

**To:** COUNCIL

**Meeting Date:** 10/24/2023

**Subject:** 23-261-CD – Recommendation Report – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan

**Submitted By:** Joan Jylanne, MCIP, RPP, Manager of Policy Planning

**Prepared By:** J. Matthew Blevins, MCIP, RPP, Senior Planner Reurbanization

**Report No.:** 23-261-CD

**File No.:** D08(2).04.07

**Wards Affected:** Ward 7

### **RECOMMENDATION(S):**

THAT Report 23-261-CD – Recommendation Report – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan be received;

AND THAT Council adopts Official Plan Amendment No. 65 to establish the Main Street and Dundas Street South Secondary Plan, and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Council is satisfied that a subsequent public meeting in accordance with subsection 17(15) of the Planning Act is not required;

AND FURTHER THAT the attached By-law is passed.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

The purpose of this report is to provide a recommendation on the proposed Official Plan Amendment for the Main Street and Dundas Street South Secondary Plan and to provide a summary of, and response to, the comments raised at the statutory public meeting on May 16, 2023.

#### **Key Findings**

- The proposed Official Plan Amendment establishes the Main and Dundas Community Node and supports intensified development and redevelopment within the Node, through an updated policy framework provided through a secondary plan.

- Over time, the Main and Dundas Community Node is expected to grow to accommodate a greater density with a range of housing options; as well as commercial, employment, institutional and recreational uses all with access to public transit and active transportation options.
- Region of Waterloo is the final approval authority for the Official Plan Amendment.

### **Financial Implications**

- There are no immediate financial impacts with the adoption of the Main Street and Dundas Street Secondary Plan. However, over time, as development occurs within the secondary plan boundaries, there will be impacts on both capital and operating budgets. Further details are in the Financial Impact section.

### **STRATEGIC ALIGNMENT:**

Strategic Action

**Objective(s):** PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

**Strategic Action:** Lay the foundation for future community-building

**OR**

Core Service

**Program:** Not Applicable

**Core Service:** Not Applicable

### **BACKGROUND:**

#### **Study Area**

The Main Street and Dundas Street South Secondary Plan includes the lands identified as a Node and Future Study Area in the Cambridge Official Plan and can generally be described as the lands south of McLaren Avenue, north of Franklin Lane, east of Dundas Street South and west of Wesley Boulevard. The study area is approximately 82 hectares (202 acres) in size as outlined in red in Figure 1.

