

November 22, 2022

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Manager, Community Planning and Development  
Ministry of Municipal Affairs and Housing  
Municipal Services Office - Western  
659 Exeter Road, 2nd Floor  
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**Re: Advancing lands for housing in City of Cambridge after 15 years of delays: 245 Riverbank Dr**

Erick: My colleague provided me your name/email address and indicated that you are working for Ministry of Municipal Affairs and Housing (MMAH) in respect to streamlining housing approvals in the Region of Waterloo. In this regard, I wanted to forward you a summary of a frustrating situation in Waterloo Region in which prime residential development lands (2 x 5 acre parcels) have been tied up for over 15 years in bureaucratic red tape.

### **1. Executive Summary**

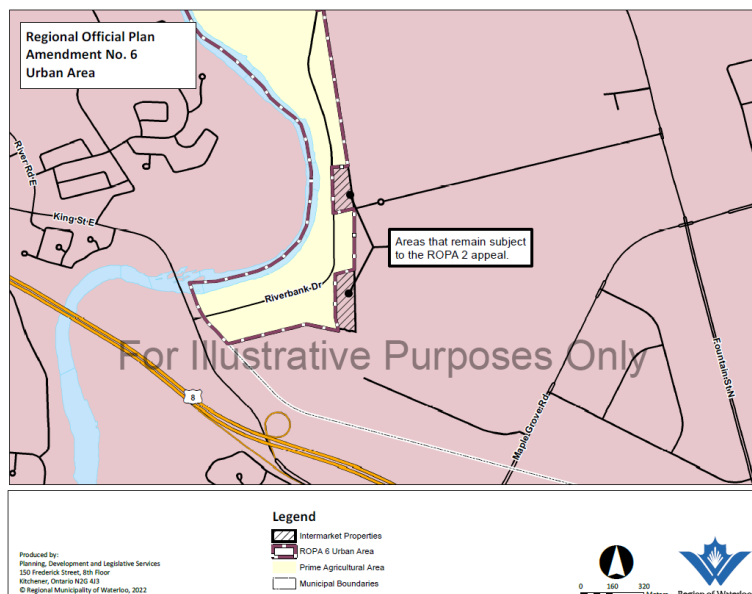
-Intermarket has been **working for over 15 years to include infill residential parcels** (4.1 ha) in the Urban Boundary; and the lands are adjacent to existing residential with no impact to Countryside Line

-The new homes will satisfy all planning policies including the **City's OP, Region's OP, Ontario Planning Act, Provincial Policy Statement, and the Places to Grow Growth Plan**

-The housing is **adjacent to new services** and **next to employment areas** and **residents can walk /bike to work** thereby improving active transportation options (ie 15 minute community)

**-The Region has recently acknowledged the suitability of these lands for residential uses** by finally including them in the Settlement Boundary; and we believe **MMAH should approve these lands NOW through ROPA 6 (ie MCR process).**

See map below.



-However, as a result of the various motions, a **five (5) week LPAT Hearing** has been scheduled for Nov 2023 which will further delay housing in the area and cost **hundreds of thousands of taxpayer dollars**

## 2. Planning Background

Intermarket appealed ROPA 2, which, among other things, expands the Settlement Boundary to include a total of 115 hectares in the City of Cambridge. Intermarket subsequently withdrew its appeal over a portion of those lands, such that approximately 50 hectares remain under appeal.

As a result of the various motions, the hearing was adjourned twice and is now scheduled for five (5) weeks, commencing on November 6, 2023. A decision will likely be made within 3 to 6 months after the hearing; and its possible there will be appeals of the OLT's decision, which could take another year. In addition, Intermarket still has to go through the zoning and Plan of Subdivision process.

It is important to note that with the adoption of ROPA 6 (MCR), the Region has acknowledged the suitability of Intermarket's lands for development with residential uses by finally including them in the Settlement Boundary.

## 3. Conclusion

The Ministry's early approval of the Intermarket Lands through ROPA 6 (MCR) would have significant benefits to all parties:

- eliminate a costly, five (5) week hearing in which the Region and Intermarket will each spend hundreds of thousand of dollars
- free up Tribunal resources for other matters
- allow for the release of 50 hectares of land for development much sooner; and
- permit housing on the Intermarket parcels to commence as soon as the zoning is finalized.

The Ministry has the authority to approve ROPA 6 in parts. We would therefore request that the inclusion of the Intermarket Lands in the Settlement Boundary be approved as soon as possible. This would allow some lands to move forward (through both ROPA 6 and ROPA 2) while the Minister considers the balance of ROPA 6.

We look forward to your response and please let me know if you need any further information relating to the above.

Sincerely,

  
Per: \_\_\_\_\_

Mark Kindrachuk

President

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cc      Mike Harris Jr                      MPP  
            Honorable Steve Clark      MMAH