Corporation of the City of Cambridge  
Special Council Meeting  
Addendum

Date: July 13, 2021, 5:00 p.m.  
Location: Virtual Meeting

COVID-19
Due to COVID-19 and recommendations by Waterloo Region Public Health to exercise social distancing, members of the public are invited to submit written comments or requests to delegate via telephone related to items on the agenda.

The public wishing to speak at Council may complete an online Delegation Request form no later than 12:00 p.m. on the day of the meeting for Special Council Meetings occurring at 5:00 p.m. and no later than 12:00 p.m. the day before the meeting for Special Council – Statutory Public Meetings occurring at 10:00 a.m.

All written delegation submissions will form part of the public record.

4. Presentations

Recommendation Report: 1656 & 1660 Blair Road, Zoning Bylaw Amendment – Alin Dinu

*4.2. Matthew Blevins, Manager of Development Planning re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5. Delegations and Consideration of Related Reports

*5.1. Matthew Warzecha, Project Manager/Planner, Polocorp Inc re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

*5.2. Michael Puopolo, Polocorp Inc re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

*5.3. Karen Scott Booth, Architectural Conservancy Ontario re: Reports 21-120 (CD) and 21-037 (CD)

*5.4. Chad Johnson on behalf of residents of Shaw Avenue East re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and
5.5. Joel Jansen re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.6. Kevin Worley re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.7. Joseph Beer re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.8. Tom and Tamara Hetherington re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.9. Danielle Lindamood re: 21-195(CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)

5.10. Fred Koch re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.11. Dennis Beamish re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.12. Sonny Lloyd re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

5.13. Matthew Lyle re: 21-170(CD) – West River Road School Zone Designation


5.15. Dan Currie, MHBC Planning representing Easy Pour Wine Bar re: 21-029(CD) 1656 & 1660 Blair Road, Zoning By-law Amendment – Alin Dinu

6. Correspondence

6.1. Dennis and Margie Beamish re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

6.2. Barbara Maier re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

11. Notice of Motion

11.1. Councillor Reid

Whereas members of the Ontario Association of Optometrists (OAO) have voted to withdraw services they provide under the Ontario Health Insurance Plan (OHIP) starting September 1, 2021 unless the Province agrees to negotiate funding for Ontarians access to eyecare coverage;

Whereas currently, the Province covers approximately 55 per cent of the cost of eye exams insured by OHIP. The remainder of the cost is absorbed by optometrist clinics, which impacts overhead costs such as
rent and salaries;

Whereas currently OHIP covers one eye exam a year for people under the age of 20, 65 and older along with those who have specific medical conditions which makes up approximately 70% of patients;

Whereas without the OHIP coverage seniors, children and vulnerable populations with specific medical conditions including glaucoma may not have access to these primary care services now offered under the OHIP plan;

Whereas Ontario has undervalued the eye health of Ontarians and cannot continue to neglect and jeopardize access to eye care;

Therefore Be It Resolved that Cambridge Council request the Provincial government to recognize the value of access for Ontarians to quality eye care and act now to protect it,

And THAT the Provincial government take action to ensure that the Ontario Association of Optometrists (OAO) be granted a formal negotiation process with the Ontario government to fund these services at least to the cost of delivery, prior to any job action taking place;

AND THAT a copy of this resolution be forwarded to the Hon. Premier Ford, Ontario Minister of Health, Christine Elliot, Cambridge MPPs, MPs, the Ontario Association of Optometrists, the Association of Municipalities of Ontario, the municipalities of Waterloo Region, the Region of Waterloo.
• Located on the northern side of Blair Road, across from Old Mill Road.

• South of the Grand River

• Located within the Blair Village Heritage Conservation District
1656 & 1660 Blair Road—Location
camposm@cambridge.ca
Proposal

• To rezone the 1656 Blair Road from “Residential” – R1 to “Commercial” – C2 to permit the expansion of the existing restaurant at 1660 Blair Road.

• Additional site-specific provisions are being requested across the entirety of the subject lands that include:
  • To allow for a reduction in required parking;
  • To permit that the required setbacks be identified as those that are legally existing;
  • To permit the addition of a micro-brewery/winery and micro distillery (public beverage making establishment) as an accessory use to the restaurant.
Subject Lands
<table>
<thead>
<tr>
<th>Zoning Regulation</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Number of Parking Spaces</td>
<td>36 spaces</td>
<td>18 spaces</td>
</tr>
<tr>
<td>Front Yard – 6 metres (19.68 feet)</td>
<td>Front Yard – 1.68 metres (5.51 feet)</td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard – 7.5 metres (24.60 feet)</td>
<td>Interior Side Yard – 4.32 metres (14.17 metres)</td>
<td></td>
</tr>
</tbody>
</table>

