Welcome!

- Please sign in at the front desk.
- We encourage you to review the display boards and take a handout.
- Members of the project team are available to answer your questions.

Today’s Agenda

5:30 pm – 6:30 pm: Open House
6:30 pm - 7:00 pm: Presentation
7:00 pm – 8:00 pm: Questions and Answers / Open House
Purpose of the Study

The main purpose of this study is to complete the required studies that will allow for future development within portions of the “Stage 2 Lands” of the East Side Lands. A Master Environmental Servicing Plan and a Secondary Plan will be prepared.

What is a Master Environmental Servicing Plan (MESP)?
• An MESP is a plan that identifies required infrastructure needed to support future urban development of a large area.
• Additionally, the MESP will identify development constraint areas, including natural heritage features that need to be protected.
• The MESP will identify future improvements to roadways, water/wastewater/utilities, which will proceed as required in accordance with the Municipal Class EA Process.

What is a Secondary Plan?
• A Secondary Plan is a plan that identifies permitted land uses and policies to guide future development.
The purpose of this Public Information Centre is to provide information about and explain the purpose of the study, the timeline and process, and to seek your input on the potential issues and existing conditions of the Project Study Area.

The display boards and today’s presentation include information about the following:

- The timeline and process to complete the study
- The Project Study Area
- The history of studies completed for the East Side Lands
- Work completed to date
- The legislative and policy context
- The various components of the study, including the Transportation Assessment, Water/Wastewater/Utilities Assessment, the Subwatershed Study and the Master Drainage Plan
- Next steps and opportunities for you to stay involved
Study Process and Timeline

### Process

#### Key Deliverables

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<th>Task 1</th>
<th>Task 2</th>
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<td>Collect and Review Background Data and Formulate the Work Plan</td>
<td>Identify development options, alternative solutions and evaluation criteria, as well as the preliminary preferred alternatives</td>
<td>Refine the preferred alternatives and finalize the documents based on public input</td>
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<tr>
<td>June 16, 2016 PIC #1</td>
<td>Fall 2016 PCC #2</td>
<td>Spring 2017 PCC #4</td>
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<tr>
<td>Draft Background Review &amp; Gaps Analysis Report and Technical Work Plan</td>
<td>Draft MESP - Existing Conditions &amp; Development Options</td>
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<td>Draft MESP &amp; Secondary Plan</td>
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**Timeline:**
- **Spring 2016**: June 16, 2016 PIC #1
- **Summer – Fall 2016**: Fall 2016 PCC #2
- **Winter – Spring 2017**: Winter 2017 PCC #3, Spring 2017 PCC #4
Study Area Description

• The MESP and Secondary Plan Study Area is a portion of the broader area known as the East Side Lands.

• The Project Study Area consists of two components:
  – The Project Study Area includes lands within the City of Cambridge and the Township of Woolwich.
  – The Stage 2 Lands represent the more detailed study area. This is the area in which future land uses and development potential will be determined.
Background and History of the East Side Lands

- Development within the East Side Lands was first contemplated in the Regional Growth Management Strategy (2003).

- The East Side Scoping Study (2004) was completed to identify the types of studies that would be required to facilitate development within the East Side Lands.

- The East Side Community Structure Plan (2006) was completed to identify staging of development within the East Side Lands.

- The MESP for the Stage 1 Lands was completed in 2014. A Community Plan was also completed as part of this process. The Stage 1 Lands Study Area is illustrated in the map shown to the right.
Work Completed to Date

- The East Side Lands have been subject to many studies. As a first step in the work program, it is important to review existing studies to ensure work is not being duplicated.

- The first major report being prepared for this study is the **Draft Background Review and Gaps Analysis Report**, which will be available on the project website after this PIC (www.regionofwaterloo.ca/EastSide)
  - The purpose of the report is to review existing policies and studies that are relevant to the preparation of the MESP and Secondary Plan.
  - The report identifies gaps in information and to inform the type of field work that will be required to document existing conditions.
  - This report will ultimately be incorporated as the first chapter of the MESP.
Applicable Legislation

- The development of the MESP will be subject to the requirements of the Environmental Assessment Act, 2001, as amended.
- The MESP is being completed under the Municipal Class Environmental Assessment (EA) process by the Municipal Engineers Association. The project will need to satisfy Phases 1 and 2 of the Class EA process.
- The Secondary Plan is to be prepared in accordance with the requirements of the Planning Act.
- Other legislation will be applicable to various technical components of the study, such as the Conservation Authorities Act and the Clean Water Act.

