



1390 Pineview Avenue

Neighbourhood Meeting Q & A

May 15, 2023

City Hall, Bowman Room, 6:00 – 8:00pm.

In Attendance:

Staff: Rachel Greene, Senior Planner, Claudia Beeso, ASR and Councillor Kimpson

Developer Representatives: Pierre Chauvin, Luisa Vacondio, Nathan Katerberg, David Medeiros and Daniel DaCunha

ITEMS

1. Introductions

Rachel Greene completed introductions including Councillor Kimpson who was in attendance, as well as the applicant representatives, Pierre Chauvin, Luisa Vacondio, Nathan Katerberg, David Medeiros, Daniel DaCunha. After a recap of the application process, Pierre provided an overview of the zone change, draft vacant land plan of condominium, and the proposed development of 6 single detached homes on individual units on a private road. Pierre noted the laneway is narrow yet will provide enough room for travel and emergency vehicles. Pierre stated that the laneway and garbage pick up will be maintained by the condo corporation and that the board fence along the perimeter of the property would be 6 feet high and the retaining wall is proposed to be 6 metres high. Pierre concluded by describing the grading plan for this development. We proceeded directly into a roundtable discussion where residents were able to provide feedback and ask questions to staff and applicant representatives.

2. Round Table Discussion

Questions and Answers

How much of a sound barrier will the fence provide?

No requirement for noise mitigation, but applicant willing look at installing additional 6.9 foot tall board-on-board, thicker fence to provide higher level of noise attenuation (in addition to any existing fencing). Condo Corporation will be responsible for fence maintenance on subject property.

Additional cars entering/exiting the site will cause noise disturbance to existing residents.

A Noise Study was not required as part of the submission requirements due to the size of the proposed development (too few units). The proposed private road is not long enough for significant noise impacts to be generated, and the density does not anticipate significant traffic flows. City of Cambridge By-law department will respond to any complaints regarding excessive noise in contravention of the City's noise by-law.

How far from the property line will the private road be? Is there a driveway setback requirement?

Road will abut the property line. Driveways do not require a setback.

Will the existing trees on the property be removed?

The proposed development will require the removal of trees in order to accommodate the proposed road and homes, or the removal of trees that would not survive the impacts of the site works and grading. Plans also include the planting of other trees in the form of a landscape buffer strip. Tree replacement an/or compensation will be a condition of approval for the condominium.

Will current residents be subject to driveway headlights?

The applicant is proposing to provide a board-on-board fence to mitigate headlights and maintain privacy with adjacent properties.

Could the development be reduced to 2 houses instead of current plan for 6?

The current proposal meets the maximum density permitted by the City's Official Plan.

Can the fence be taller than 6 feet?

The City's fence by-law permits a maximum height of 2.1m (6.9 ft). A taller fence would require an amendment to the fence by-law.

Is the laneway wide enough for emergency vehicles coming and going simultaneously?

Fire has been circulated on the application and will provide comments; however, 6m is the minimum requirement in the zoning by-law.

Can visitor parking be provided on-site for residents of proposed development, to ensure they don't park on Pineview Ave or other adjacent streets?

The proposed condominium plan has been revised to widen the private road to accommodate some on-street visitor parking.

How will over-flow parking on road be controlled / enforced?

The Condo Corporation will oversee parking on the property. There will be signage regarding on street parking along with fire route signage. City of Cambridge By-law department will respond to any complaints regarding on-street parking. Rachel Greene will follow up with transportation engineer regarding regulating on-street parking.

The proposed development will not provide sufficient off-street parking for each household.

The proposed single detached homes only require a minimum of 1 parking space per unit under the existing Zoning By-law. It is expected that a minimum of 2 parking spaces (1 garage and 1 driveway) will be provided for each unit, if not more. In addition, on-street visitor parking spaces are proposed which are not required by the in-effect zoning.

What are the front and rear yard setbacks of the houses?

The minimum front yard setbacks are 6m and the minimum rear yard setbacks are 7.5m.

How tall will the proposed buildings be?

The maximum permitted height under the proposed zoning will be 10.5 metres, which generally equates to 2/3 storeys. Applicant is willing to cap building heights for 3 lots that would back onto existing Pineview Avenue properties to the lesser of 10.5 metres or 2 storeys.

What is the height of the proposed retaining wall?

The subject property is significantly sloped, with a difference of almost 10 metres in elevation between the highest and lowest elevations. The retaining walls are necessary in order to stabilize the proposed development area and provide appropriate grades without disturbing the grading of adjacent properties. The applicant is willing to work with adjacent land owners and grade into their properties as needed in order to reduce the necessary height of the retaining wall.

Who is responsible for damage during construction?

Developers and contractors will be responsible. A pre-construction inspection of adjacent properties would occur (with permission from land owners) to confirm existing conditions. Developer/contractor would be responsible for ensuring that any damage to

adjacent lots would be fixed to reflect pre-construction condition.

Who is responsible for snow removal?

Condo Corporation will be responsible for routine maintenance matters, including snow removal/clearing. Snow will either be piled along the sides of the private roadway, or will need to be trucked away to a snow dump (this will be responsibility of the condominium corporation to coordinate).

When will development start?

Timing to begin construction will depend on the length of the planning process. Once the zoning is in place, the applicant will still need to go through the Plan of Condominium process. Estimate is 6 months to 2 years.

Will these units be rented out?

Planning Act does not dictate who lives where. The proposed vacant land condominium intends to have the six proposed lots sold to individual homebuyers, but this would not prevent the individual homebuyers from renting out the homes. The Condo Board could include specific regulations in the condo declaration to restrict short-term types of rentals (such as for Air B&B's for instance).

Will the current easements remain?

Ideally developer would like to leave them as-is where possible, but could potentially reroute and place underground where feasible/necessary. Developer will need to investigate this more and are very open to work with residents to ensure no/minimal disruptions. Any unnecessary water easements will be cut and abandoned.

Will services along Pineview Avenue be redone?

The application has been circulated to Engineering staff who will advise what upgrades may be required to accommodate the proposed development. Any upgrades would be the responsibility of the applicant.

This is a contaminated area; how will this be controlled?

The Region requires a Record of Site Condition (RSC) for the subject lands due to the contamination that exists. The Environmental Site Assessment (ESA) process is being undertaken and the Ministry of the Environment will process Record of Site Condition before the lands can be developed for residential uses.

During demolition and construction, who is responsible for damage on street?

Contractor is responsible. Contractor also responsible to control debris, mud, dust etc. Contact information for contractor will be made available in addition to option of contacting City of Cambridge with any concerns.

How long will construction last?

Construction for the grading and development of the road will be approximately 6 months. Timing for construction of the individual homes will follow and may vary.

Will there be street lighting on the private road/ is there a lighting plan?

Yes, a lighting plan will be required as a condition for the plan of condominium application. The City does not permit light spill on adjacent properties and the lighting plan will need to satisfy this requirement.

How will Canada Post deliver mail?

Canada Post has not yet confirmed how they would like mail delivery on this property. If a community mailbox is the preferred method, the condominium plan will need to be updated to include the location.

Plans in place for the 1880 house currently on the property?

Yes, demolition permit will be processed.

3. Next Steps

Rachel Greene explained the next steps in the application process. Question and Response document will be prepared then posted on our website and if anyone has any comments, Rachel directed to send via email and it will be included in report to Council.