• Introduce a micro-brewery/winery and micro distillery (public beverage making establishment) as a permitted accessory use to the restaurant:
  
  • Intent is for the owner to brew small batches of wine and beer to be sold to customers of the restaurant and not for the wholesale of products on site.
Considerations:

- Public comments received
- Compatibility with the surrounding existing development
- Parking & Access from Blair Road
- Environmental impacts:
  - Heritage
- Properties merging on title
Staff Recommendation

• That Report 21-029 (CD) be received; and,
• That Council approve the proposed Zoning By-law Amendment to change the zoning on 1656 Blair Road to permit the expansion of the existing restaurant and to add site specific permissions.
CONTACT INFORMATION

Name: Michael Campos
Title: Intermediate Planner
Phone: (519) 623-1340 ext. 4264
Email: camposm@cambridge.ca
155 & 171 Guelph Avenue
R12/18 & 30T-18103
July 13, 2021 Special Council Meeting
155 & 171 Guelph Ave – Location
blevinsm@cambridge.ca

- East side of Guelph Avenue, south of Shaw Avenue East
Heritage Considerations

- The subject property was listed on the City of Cambridge Heritage Register in approximately 1998.
- The Region of Waterloo has identified the property as a Property of Regional Significance.
- A Cultural Heritage Impact Assessment prepared by ASI and dated February 2020 has determined that two structures meet provincial criteria for designation under the Ontario Heritage Act: the Forbes house, and the stone tower.
- The Forbes house is proposed to be retained in situ, the stone tower is proposed to be relocated offsite and rebuilt by a qualified heritage mason.
• The Forbes House (K) is proposed to be retained along with a formal driveway (C), relocated stone wall (E), and row of boundary trees (B).
Location of Heritage Structures

- Forbes House
- Forbes Lane
- North Garage
- Central Garage
- South Garage
- Stone Building
- 151 Guelph Ave. (Kribs-Barber House)
- 155 Guelph Ave.
Heritage Considerations

• The property contains an additional four structures proposed to be demolished that were not determined to have cultural heritage value or interest:
  – 155 Guelph Avenue, a residence constructed circa 1900 that has been altered over time;
  – North Garage, a nineteenth-century, buff brick coach house associated with the earlier Forbes House that has been altered.
  – Central Garage, a two-storey garage clad in aluminum siding
  – South Garage, a one-storey building with clad in aluminum siding.
Heritage Considerations

• The property owner is supportive of the designation.

• On August 20, 2020 The Municipal Heritage Advisory Committee recommended the designation of the main house and stone tower and recommended approval of the demolition of remaining structures on site.
Proposal

- Applications submitted for zoning by-law amendment and draft plan of subdivision.
- The plan of subdivision is for the creation of street fronting lots, blocks for residential development as well as blocks for stormwater management, and open space.
- Site specific zoning provisions have been included to facilitate the plan of subdivision.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached</td>
<td>37</td>
</tr>
<tr>
<td>Heritage Single Detached</td>
<td>1</td>
</tr>
<tr>
<td>Townhouse Dwellings</td>
<td>12</td>
</tr>
<tr>
<td>Stacked Townhouse Dwellings</td>
<td>132</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>182</strong></td>
</tr>
<tr>
<td><strong>Proposed unit cap</strong></td>
<td><strong>185</strong></td>
</tr>
</tbody>
</table>
Change after Public Meeting

• At the statutory public meeting on May 14, 2019, applicant proposed total of 210 residential units including a mix of single detached, townhouse & 138 apartment units in a 12-storey apartment building.
• Through public consultation process and discussions with staff applicant eliminated apartment building, replaced it with stacked townhouse units and reduced the overall unit count from 210 to a maximum of 185 units.
• It is the opinion of planning staff that the change in the proposed development is minor and does not require an additional statutory public meeting pursuant to Subsection 34(17) of the Planning Act.
Site specific zoning provisions

- Introduce a maximum density cap of 185 units;
- Introduce building height limits for the multiple dwelling blocks of 5 storeys;
- Reduced minimum front and exterior side yard setbacks;
- Provisions permitting a Common Element Condominium;
- Increased Maximum number of attached back to back one-family dwelling units shall be 16 units.
155 & 171 Guelph Ave
blevinsm@cambridge.ca
Considerations:

- City’s Official Plan policies regarding:
  - residential compatibility;
  - location criteria for multi-unit residential;
  - urban design policies;
  - Cultural heritage
  - Natural heritage & environmental management; and,
  - Open space systems
Considerations (cont.):
• Proposed site specific zoning provisions
• Transportation
• Land use compatibility with surrounding residential and nearby industrial uses
• Parkland
• Natural environment
Staff Recommendations

- **THAT** Report 21-037(CD) - 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. – be received;

- **AND THAT** Cambridge Council approve the proposed zoning by-law amendment to rezone the subject property from OS1 (Open Space) & R2 (Residential) to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 with site specific provisions to permit development of the land with up to 185 residential units;

