

East Side Lands – Stage 2

Master Environmental Servicing Plan & Secondary Plan

Public Consultation Centre: Presentation of the Draft
Subwatershed Study and the Preliminary Assessment of Land
Use Constraints/Opportunities

Information Handout

December 5, 2016

École Secondaire Père-René-de-Galinée
450 Maple Grove Road
Cambridge

Agenda:

Open House from 6:00 p.m. to 6:30 p.m.

Presentation at 6:30 p.m.

Open House continues from approximately 7:00 p.m. to 8:30 p.m.



What is the purpose of the study?

The purpose of this study is to plan for the potential future urban expansion and development of portions of the Stage 2 Lands within the East Side Lands of the region. This study is being led by the Region of Waterloo and its project partners, including the City of Cambridge, the Township of Woolwich and the Grand River Conservation Authority (GRCA) in consultation with the City of Kitchener. The consulting firm MMM Group Limited, a WSP Global Company, has been retained to complete the study.

The location of the Stage 2 Lands is illustrated in the figure on page 2 of this handout.

This study involves the development of two key deliverables:

1. A *Master Environmental Servicing Plan (MESP)* will be prepared to identify the infrastructure that will be required to support future urban development. The MESP will involve the completion of various detailed technical appendices, including:
 - a. A *Subwatershed Study*, which includes an assessment of the environmental features that must be protected and identification of other constraints to development. The focus of this PCC is on the presentation of the Draft Subwatershed Study.
 - b. A *Master Drainage Plan*, which will identify recommended approaches and requirements for managing stormwater.
 - c. A *Transportation Assessment*, which will identify required transportation improvements to support future development.
 - d. A *Water/Wastewater/Utilities Assessment*, which will identify the required water, wastewater and utilities infrastructure to support future development.
 - e. A *Fiscal Analysis*, to identify approaches for financing required infrastructure as recommended in the MESP.
2. A *Secondary Plan* will also be prepared for the portion of the Stage 2 Lands that are located in the City of Cambridge. The Secondary Plan will identify the recommended land use designations and policies to guide development in the Stage 2 Lands. A Secondary Plan will not be prepared as part of the Stage 2 Lands in Woolwich – this process or other similar planning process may be initiated at the Township level at a later time.

What is the purpose of this Public Consultation Centre (PCC)?

This Public Consultation Centre (PCC) is being held to provide an update on the work that has been completed to date for the Master Environmental Servicing Plan (MESP) for the Stage 2 Lands. A Public Information Centre (PIC) was held on June 16, 2016 to introduce this project. This PCC will build on the information presented at the PIC and provide an update on the work that has been undertaken since the PIC and the anticipated timeline for the completion of this study.

The emphasis of this PCC will be to present the findings of the *Draft Subwatershed Study*, along with the preliminary work done to assess services to the area, including a Transportation assessment, Water, Wastewater and Utilities Assessment and fiscal analysis. The findings of these assessments will inform the development of land use alternatives for the lands within the Project Study Area, and will provide information to support a Regional Official Plan Amendment to expand the Urban Area.

The Draft Subwatershed Study will be posted to the project web page for public comment (www.regionofwaterloo.ca/EastSide).

What work has been completed to date?

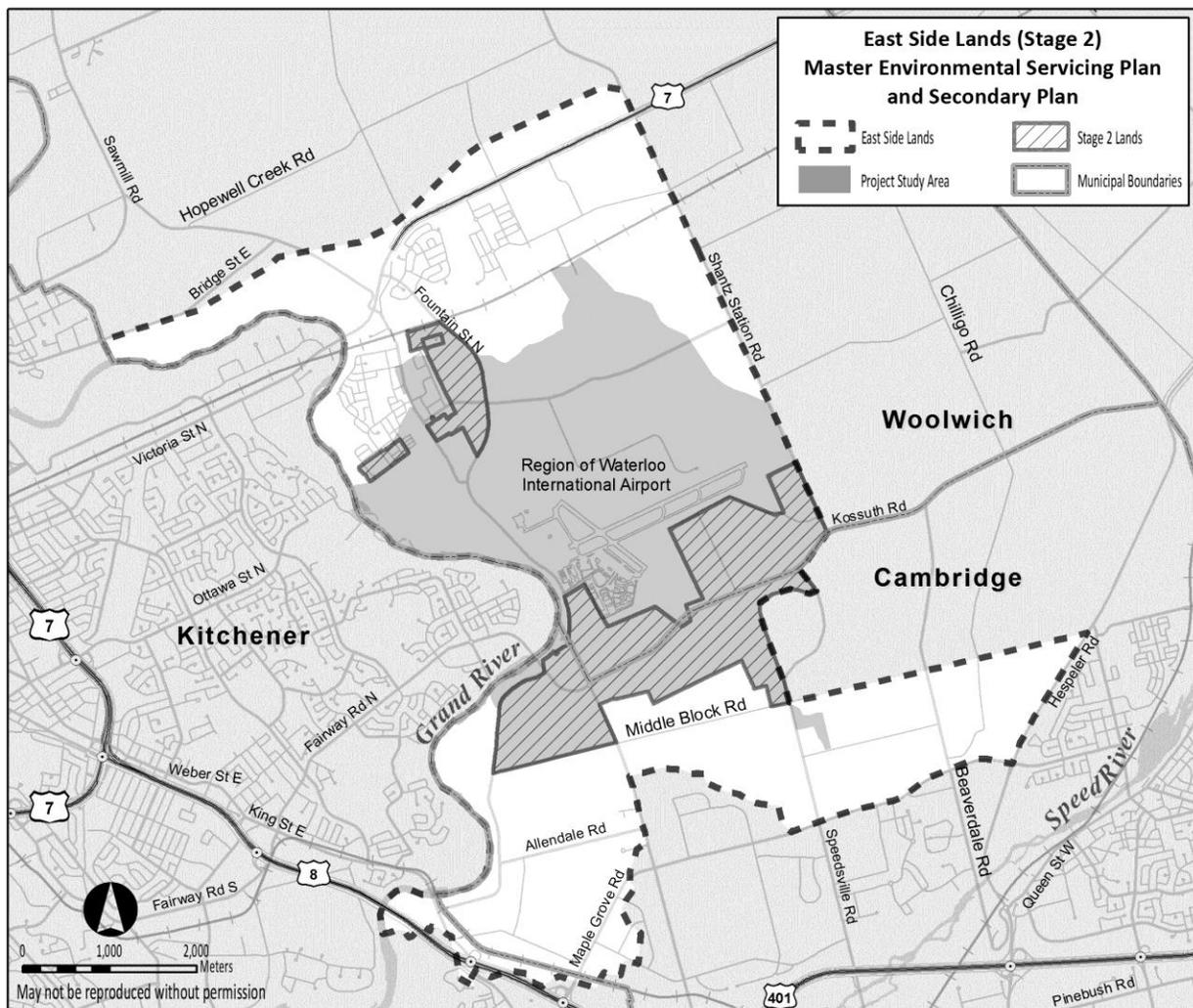
The Draft Background Review and Gaps Analysis Report, containing a review of relevant policy/legislative requirements and existing information, was presented at the PIC and was made available on the project web page for commenting in June 2016.