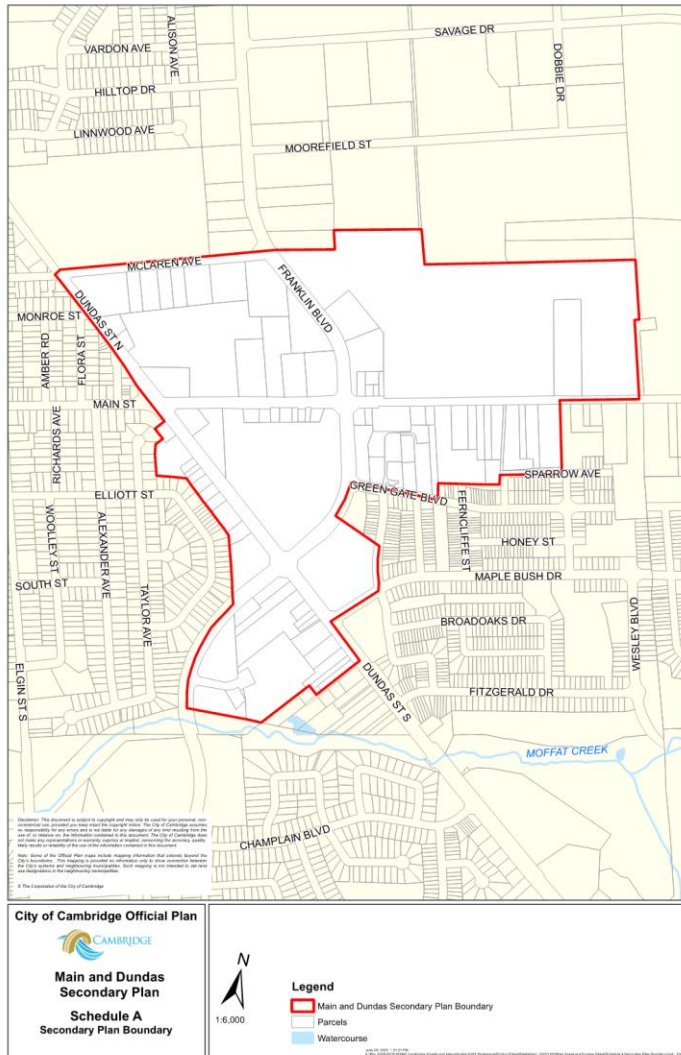


Figure 1: Study Area

## Surrounding Land Uses

The lands to the west, east and south of the Secondary Plan Area generally contain Low/Medium Density Residential with Rockwell Automation and the Eastern Industrial Park to the north.

## EXISTING POLICY / BY-LAW(S):

### Cambridge Official Plan, 2012, as amended.

Policy 2.5.5 of the Official Plan states that the City will prepare secondary plans to “ensure development occurs at the densities and form consistent with the Official Plan.”

Policy 8.7.2.7 indicates that there are three defined Community Nodes where the boundaries are approximate. It further indicates that “more detailed land use policies

along with finalization of the Community Node boundaries will be established through a Secondary Plan and implemented through a further amendment to” the Official Plan.

Further, Policy 8.7.2.B.6 states that “The final boundaries of this Community Node will be determined through the Secondary Plan process and implemented through a further amendment to the Official Plan.”

**Existing Land Use Designations:** The study area is designated Low/Medium Density Residential, Community Commercial, Industrial and Natural Open Space System on Schedule 2: General Land Use Plan of the Cambridge Official Plan.

**Proposed Land Use Designations:** Mixed Use Mid-Rise High Density, Mixed Use Medium Density, Mixed Use Main Street, High Density Residential, Medium Density Residential, Low Density Residential, Prestige Industrial and Natural Open Space System.

A planning analysis report from Dillon Consulting is included in Appendix B.

#### **ANALYSIS:**

There have been a number of minor changes to the plan based on comments received at the May 16, 2023 Public Meeting. The changes are set out in detail in the comment response table in Appendix D.

- Updated accessibility policies to reflect the City’s Facility Accessibility Design Manual.
- Provided clarity with respect to complete application requirements needed to support growth within the Secondary Plan area, including a shadow impact study.
- Ensured policies provide opportunities for urban squares and green spaces to support future needs in the surrounding neighbourhood.
- Adjusted land designations on the south side of McLaren Avenue to Mixed Use Medium Density (currently Prestige Industrial).
- Modified the land use plan to adjust all lands designated Low Density Residential on the south quadrant between Main St and Dundas Street South (including sites along Morning Calm Drive) to Medium Density Residential, as per the 2016 version of the Plan.
- The proposed site specific policies have been removed from the secondary plan and are being added to Chapter 8 of the Official Plan with the other site specific policies.

The secondary plan is intended to provide a policy framework to help guide growth and redevelopment within the Main and Dundas Community Node and surrounding area. The plan proposes to permit mixed use development in combination with residential,

commercial, and open space uses to work towards a 15-minute neighbourhood. The goal of the 15-minute neighbourhood is to allow opportunities to live, work, shop and play while providing for daily necessities all within a 15-minute travel distance by walking, cycling, or rolling.

