Council Members in Attendance: Councillors Mann (Ward 3); Monteiro (Ward 7); Adshade (Ward 6); Ermeta (Ward 8); Devine (Ward 2); Liggett (Ward 4); and Wolf (Ward 5); Councillor Reid (Ward 1) in the Chair.

Members Absent: Mayor Craig

Staff Members in Attendance: Hardy Bromberg, Deputy City Manager Development & Infrastructure; Dennis Purcell, Chief Building Official; James Horan, Senior Planner, Elaine Brunn Shaw, City Planner; Laura Waldie, Planner-Heritage; Bryan Cooper, Senior Planner; David Grabowski, Planning Technician; Nathan Dart, Planning Technician; Nadia Koltun, Assistant City Solicitor; and Michael Di Lullo, City Clerk.

Others in Attendance: Approximately 50 people in attendance

Meeting Called to Order

The regular meeting of the Planning and Development Committee of the Corporation of the City of Cambridge was held in Council Chambers on the third floor of 46 Dickson Street, Cambridge, Ontario. Councillor Reid welcomed everyone present and called the meeting to order at 7:00 p.m. and the meeting adjourned at 10:07 p.m.

Disclosure of Interest

There were no disclosures of pecuniary interest.
Public Meetings

Statutory notice of tonight’s Public Meetings was given by publication in the Cambridge Times on March 16, 2017 for Items ‘A’, ‘B’, ‘C’ and ‘D’.

Notice

If a person or public body does not make oral submissions at a public meeting or when submissions in respect to the by-law/plan of subdivision/official plan amendment to the City of Cambridge, before the by-law/plan of subdivision/official plan amendment is passed/adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Public Meeting A – 0 & 112 Pinebush Road, Proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (Ward 2)

Presentation

1. James Horan, Senior Planner, re: Public Meeting A - 0 & 112 Pinebush Road, Proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (Ward 2).

Using a Power-Point presentation, Mr. Horan provided an overview of the planning application. A copy of the presentation is available in the Clerk’s Division.

Delegations

1. Dave Hannam, Zelinka Priamo Ltd., re: Public Meeting A - 0 & 112 Pinebush Road, Proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (Ward 8).

Mr. Hannam is present as the representative on behalf of the applicant to provide a general presentation about the planning application. A copy of the presentation is available in the Clerk’s Division.

2. Derek Coleman, re: Public Meeting A - 0 & 112 Pinebush Road, Proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (Ward 8).

Mr. Coleman is present to speak to the planning application. A copy of the presentation is available in the Clerk’s Office.

Mr. Lee is present to speak to the planning application.

The Chair asked if there was anyone present that would like to speak to the Public Meeting “A”.

No one came forward.

Moved By: Councillor Ermeta
Seconded By: Councillor Monteiro

THAT applications OR02/16 and 30T-17001 for 0 & 112 Pinebush Road be referred back to staff for a subsequent report and recommendation.

CARRIED

Direction: THAT staff review and report back on the clearing of a portion of the woodlot on the subject lands.

The Chair declared Public Meeting “A” closed at 8:08 p.m.

Public Meeting B – 415 Water Street South – Chrisview Custom Homes (Ward 6)

Presentation

1. Bryan Cooper, Senior Planner, re: Public Meeting B – 415 Water Street South – Chrisview Custom Homes (Ward 6).

Using a Power-Point presentation, Mr. Cooper provided an overview of the planning application. A copy of the presentation is available in the Clerk’s Division.

Delegation

1. Alex Galloway, Dryden, Smith & Head, re: Public Meeting B – 415 Water Street South – Chrisview Custom Homes (Ward 6).

Mr. Galloway is present as the representative on behalf of the applicant to speak to the planning application.

The Chair asked if there was anyone present that would like to speak to the Public Meeting “B”.
1. Lisa Cox, 215 Moore Street is in attendance to speak to the planning application.

2. Roger Cassidy, 11 Lockwood Street is in attendance to speak to the planning application.

Moved By: Councillor Adshade
Seconded By: Councillor Mann

THAT application R02/17 for 415 Water Street S be referred back to staff for a subsequent report and recommendation.