Since the PIC was held, we have advanced work on the *Draft Subwatershed Study for the Breslau Drain and Randall Drain Subwatersheds*. The Draft Subwatershed Study has included a review and assessment of environmental and natural heritage features, examination of the hydrology of the area, and the preliminary assessment of potential infrastructure servicing for the lands within the Project Study Area including water servicing, sanitary servicing, transportation, and constraints to development. We are also continuing our assessment of constraints and opportunities and identification of infrastructure services required to support potential future development.

What is the study area?

The study area consists of a broader Project Study Area, which includes the Stage 2 Lands. The Project Study Area is based upon the subwatershed boundaries of Randall and Breslau Drains. Some work and analysis undertaken through this project will also be completed more broadly across the East Side Lands.

Future development may occur within portions of the Stage 2 Lands, which are identified in the Figure below. This is where the most detailed level of study will take place. The location of the Stage 2 Lands is intended to implement the Region of Waterloo Official Plan policies, which contemplate an Urban Area expansion in proximity to Breslau and within the northerly portion of the City of Cambridge.



What is the process and timing to complete the study?

The study is being undertaken to fulfill the requirements of the Municipal Class Environmental Assessment Process, and to meet the requirements of the *Environmental Assessment Act* and the *Planning Act*. The study is being completed in five key steps. Public consultation will be part of each step.

| Timing | Step | Key Reports | Consultation |
|---------------------------|--|--|--|
| Spring 2016 | 1. Review existing background information and data and formulate the detailed technical work plan. | Background Review & Gaps Analysis Report | Public Information Centre on June 16, 2016 |
| Summer – Fall 2016 | 2. Identify environmental features and other development constraints. | Draft Subwatershed Study | Public Consultation Centre on December 5, 2016 |
| Winter 2017 – Spring 2017 | 3. Identify the land use concept and alternatives to providing infrastructure. | Draft Master Environmental Servicing Plan, including draft technical assessments | Public Consultation Centre anticipated in Spring 2017 |
| Spring – Summer 2017 | 4. Finalize the preferred infrastructure solutions and prepare the Draft Secondary Plan. | Draft Secondary Plan | Public Consultation Centre anticipated in Spring/Summer 2017 |
| Summer 2017 | 5. Finalize the preferred solutions and the land use plan. | Final Master Environmental Servicing Plan and Final Secondary Plan | Statutory Public Meeting anticipated in Summer 2017 |

What are the next steps?

After this meeting, the study team will:

1. Post the Draft Subwatershed Study on the project web page (see link below) for public review and comment.
2. Review and consider public input on the Draft Subwatershed Study through Winter 2017. Please provide your comments by January 31, 2017.
3. Advance work to identify the preferred land use designations and development assumptions within the Project Study Area, and identify alternative infrastructure solutions.
4. Hold a Public Consultation Centre (anticipated in Spring 2017) to present the preferred land use designations and alternative solutions.

How can I provide input and stay informed?

We encourage and welcome your input throughout this process. Your knowledge is key to ensuring our full understanding of the Project Study Area and ensuring we are addressing all issues and concerns.

As noted, three more public consultation events are planned through the study process. Additionally, we welcome written input and inquiries at any time.

To download information presented at this meeting and obtain information as the study advances, please visit the project's web page at:

<http://www.regionofwaterloo.ca/EastSide>

For any inquiries, or to submit written comments at any time, please contact:

Jane Gurney
Principal Planner
Community Planning
Region of Waterloo
150 Frederick Street, 8th Floor
Kitchener, ON N2G 4J3

Phone: 519-575-4400 ext. 3454
Fax: 519-575-4449

Email:
JGurney@regionofwaterloo.ca

April Souwand
Manager of Policy Planning
City of Cambridge
Development and Infrastructure
Department
50 Dickson St, 3rd Floor
Cambridge ON N1R 5W8

Phone: 519-621-0740 ext. 4601
Fax: 519-622-6184

Email:
SouwandA@cambridge.ca

John Scarfone
Manager of Planning
Township of Woolwich
Engineering & Planning Services
24 Church Street West
Elmira, ON N3B 2Z6

Phone: 519-669-6037
1-877-969-0094 - toll free
Fax: 519-669-4669

Email:
JScarfone@woolwich.ca

