64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3
T 905.669.4055 F 905.669.0097
KLMPLANNING.COM

File: P-3310

August 12, 2024

Community Development, Planning Division
City of Cambridge
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, Ontario N1R 5W8

Attention: **Mark Stone, MLS Planning Consulting c/o Development Planning Section**

Re: **Madison Riverbank Holdings Ltd.**
895 Riverbank Drive, Cambridge
City File No. 30T-23103 & R-12/23 – 2nd Submission (DPOS/ZBA Application)

Dear Mr. Stone,

On behalf of Madison Riverbank Developments Ltd. c/o Madison Group ("Madison), KLM is pleased to be submitting this Planning Response Memo in respect to Madison's 2nd submission for the Draft Plan of Subdivision ("DPOS") 30T-23103 and Zoning By-law Amendment ("ZBA") R-12/23. In conjunction with this Planning Memo, KLM has provided a series of responses to all of the technical recommendations provided by City Staff and External Agencies as part of the 1st Submission. The purpose of this memo is to be supplementary.

North Cambridge Secondary Plan

Firstly, we would like to extend our congratulations to City staff, partner agencies and all involved with the preparation of the North Cambridge Secondary Plan. Cambridge City Council's endorsement on August 6, 2024 of the recommendations within the Planning Departments report (24-031-CD) is a monumental step forward into building this area of North Cambridge into a complete community.

As the Secondary Plan comes online and serves as an amendment to the City of Cambridge Official Plan to establish the general land use patterns and conceptual layout of schools, parks, collector roads, trails and their associated policies to guide the future development of this area in North Cambridge. As per KLM's delegation to Council on behalf of Madison on August 6th, 2024, we would like to reiterate Madison's commitment to ensuring the following items are implemented through their development applications:

- Within the Riverbank Drive Transition Buffer, Madison will establish a 15.0m buffer in conjunction with the natural heritage system along Riverbank Drive. The buffer

will be naturalized with plantings to the satisfaction of the City of Cambridge, the Region of Waterloo and the Grand River Conservation Authority; and,

- West of the 1st North/South Collector Road (segment extending north of the Intermarket Roundabout), will only be comprised of single-detached dwellings. These dwellings will have a maximum height of 2-storeys. Next to the Riverbank Transition Zone these dwellings will be sited in a flanking condition along a window street.

Please note, the Draft By-law has been modified to restrict the height of dwellings west of the 1st North/South Collector Road to a maximum of 2-storeys, whereas the North Cambridge Secondary Plan permits a maximum of 4-storeys. Additionally, the Draft Plan has been reconfigured to implement the 15.0m Riverbank Transition Zone, adjacent window street and flanking units etc.

Summary of Changes on Draft Plan

With receipt of all the technical comments in the 1st Submission, KLM in collaboration with the broader consulting team and Madison have prepared a series of revisions to the supporting materials to address all of the comments. A high-level overview of the changes are as follows:

- The revised Draft Plan will facilitate the creation of +/- 1378 units. Overall, there are approximately 289.5 single detached/street accessed dwellings proposed (includes part lots) which equates to +/- 21% of the Draft Plan. The balance being 79%, would be comprised of a mix of townhouse typologies (e.g., stacked, rear-lane, street, back-to-back, live/work) and apartment units. The array of unit typologies proposed will assist with increasing the total housing supply and variety of housing options for available existing/future residents of Cambridge. This aligns with the objectives of the Province of Ontario to assist with the delivery of building 1.5 million homes by 2031 and aiming to create a strong foundation to make life easier and more affordable for people across the province;
- Collector Roads have been aligned with the NCSP at the appropriate Right-of-Way ("ROW") widths;
- The Draft Plan has been reconfigured as per discussions with City staff and external agencies to create a 7.465 acre Community Park in the centre of the Draft Plan and an Elementary School Block 8.001 acres in size;
- A 15.0 metre Riverbank Transition Zone has been introduced, whereas the Council endorsed Secondary Plan requires a minimum of 10.0 metres;
- Laneway housing products have been reduced to the extent possible and all laneway ROW have been increased to be 10.0 metres;
- Between Lot 33 and 34 on the northernly portion of the site, a 6.0 metre walkway block has been created to facilitate access to the environmental block/feature to the north;
- Block A has been increased in size to capture the deletion of a previously proposed North/South road;

- The intersection of Street 11 and Middle Block Road has introduced a roundabout, as requested. Further details will be satisfied through the future Engineering Submission;
- Block C has been modified to introduce Stacked Townhouses along Middle Block Road (NCSP – Section 19.3.3.2.13) and live-work units along the internal Collector Roads (NCSP – Section 19.3.3.2.12) in addition to the Mixed-Use Apartment Units fronting Middle Block and Fountain Street, respectively;
- We note, a future development application will be provided for Block A, B and C and their current configuration and layout are conceptual in nature;
- All widenings, daylight triangles, reserves etc. have been implemented as per the City and Region's Engineering Standards; and,
- The Schedule of Land Use has been updated accordingly to reflect all modifications applied. Please note, due to the revisions introduced renumbering of all the lots, blocks, streets etc. was warranted.

Parkland Dedication

To support the City's vision of creating a centrally located Community Park, Madison has proposed a 3.021 hectare (7.465 acres) Community Park (Block 325) in the general location identified on Schedule A – Land Use in the North Cambridge Secondary Plan. In accordance with Section 51 of the *Planning Act*, Parkland is to be dedicated at a rate of either 1ha/600 units or 5% of the gross development area whichever is greater. The prevailing rate as proposed is 5% of the gross development area. A breakdown of the calculation is as follows:

Key Inputs

- Draft Plan Area (Gross) – 129.557 acres (52.43 hectares)
- Approximate total unit count – 1378*

5% Calculation

- 129.557 acres x 0.05 = 6.48 acres

1ha/600 unit Calculation

- 1ha/600 units x +/- 1378* = 2.29 hectares = 5.66 acres

*Unit count is subject to final calculations.

