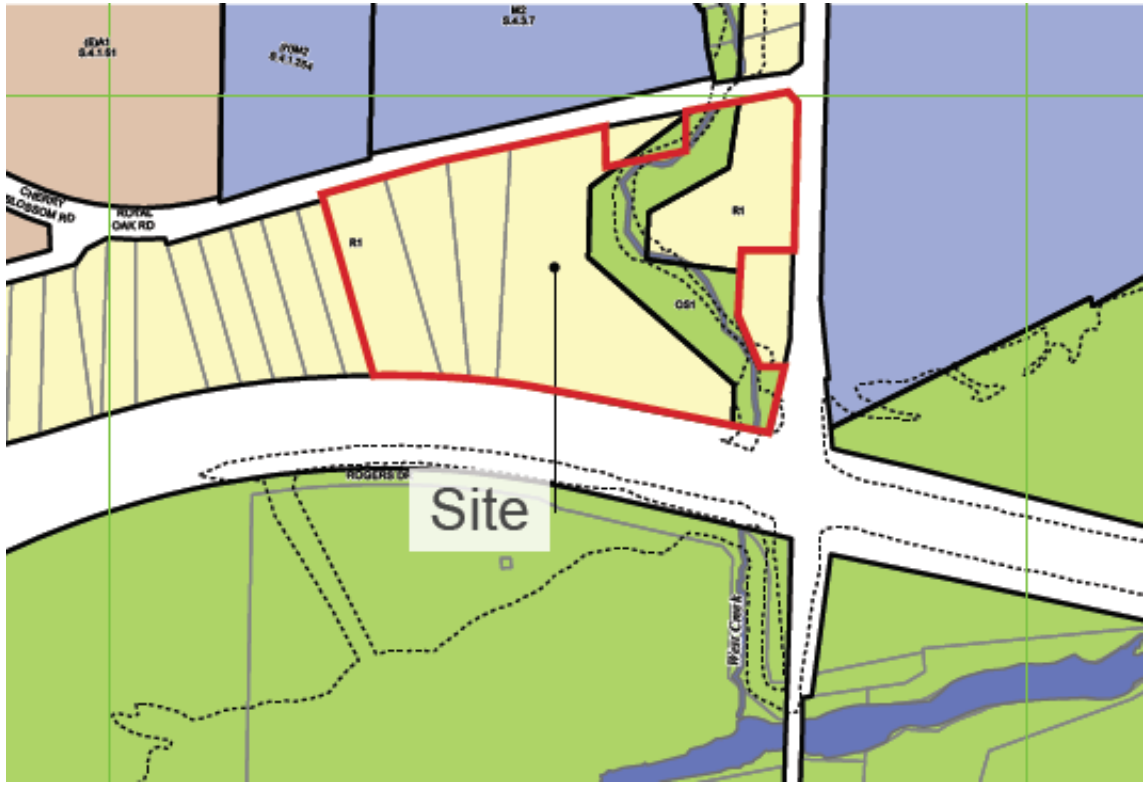
- New industrial development may be permitted to co-exist with existing residential provided studies have been completed which demonstrates the development can occur without detrimentally impacting the existing residential uses (ex. noise studies)
- Impacts will be mitigated by separation distances which are intended to supplement adequate controls at the source to safeguard against impacts (ex. noise walls)
- Alternative approaches such as building orientation, materials, fences, berms, etc. should be assessed and incorporated into the development where appropriate



Planning Framework : Zoning By-law

How does the City's Zoning By-law relate to the proposed development?

- City's Comprehensive Zoning By-law was passed in 1985
- Puts each property in a specific zoning category, which describes permitted uses and development standards:
  - e.g. setbacks from lot lines, parking, landscaping requirements etc.
- Existing zoning is R1 Residential and OS1 Open Space
  - This permits single detached dwellings and no development in the OS1 zone
- Proposed zoning is M1 Industrial and OS1 Open Space
  - This permits general industrial uses where no outdoor storage is permitted and all operations are entirely conducted within wholly enclosed building



Planning Framework : Summary of Applications

Official Plan and Zoning By-law Amendments:

- To permit the proposed development, the land must be re-designated and re-zoned to permit Employment uses. Conformity with the Provincial and Regional plans is required.

Site Plan Approval:

- If approved, the applicant will be required to submit a site plan application for the detailed design of the site.

Building Permit:

- Following site plan approval, the developer can receive a building permit demonstrating compliance with the Ontario Building Code.

Ground Rules

- Allow the staff person/applicant time to respond to the question.
- Please be mindful of the time and allow others to have the floor.
- Please be respectful.

Next Steps

- Applicant to make formal resubmission
- Compile and provide technical comments to applicant
- Resubmission by applicant (if require)
- Prepare and present recommendation report to Council
- Ontario Land Tribunal (OLT) appeal process

CAMBRIDGE
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Thank You

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