- **AND THAT** Cambridge Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for the plan of subdivision file No. 30T-18103, subject to the conditions set out in Attachment No. 8 of this report;

- **AND THAT** Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

- **AND FURTHER THAT** the By-law attached to report 21-037(CD) be passed.
CONTACT INFORMATION

Name: J. Matthew Blevins
Title: Manager of Development Planning (A)
Phone: (519) 623-1340 ext. 4317
Email: blevinsm@cambridge.ca
171 GUELPH AVE
DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
30T-18103 & R12/18

SPECIAL COUNCIL MEETING

JULY 13, 2021
Introduction

TEAM:

In attendance:

- Matthew Warzecha, Project Manager, Polocorp Inc
- Mike Puopolo, Chief Operating Officer, Polocorp Inc
- David Butler, Planner, Butler Consulting
A community that:

• Is compatible with existing neighbourhood;

• Preserves and celebrates the heritage character of the property;

• Provides a range of housing opportunities;

• Integrates and preserves natural heritage;

• Integrates high quality urban design principles;

• Contributes to the development of a complete, and diverse, Hespeler Village Vision
Extensive Public Consultation

- Open House
- BIA
- BIA
- Statutory Public Meeting
- PDC/Council
- Heritage Advisory Committee
- Liaison Committee
- Liaison Committee
- Liaison Committee
- Heritage Advisory Committee
- Heritage Advisory Committee

November 2018
March 2019
May 2019
May 2019
May 2019
June 2019
July 2019
October 2019
November 2019
August 2020
December 2020

✓ Consensus reached with Liaison Committee
✓ Approved by Heritage Advisory Committee
Proposed Development

A. Preservation of rubble wall
B. Consolidation of estate lots
C. Relocation of stone ruins
D. Introduction of stacked townhomes
E. Single detached lot
F. Cul-de-sac terminus
Conclusion

- Polocorp has participated in extensive public consultation
- Final plan reflects the comments received and balances the needs of all stakeholders;
- Overall height and density reduced, while providing diverse mix of housing forms and levels of affordability
- Polocorp is in full support of Staff’s recommendation for approval
THANK YOU
Chad Johnson

27 Shaw Ave East

Delegate representing residents on Shaw Ave East, Henry Villa, and Milton Ave East
SHAW AVE ENTRANCE:

- The applicant is proposing that Hill Head Street (designated condominium road) is to connect onto Shaw Ave East

- Shaw Ave East, Henry Villa Rd, and Milton Ave East are currently quiet dead-end streets
INCREASED TRAFFIC ON SHAW AVE

• We have been told that with the updated design, there will be 181 units, with the largest concentration of density at the back of the development closest to Shaw Avenue

• You don’t need to be a traffic engineer to recognize that if things are backed up at the other entrance to Guelph Ave, half of the traffic will come onto Shaw Ave East, and potentially onto Henry Villa and Milton Ave East

• Looking at the design, at least 2 of the stacked townhouse complexes will likely choose to exit onto Shaw Ave as it is the shorter route

• The traffic study assumes that each household will have approximately 1.5 cars, that is an extra 271 cars coming onto our streets

• A more realistic calculation would use 2 cars per household (362 extra cars)

• Even if only half the traffic exits via Shaw Ave East, that is an extra 181 cars entering our quiet streets
SAFETY

• Many families in the area have young children, and my own children spend a lot of time outside playing and riding bikes

• Shaw and Milton Avenues also connect to the trail system – this draws a significant amount of pedestrian and bike traffic from outside the immediate neighbourhood

• The far end of Shaw Ave East does not have a sidewalk, leaving all pedestrians no choice but to walk on the road if they want to reach the trails

• How safe is this with the increased traffic flow of potentially 181-362 cars?
WILDLIFE

• The end of Shaw Ave is the start of one of the many trail systems highlighting the beauty of the Mill Pond Area, and Mr. Forbes’ previous bird sanctuary

• There is also a water reservoir in this area containing beavers, fish, water fowl, osprey, turtles, and many others
WILDLIFE

• The new design shows a court like circle at the end of Shaw Ave – how many trees will be cut down in this process?
• Where will parking be for people who choose to drive to the trail system?
• How will this change in street structure impact the wildlife?
• Considering the development has already proposed to cut down hundreds of trees and threaten other delicate wildlife, the damage should be minimized
In the past, City Council has had a very positive record of protecting existing neighbourhoods.

An example of this is down the street on Milton Ave East when the Mattamy subdivision was built.

An “emergency exit” was built instead of allowing traffic to flow between Milton Ave and Baldwin Dr.