Applicable Provincial Planning Policy

- The MESP will need to be consistent with or conform to Provincial planning policy documents.
- Provincial Policy Statement (2014)
  - The overall intent of the PPS is to facilitate sustainable, complete, efficient, resilient, cost-effective forms of development. A key priority of the PPS is to ensure protection of natural heritage features and functions.
- Growth Plan for the Greater Golden Horseshoe (2006, as amended)
  - The overall intent of the Growth Plan is to encourage more compact, complete and sustainable development by establishing policies for greenfield development and providing for intensification.
The Region of Waterloo Official Plan (ROP) was approved by the Ontario Municipal Board on June 18, 2015.

The Stage 2 Lands are located outside of the designated Urban Area Boundary. An Urban Area Boundary expansion will be required to permit future development.

ROP policies specifically contemplate a Regional Official Plan Amendment to designate a maximum of 55 hectares of Urban Designated Greenfield Area in the Township of Woolwich and a maximum of 115 hectares of Urban Designated Greenfield Area in Cambridge, within the Stage 2 Lands.
Township of Woolwich

• The Township has recently adopted the Breslau Secondary Plan to identify land uses and development policies for Breslau. The Stage 2 Lands are just outside of the Breslau Secondary Plan area.

City of Cambridge

• A Secondary Plan will be prepared for the portion of the Stage 2 Lands in the City of Cambridge in accordance with the policies of the Official Plan. Additionally, the Official Plan contains policies for subwatershed studies and Master Environmental Servicing Plans, which also establish expectations and requirements for this study.
Existing Land Uses in the Stage 2 Lands

- The majority of the Stage 2 Lands are currently used for agricultural and rural uses, with some associated single detached dwellings.

- Significant portions of the study area are covered by natural heritage features, such as woodlots, which are designated Core Environmental Features by the Regional Official Plan.

- The Region of Waterloo International Airport is located in the Project Study Area, adjacent to the Stage 2 Lands. We will need to ensure proposed land uses are in accordance with federal and provincial requirements for Airport compatibility.

- Figure 2-2 illustrates Regional Official Plan land use designations. Note that other natural heritage features and land uses are designated by the local Official Plans for the City of Cambridge and Township of Woolwich.
The Water, Wastewater and Utilities Assessment will be one component of the Master Environmental Servicing Plan.

- The purpose of this assessment is to:
  - Identify a proposed water distribution system to provide municipal water to future development in the Stage 2 Lands.
  - Identify required municipal wastewater connection systems including pumping stations to provide municipal wastewater services to future development in the Stage 2 Lands.
  - Obtain utility (gas, hydro, telecommunications) plans from the utility providers to identify and coordinate whether any distribution system improvements will be required.

- The Waste, Wastewater and Utilities Assessment is anticipated to result in future recommended projects that will proceed through subsequent phases of the Municipal Class EA process.

- Recommended improvements will be completed through separate processes after this study is completed.

- We will also be estimating the costs of the detailed design of recommended improvements and the capital and operational costs of the recommended improvements. The estimates will inform the evaluation of the alternatives and recommendations for financing the necessary infrastructure.
Existing Water and Wastewater Infrastructure

- Figure 4-1 shows the existing municipal water distribution infrastructure, including Regional and local watermains.
- Figure 4-2 shows existing municipal wastewater collection infrastructure, including trunk mains and pump stations, as well as the location of existing wastewater treatment plants.
Transportation Assessment

The Transportation Assessment will form a component of the Master Environmental Servicing Plan.

• The purpose of this assessment is to:
  – Plan and design the internal collector and local road system and the connections to Regional Roads for the Stage 2 Lands.
  – Determine the transportation impact of the potential developments in the Project Study Area and identify recommended transportation improvements and intersection controls.

• The transportation assessment will be guided by the principles outlined in Regional and local policies and guidelines, including developing a balanced and sustainable transportation system that emphasizes alternative modes of transportation.

• The Transportation Assessment is anticipated to result in future recommended projects that will proceed through subsequent phases of the Municipal Class EA process.

