

Neighbourhood Meeting

City File R09/22 – 1390 Pineview Avenue

May 15, 2023

Agenda

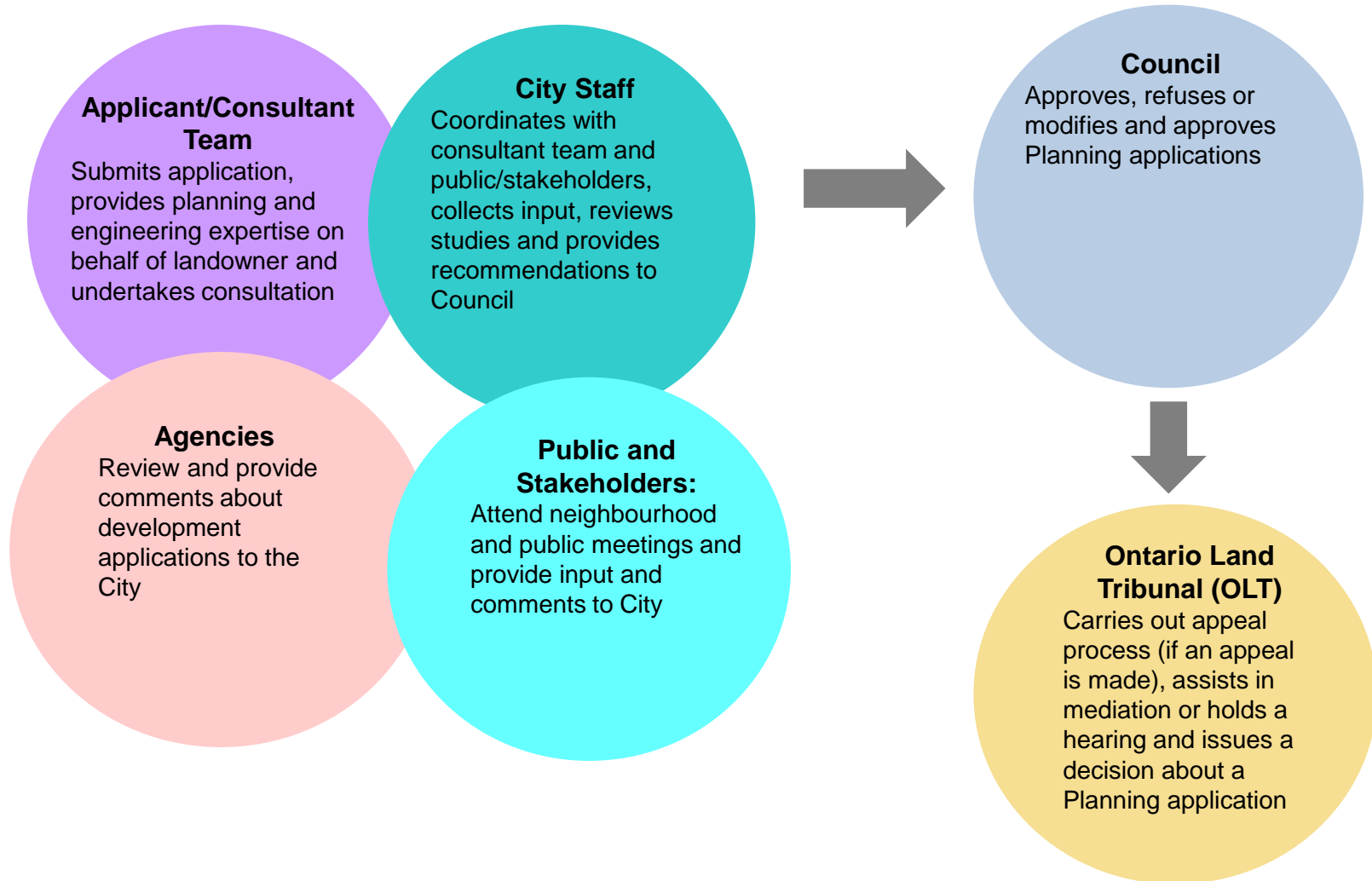
Neighbourhood Meeting

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

- Councillor Kimpson
- Rachel Greene, Senior Planner
- Claudia Beeso, Recording Secretary
- Applicant Consultant – MHBC Planning
- Owner – David Medeiros

Who is involved in the review of a Planning Application?