There are many other examples of this throughout Cambridge.
PROPOSAL

• We are proposing a gated emergency access to separate the existing established lower density neighbourhood from the Forbes development

• The roads contained within the Forbes development are condominium roads – therefore, one exit should be sufficient for this development

• A gated access would still allow emergency responders to enter the development if the other entrance is blocked, while protecting the existing neighbourhood from further environmental destruction and increased traffic flow

• We also feel that a gated access would be more in line with the official city plan which states intensification should be “minor in nature” and be “compatible with the existing neighbourhood”
CONCLUSION:

• The residents of Shaw Ave East, Henry Villa Drive, and Milton Ave East have concerns regarding the influx of traffic entering our quiet neighbourhood from the Forbes Development

• Considering the Forbes development is also destroying one of the largest tree canopies in Cambridge, the residents are concerned with further loss of trees and wildlife at the end of Shaw Ave

• We ask that you strongly consider a gated access at the intersection of Hill Head Street and Shaw Ave to reduce traffic flow and minimize environmental impact keeping inline with the official city plan.
Regarding the PoloCorp application on Guelph Avenue in Hespeler, please accept my comments below as input to the July 13/21 council meeting.

My wife and I currently live in the subdivision known as Mill Pond in Hespeler, which is directly adjacent to the proposed area of 171 Guelph Avenue.

We have lived at 103 Porter crescent for just over 11 years and sincerely want to remain in the area as we attempt to downsize our home.

First of all I must say that I have had conversations with PoloCorp and found them to be a very approachable and forthright family owned business. I have done some research into their building history as before retirement as an international Vice President 9 years ago, after 30 plus years working in the construction industry and feel that I have an above average knowledge of construction including dealing with various councils regarding site construction. PoloCorp’s reputation and history of performance is strong in our opinion.

My wife and I are very keen on building on this potential site and have considered the density of the development as a positive investment in the community and a compliment to recent condominium construction in the area and proposals for further condominium development on Queen street. Additionally, a development such as this proposal will have a positive impact on businesses on Queen street, as well as of course adding to the land and services tax contribution to the Town of Cambridge.

We trust that this letter is received as intended by Council, as our positive support to grant the proposed construction.

Kind Regards

Dennis & Margie Beamish
Good morning,

We appreciate the revisions to the first proposed plan that eliminated the apartment building but there is more that needs to be considered.

CLIMATE CHANGE AND DEVELOPMENT
Climate change is no longer something that is happening elsewhere in the world or something we have to worry about in the distance future. It is knocking on our back door. In the week before Canada Day over 700 people in BC died in Western Canada’s record breaking heat wave. That is triple the number that would normally happen. Parts of our country are in drought and fires while other parts are being overwhelmed with heavy downpours that existing infrastructure was not built to handle.

In the same period, 10 people in the province died from COVID-19. Fewer people are being lost to COVID because we listened to scientists. We need to treat the climate crisis with the same level of determination as we have the pandemic.

If the past week has taught us nothing else, climate change is a public health emergency as while as environmental. Mark Carney the former governor of the Bank of Canada has also raised the alarm bells that we need to take action or there will be an economic crisis as well as more deaths. He told the BBC that while there were parallels between the Covid-19 pandemic and climate change, damage to the environment and ecosystems has the potential to cause many more deaths. "One of the biggest issues is you cannot self-isolate from climate," he said. "That is not an option. We cannot retreat in and wait out climate change, it will just get worse."

So how does this all relate to development? We must all do what we can to reduce the effect of climate change. One of the cheapest ways to reduce the impact of climate change is trees. This means protecting the existing trees as well as planting more trees. We need to keep green spaces that can absorb the heavy rain falls. Trees and green spaces can help to cool the atmosphere.

So how does this all relate to the Forbes development? The people of Hespeler fought hard to protect the green space in the previous Mattamy development. This must be respected. The people who live on Shaw and Henry Villa Drive strongly feel that the proposed exist onto Shaw Avenue should not be implemented and as much of the green space and trees in that area protected.

The Forbes property was home to a variety of wildlife. The Mattamy subdivision pushed the wildlife into the 155 & 171 Guelph Avenue property and into our own properties. Over the winter a deer regularly slept in my backyard. Raccoons are seen going through garbage looking for food. Wildlife needs its own space. The previous development upset the ecological balance. We are over run by rabbits and squirrels that previously coyotes and foxes kept in check. Development must also give consideration to where wildlife can live. So the proposed development should minimize the impact on the existing green space.

The question becomes what kind of city do you want to leave for the future generations? Do we want future generations to say scientists warned them about climate change but they did not listen and take action and now we are paying the price? Do we want to pave over as much of our city as we can or do we want to leave trees and green space for your grandchildren and great grandchildren to enjoy. We will all pay the price if we continue on the current path and do not make changes.
I hope that you give this serious consideration not only for the development at 155 & 171 Guelph Avenue but also for other developments in our city.

Barbara Maier