• The methodology for conducting this assessment will involve:
  – Examining existing conditions and planned transportation improvements;
  – Assessing options for transportation network improvements;
  – Developing plans for public transit, active transportation and travel demand management; and
  – Estimating costs for proposed transportation infrastructure.
• Figure 5-1 shows the existing roadway network in and around the Project Study Area.

• Figure 5-2 shows currently planned roadway improvements as per the Regional Transportation Master Plan (2011).

• An outcome of the Stage 1 Lands MESP was a proposed collector road, connecting King Street East and northeast to Middle Block Road.
The Randall and Breslau Drains Subwatershed Study must be completed as a component of the Master Environmental Servicing Plan process.

- The purpose of the Subwatershed Study is to:
  - Study relationships between groundwater, surface water and natural heritage features (both terrestrial and aquatic).
  - Provide guidance to maintain or restore natural features, their functions and to support their ecological connections and linkages.
  - Identify recommendations and strategies to guide future development in order to maintain natural environment features.

- The Subwatershed Study will examine the Project Study Area and the Stage 2 Lands in different levels of detail:
  - The Project Study Area will include high level characterization along with field reconnaissance.
  - The Stage 2 Lands will include a more comprehensive inventory and assessment of conditions, since this is where future urban development is to be considered.

- The figure at right illustrates the locations of the subwatersheds in relation to the Project Study Area.
• A four-season field program is underway to analyze the presence of significant features and functions, including habitat, wetlands, woodlands and other features. This assessment will be incorporated into the Subwatershed Study.

• A Greenspace Management Plan and an Implementation Plan will be prepared and added to the Subwatershed Study report. This Plans will provide recommendations for managing and maintaining natural heritage areas and further monitoring of the areas to ensure they are not impacted during or after development.

• Figure 6-6 identifies existing information about natural heritage features (according to Land Information Ontario). Some important features in the Project Study Area include:
  – Environmentally Sensitive Policy Area #21 (Breslau Heronry)
  – Provincially Significant Wetlands
  – Watercourses
  – Significant Woodlands
The maps shown at right illustrate some currently mapped natural heritage features, based on the Regional Official Plan (Figure 6-7) and mapping maintained by the Grand River Conservation Authority (Figure 6-8).
A Master Drainage Plan for the Randall and Breslau Drains will be completed as part of the Master Environmental Servicing Plan.

- The purpose of the Master Drainage Plan is to identify strategies and requirements to manage stormwater in the Stage 2 Lands.

- To complete this work, we will be monitoring water levels, flow and water quality in various locations across the Project Study Area. This work will inform our understanding of current stormwater characteristics.

- As part of completing the Master Drainage Plan, floodplain mapping updates will be completed. The Grand River Conservation Authority (GRCA) Regulation Area mapping as well as natural heritage mapping will be updated through this study.

- The Master Drainage Plan will be completed as a separate Technical Appendix to the MESP, but the analysis undertaken will inform the Subwatershed Study.
A hydrogeological and hydrological characterization of the Project Study Area is required to be completed as part of the subwatershed study and Master Drainage Plan.

- This assessment involves an understanding of groundwater and geological conditions in the study area. We will determine the degree to which groundwater quantity and quality could be impacted by future development.
- This assessment will involve the collection of data on ground and surface water at a number of locations in the study area.
- This assessment will be critical to ensuring that future development does not impact Source Water Protection Areas, including Wellhead Protection Areas.
- The figure illustrates the Sourcewater Protection Areas, including Wellhead Protection Areas and Intake Protection Zones.
Thank you for your participation!

- Please visit the project webpage to view materials presented today, including the Draft Background Review & Gaps Analysis Report, which will be posted on the webpage after this PIC. You can also provide your input online:
  
  www.regionofwaterloo.ca/EastSide

- We will collect your input and complete the Background Review & Gaps Analysis Report. Please provide your input by **July 15, 2016**.

- The next Public Consultation Centre will be held later this year to present and obtain input on the Draft Master Environmental Servicing Plan (existing conditions and development options).

- Additional Public Consultation Centres (PCCs) are planned for the study, and final schedules and notices will be available on the website. Tentative scheduling of the next public event is in September 2016 (PCC #2).

To provide input, ask questions or be added to the study contact list, please contact:

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