In light the calculations above, the 5% of the gross development area is greater than the rate of 1ha/600 units. A total of 12.474 acres (5.048 hectares) of parkland is provided on the Madison draft plan of subdivision, representing an over-dedication of 5.994 acres of parkland. Please note, the parkland proposed accounts for the entirety of the draft plan including the future medium density blocks. We look forward to working with the Parks Department and City staff on discussing this matter further.

Density Calculation

We understand the Waterloo Region Official Plan forecasts a population and employment of 214,900 people and 120,700 jobs within the City of Cambridge by 2051. Madison's plan of subdivision will assist the City and Region in their objectives to meeting the projected targets as the site is fully built-out. With the adjustments applied to the Draft Plan, KLM has also prepared an updated density calculation to demonstrate the project's conformity with Table 4 of the Region Official Plan's minimum density target for the City of Cambridge's Designated Greenfield Area of 59 residents and jobs per gross hectare. The full density calculation has been appended to this memo but in summary the proposed development achieves min. of 67.69 (max. of 67.90) people and jobs per gross hectare and a min. of 78.78 (max. 79.03) people and jobs per net hectare.

Total People and Jobs Per Gross/Net Hectare				
	Hectares (ha)	Population of Residents	Min. # of Jobs	Max. # of Jobs
Gross Site Area	52.43	3440.08	108.75	119.75
Net Site Area	45.046	3440.08	108.75	119.75
Total People and Jobs Per Gross Hectare			**67.69**	**67.90**
Total People and Jobs Per Net Hectare *			**78.78**	**79.03**

* The net area includes the reduction of all Open Space(s) and Road Widening(s) as per Waterloo Region Official Plan Section 2.G.1.3. and all area calculations are from the Schedule of Land Use on the Draft Plan submitted.

We trust that the information provided above in combination with the 2nd submission materials will assist the City, Region and External Agencies to provide their sign-off and Conditions of Draft Approval.

Yours truly,

KLM PLANNING PARTNERS INC.

Aidan Pereira
Senior Planner

cc. Madison Group
Billy Tung, KLM Planning Partners Inc.
Sylvia Rafalski-Misch, City of Cambridge

Density Calculation - Population

Land Use (Type of Unit)	# of Units	# of Units	Persons Per Unit (PPU)	Persons Per Unit (PPU)	Population (# of Residents)	Population (# of Residents)
Min./Max.	*Min*	*Max.*	*Min*	*Max.*	*Min*	*Max.*
Single	289.5	289.5	3.388	3.388	980.83	980.83
Semi-Detached			3.388	3.388		
Townhouses	797.5	797.5	2.409	2.409	1921.18	1921.18
Live/Work Towns	36	36	2.409	2.409	86.724	86.724
Stacked Towns	55	55	1.77	1.77	97.35	97.35
Apartments	200	200	1.77	1.77	354.00	354.00
Multiples - 50% included in apts and 50% included in towns						
Total	**1378.00**	**1378.00**			**3440.08**	**3440.08**

Density Calculation - Jobs

Land Use (Type of Unit)	# of Sq. Ft.	# of Sq. Ft.	Sq. Ft. Per Employee	Sq. Ft. Per Employee	# of Jobs	# of Jobs
Min./Max.	*Min*	*Max.*	*Min*	*Max.*	*Min*	*Max.*
Commercial	5000	5000	485	485	10	10
Institutional		6000	540	540	-	11
Total	**5000**	**11000**			**10**	**21**

Density Calculation - Jobs

Land Use (Type of Unit)	No. of Residents	Work at Home Percentage (%)			# of Jobs	# of Jobs
		2.8%			*Min*	*Max.*
Work at Home	3440.08				96.32	96.32
Live/Work	86.724				2.43	2.43
Total*					**108.75**	**119.75**

* ***Total Job Calculation includes Min/Max # of Jobs from Commercial/Institutional Uses***

Draft Plan of Subdivision - DES26 - July 29, 2024

	Hectares (ha)	Min. Permitted Density (uph)	Proposed Unit Count	Actual Density (uph)
Gross Site Area	52.43	59	1378	**26.25**
Net Site Area*	45.046	59	1378	**39.16**
Open Space	*4.941*			
Road Widening	*2.443*			

*2.G.1.3 The minimum density targets set out in Table 4 will be calculated over the entire designated greenfield area of the region and each respective area municipality, excluding the following:
(a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas in accordance with the policies of Chapter 7;
(b) rights-of-way for:
i) electricity transmission lines;
ii) energy transmission pipelines;
iii) freeways, as defined by and mapped as part of the Ontario Road Network; and
v) railways;
(c) employment areas; and
(d) cemeteries.

Total People and Jobs Per Gross/Net Hectare

	Hectares (ha)	Population of Residents	Min. # of Jobs	Max. # of Jobs
Gross Site Area	52.43	3440.08	108.75	119.75
Net Site Area	45.046	3440.08	108.75	119.75
Total People and Jobs Per Gross Hectare			**67.69**	**67.90**
Total People and Jobs Per Net Hectare			**78.78**	**79.03**

* The net area includes the reduction of all Open Space(s) and Road Widening(s) as per Waterloo Region Official Plan Section 2.G.1.3. and all area calculations are from the Schedule of Land Use on the Draft Plan submitted.