Development Application Process



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

How does the Growth Plan relate to 1390 Pineview Avenue?

- It designates the properties and surrounding areas as a “Built-Up” area
- Built up areas are intended to be the focus for new growth – specifically, **50% of all new residential** development occurring annually is to be constructed within this area
- In addition to the policies of the Growth Plan, the Province has identified Cambridge as a fast-growing municipality and assigned a housing target of 19,000 new homes by 2031

Planning Framework

Regional Official Plan (ROP)

When, Why and How does the Region direct growth?

- The Regional Official Plan (ROP), adopted in 2009 (approved 2015), is intended to guide growth over a 20 year period
- 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 forecasted to grow by 68,900 people to a total population of 214,900 by 2051
- The subject lands and surrounding areas are designated “Built-Up” area and Cambridge is required to achieve an intensification target of 65% (or 16,655 units by 2051)

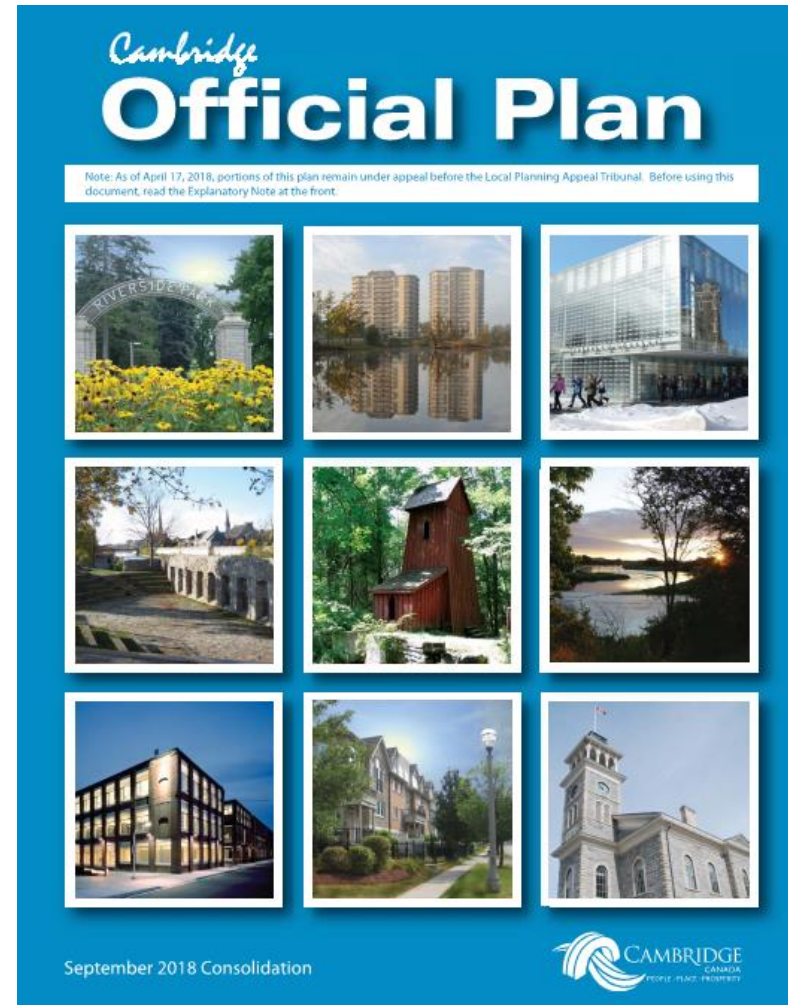


Planning Framework

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 both greenfield (areas intended for development but outside of the Built-Up area) and intensification in the City.



Planning Framework

City Growth Management Cont'd

How does the City Official Plan relate to 1390 Pineview Avenue?