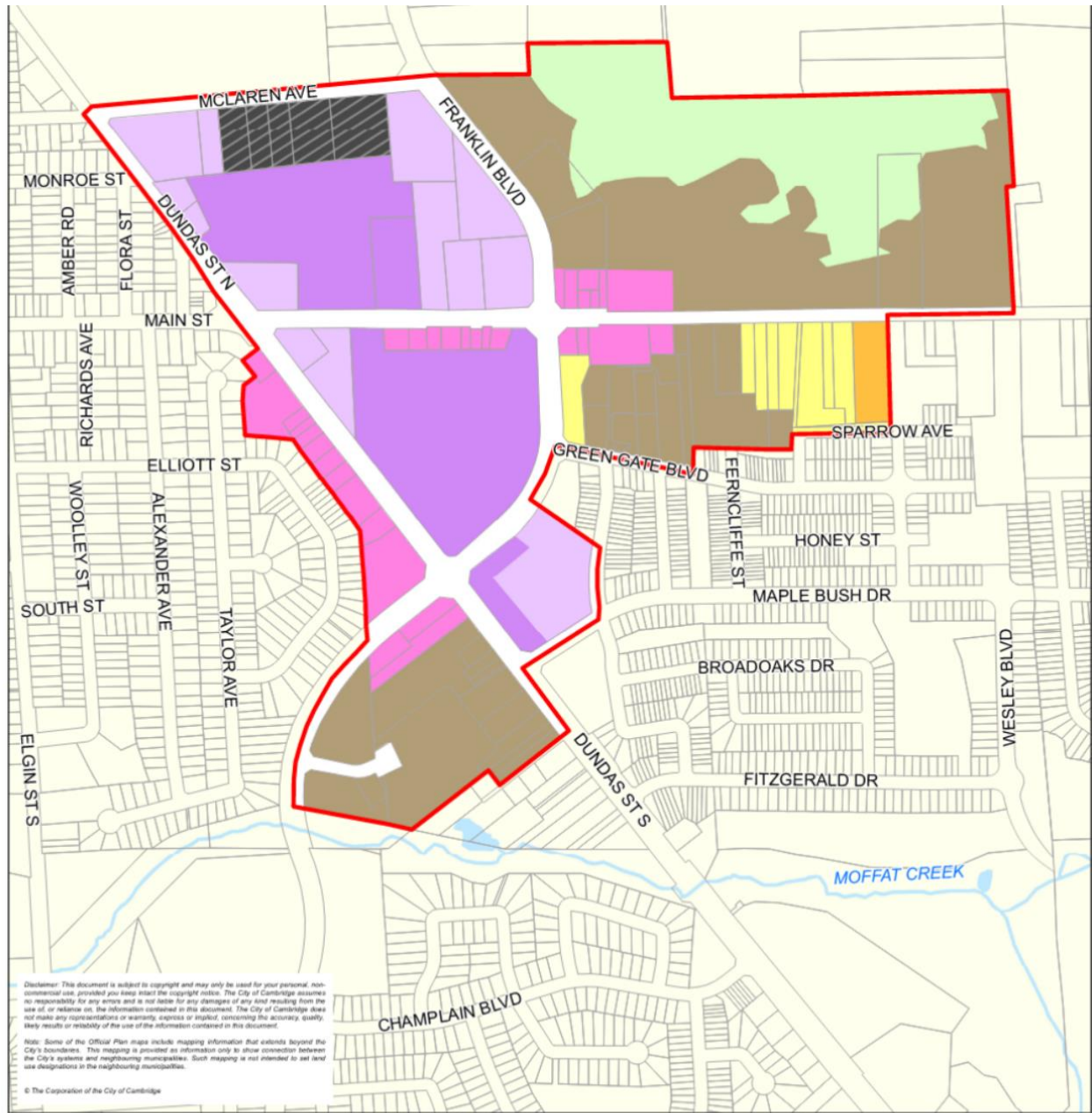
The proposed Official Plan Amendment, if adopted by Cambridge Council and approved by the Region, will redesignate the lands within the secondary plan area from Low/Medium Density Residential, Community Commercial and Industrial to a range of land use designations ranging from Low Density Residential through to Mixed Use Mid-Rise High Density and includes designations for Prestige Industrial and Natural Open Space. There is one property at the southeast corner of Main Street and Nottinghill Drive, shown in orange on Figure 2, that is designated High Density Residential with a minimum height of 10 storeys and a maximum height of 20 storeys (See Figure 3).