CARRIED

The Chair declared Public Meeting “B” closed at 8:21 p.m.

Public Meeting C – Zoning Amendment – 20 Pintail Place, E. Fritz (Ward 2)

Presentation


   Using a Power-Point presentation, Mr. Grabowski provided an overview of the planning application. A copy of the presentation is available in the Clerk’s Division.

The Chair asked if there was anyone present that would like to speak to the Public Meeting C.

1. Colin Brackenridge, 36 Dogwood Place is in attendance to speak to the planning application.

Moved By: Councillor Devine
Seconded By: Councillor Liggett

THAT application R04/17 – 20 Pintail Place be referred back to staff for a subsequent report and recommendation.

CARRIED

The Chair declared Public Meeting “C” closed at 8:29 p.m.
Public Meeting D – Zoning Amendment – 1129 Valentine Drive (Ward 3)

Presentation


Using a Power-Point presentation, Mr. Dart provided an overview of the planning application. A copy of the presentation is available in the Clerk’s Division.

The Chair asked if there as anyone present that would like to speak to the Public Meeting “D”.

No others individuals came forward wanting to speak.

Moved By: Councillor Mann
Seconded By: Councillor Adshade

THAT application R05/17 – 1129 Valentine Drive be referred back to staff for a subsequent report and recommendation.

CARRIED

The Chair declared Public Meeting “D” closed at 8:34 p.m.

The Chair declared a recess at 8:35 p.m. and the committee reconvened at 8:45 p.m.

Presentation and Consideration of Reports

Item 4 - Heritage Conservation Options in the Galt Core (Wards 4, 5 & 6)

Presentation

1. Laura Waldie, Planner-Heritage, re: item 4 – Heritage Conservation Options in the Galt Core (Wards 4, 5 & 6).

Using a Power-Point presentation, Ms. Waldie provided an overview of the heritage conservation options outlined in the report. A copy of the presentation is available in the Clerk’s Division.
Moved By: Councillor Liggett
Seconded By: Councillor Devine

THAT Council staff report 17 – 010 (D&I) – Heritage Conservation Options in the Galt Core be approved;

AND THAT Option 2 (Heritage Permit Process) and Option 4 (Heritage Conservation District Designation under Part V of the Ontario Heritage Act) be referred back to Planning staff for further research and analysis;

AND FURTHER THAT Planning staff be directed to report back to Council on a Terms of Reference for how staff will approach the analysis of Options 2 and 4.

Amendment
Moved By: Councillor Wolf
Seconded By: Councillor Liggett

THAT staff be directed to analyze and report back on the addition of Option #5 and the ramifications to increase heritage grants and enlarging the study area.

CARRIED

MAIN MOTION CARRIED, AS AMENDED

Item 6 – Recommendation Report – 495 Briardean Road – Zoning By-law Amendment – Michael Dearden/Hunt Club Valley Inc. (Ward 1)

Presentation

1. Bryan Cooper, Senior Planner, re: item 6 - R16/16, Hunt Club, 495 Briardean Road, Zoning By-law Amendment (Ward 1).

Using a Power-Point presentation, Mr. Cooper provided an overview of the recommendation report. A copy of the presentation is available in the Clerk’s Division.

Delegation


Mr. Pigeon is present to speak to the recommendation report.
Moved By: Councillor Adshade
Seconded By: Councillor Mann

THAT Cambridge Council approves the application to rezone the portion of land located at 495 Briardean Rd from R1 (Single Detached Residential) to (H)R6 s.4.1.303C (Holding – Single Detached Residential);

AND THAT the attached By-law be passed;

AND FURTHER THAT the applicant submit a tree management plan, tree compensation plan and drainage easement as part of a complete application to the Committee of Adjustment for the required future severance applications.

CARRIED

Item 7 - Recommendation Report – Proposed Zoning By-law Amendment – 210 Royal Oak Road – Trade Mark Industrial (Ward 1)

Presentation


   Using a Power-Point presentation, Mr. Horan provided an overview of the recommendation report. A copy of the presentation is available in the Clerk’s Division.