Designates the land as 'Low/Medium Density Residential', which permits:

- Singles, semis, townhouses and walk-up apartments, community facilities and convenience commercial uses
- A maximum density of 75 units per hectare is permitted in the Regeneration Area
- Intensification is encouraged throughout the Built-Up area
- New infill development must meet **compatibility*** requirements of the OP
 - e.g. density, height, landscaping, setbacks and transportation implications
- *compatibility is not required to be the same as or similar to existing buildings or uses in the vicinity of a site



Figure 7:

City of Cambridge
Official Plan Map 2 -
General Land Use
Plan

1390 Pineview Ave
City of Cambridge
Region of Waterloo

LEGEND

Subject Lands

Community Commercial
Employment/Industrial
Employment/Professional
Employment/Residential
Employment/Service
Employment/Small Business
Employment/Urban
Employment/Urban Professional
Employment/Urban Professional/Service
Employment/Urban Professional/Service/Industrial
Employment/Urban Professional/Service/Industrial/Residential
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DATE: March 2022

SCALE: 1 : 10,000

FILE: 18407G

DRAWN: LC

1390 PINEVIEW AVE CAMBRIDGE OFFICIAL PLAN MAP 2 - 2018

Planning Framework

City Growth Management

How does the City's Zoning By-law relate to 1390 Pineview Avenue?

- 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.
- 1635 Pineview Ave is zoned RS1 in the Zoning By-law:
 - This permits semi-detached dwellings
 - A Zoning Amendment is required for the proposal to permit single detached dwellings

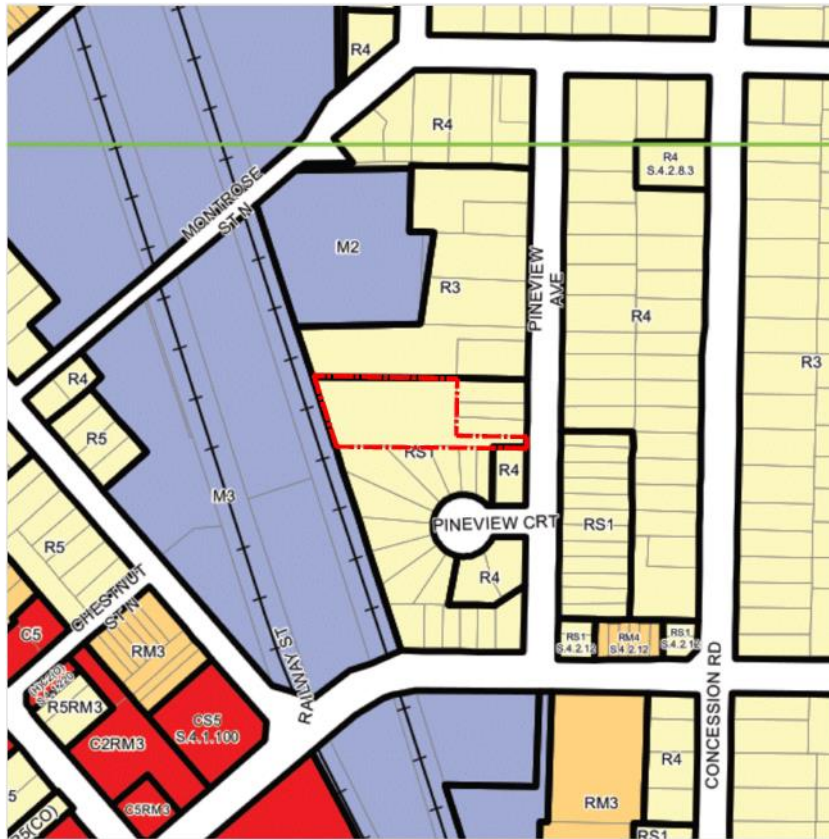
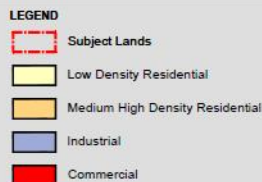


Figure 9:
City of Cambridge
Zoning Bylaw -
Current Zoning



DATE: March 2022

SCALE: 1 : 2,500

FILE: 18407G

DRAWN: LC



Planning Framework

Summary of Applications:

Zoning By-law Amendment:

- To permit the proposed development, the land must be rezoned. Conformity with the City's Official Plan is required.

Condominium Application:

- An application for a Vacant Land Plan of Condominium to create the individual condominium units, common elements, and corporation must be approved by the Region of Waterloo.

Building Permit:

- Following registration of the Condominium, the developer can receive a building permit demonstrating building design 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

Thank You

Please sign up for the mailing list if you would like to be notified of future reports and decisions related to this application.

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