Delegation


   Ms. Sweeney, 225 Royal Oak Road and Ms. Venturin, 221 Royal Oak Road are both present to speak to the recommendation report.


   Mr. Patterson provided a schematic rendering and spoke to the recommendation report. A copy of the schematic rendering is available in the Clerk’s Division.
THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the existing (H)M2 s. 4.1.254 (site specific industrial) zoning to permit accessory outdoor storage as an additional permitted use and to amend the Holding Provision to remove the requirement for the cost sharing and construction of sanitary pumping station at 250 Royal Oak Road as this has been completed;

AND THAT the By-law attached to Report17-035(D&I) be passed.

Amendment
Moved By: Councillor Liggett
Seconded By: Councillor Devine

THAT a concrete fence be installed in place of a wooden fence on top of the berm as a condition of the site plan approval process.

CARRIED

A recorded vote was requested by Councillor Devine on the main motion and taken as follows:

In Favour: Councillor's Mann, Adshade, Reid, Wolf, Liggett, Monteiro, and Ermeta

Opposed: Councillor Devine

MAIN MOTION CARRIED, AS AMENDED

Consent Procedure

Moved By: Councillor Wolf
Seconded By: Councillor Adshade

THAT all items listed under the heading of Public Consent Agenda for Tuesday, April 11, 2017, Public Meeting Agenda be adopted as recommended.

1. Municipal Heritage Advisory Committee Meeting - Thursday, February 16, 2017

THAT the minutes of the Municipal Heritage Advisory Committee Meeting held on Thursday, February 16, 2017, be considered for errors and omissions.

2. Committee of Adjustment Meeting - Wednesday, February 8, 2017

THAT the minutes of the Committee of Adjustment Committee Meeting held on Wednesday, February 8, 2017, be considered for errors and omissions.
3. **Cambridge Environmental Advisory Committee Meeting - Wednesday, January 25, 2017**

THAT the minutes of the Cambridge Environmental Advisory Committee Meeting held on Wednesday, January 25, 2017, be considered for errors and omissions.

5. **March 16, 2017 Municipal Heritage Advisory Committee Recommendation to Council – 415 Water Street South Request to Alter a Designated Heritage Property (Ward 6)**

THAT Council staff report 17 – 029(D&I) – March 16, 2017 Municipal Heritage Advisory Committee Recommendation to Council – 415 Water Street South Request to Alter a Designated Heritage Property - be approved;

AND THAT subject to review by the Planner – Heritage as part of the approval process of the site plan application, Council approve the alteration to a designated property through the development of a two storey commercial/residential building as depicted in the Heritage Impact Assessment Addendum prepared by Amy Barnes Consulting dated November 2016.

AND FURTHER THAT this be contingent on a decision by Council on the Zoning By-law Amendment and by the Region on the Official Plan Amendment.


THAT Cambridge Council approve the proposed Zoning By-law Amendment to rezone 10 Crescent Road from the R4 (Single Detached Residential) to R4 (s.4.1.329) to permit a secondary dwelling unit attached to the existing single detached home;

AND THAT the By-law attached to Recommendation Report 17-038(D&I) be passed.


THAT Council staff report 17-044 (D&I) – March 2017 Building Permits Monthly Report – be received as information.

CARRIED

**Correspondence**

1. Region of Waterloo International Airport – Master Plan and Business Plan (March 2017).

2. Eric Lee, Buildcraft Leasing Inc., re: Public Meeting A – 0 & 112 Pinebush Road, Proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (Ward 8).
Unfinished Business
Nil

Non-Jurisdictional Items

1. Councillor Reid will be participating in a Waterloo Region Police Task Force on sexual assault.

2. Councillor Mann encouraged Council to participate in a friendly competition with the Township of North Dumfries to raise funds for the Cambridge Food Bank.

Close of Meeting

Moved By: Councillor Ermeta
Seconded By: Councillor Monteiro

THAT the Planning and Development Committee meeting does now adjourn at 10:07 p.m.
CARRIED

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CHAIR

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CLERK