The highest densities are proposed for the intersections of Dundas and Franklin and Dundas and Main Street (deep purple in Figure 2 above). The Mixed Use Mid-Rise High Density designation allows for the addition of residential development to the existing commercial areas with a minimum height of five storeys and a maximum height of 12 storeys. The lighter purple areas on Figure 2 show the Mixed Use Medium Density designation which permits development with a minimum height of three storeys and a maximum height of eight storeys. The areas in brown are Medium Density Residential which permit straight residential development between three storeys and 8 storeys and the areas identified in pink on Figure 2 above are the proposed Mixed Use Main Street designation which have a minimum height of two storeys up to a maximum height of six storeys.

There is also an active development application at the northeast corner of Main Street and Franklin Boulevard (840 – Main Street - OR12/21) that is relying on the proposed site specific designation through the Main Street and Dundas Street South Secondary Plan to be able to advance their development application to approval.

Official Plan Amendment No. 65 (OPA No. 65) has been prepared in accordance with the Planning Act and generally aligns with the policies of the Cambridge Official Plan, the Region of Waterloo Official Plan, the 2020 Provincial Policy Statement and the 2020 Growth Plan for the Greater Golden Horseshoe.





**City of Cambridge Official Plan**



**Main and Dundas  
Secondary Plan  
Schedule B  
Land Use Plan**

**Legend**

- Main and Dundas Secondary Plan Boundary
- Parcels
- Watercourse
- Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Main Street
- Mixed Use Medium Density
- Mixed Use Mid-Rise High Density
- Natural Open Space System
- Prestige Industrial

N



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Figure 2: Land Use Plan

| Designation¶<br>Minimum-density-for-freestanding-residential-development-¶<br>(UPH—units-per-hectare)Ⓜ |      | Height-Ⓜ<br>(Storeys)Ⓜ |          |
|--|------|------------------------|----------|
|  |      | MinimumⓂ               | MaximumⓂ |
| High-Density-ResidentialⓂ  | 150Ⓜ | 10Ⓜ                    | 20Ⓜ      |
| Medium-Density-ResidentialⓂ  | 60Ⓜ  | 3Ⓜ                     | 8Ⓜ       |
| Low-Density-ResidentialⓂ   | n/aⓂ | n/aⓂ                   | 4Ⓜ       |
| Mixed-Use-Mid-Rise-High-DensityⓂ   | 150Ⓜ | 5Ⓜ                     | 12Ⓜ      |
| Mixed-Use-Medium-DensityⓂ  | 60Ⓜ  | 3Ⓜ                     | 8Ⓜ       |
| Mixed-Use-Main-Street-Ⓜ  | 60Ⓜ  | 2Ⓜ                     | 6Ⓜ       |

**Figure 3: Proposed Height and Density**

Accordingly, staff recommend adoption of OPA No. 65 to facilitate addition of the Main Street and Dundas Street South Secondary Plan as Chapter 20 to the Cambridge Official Plan along with accompanying schedule and OP policy changes to Chapters 1, 8, 13 and 16.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT), subject to the provisions of the Planning Act, as amended.

**Municipal Infrastructure**

With the exception of the most eastern lands along Main Street (805 to 1140 Main Street), the lands included within the Secondary Plan boundaries are located along municipal rights-of-way that include municipal servicing.

The servicing strategy for development within the larger South-East Galt area, bounded generally by Dundas Street, Main Street and the municipal boundary, was established through the South-East Galt Community Plan, which was approved in 1999. Capital projects to implement the servicing strategy identified in the Community Plan were created and the majority have been constructed over the last 20 years. There remain two capital projects in the 10-year capital forecast to complete the implementation of the servicing strategy. Further details are in the Financial Impact section.

The City is currently undertaking an update of the Sanitary Sewer Model (A/01194-20) which will include the analysis of growth scenarios to identify future municipal infrastructure upgrades that may be required to support growth. The growth projections

and recommended densities from this secondary plan, along with recommendations from the ongoing Growth Management Study, will be integrated into the future scenarios in the sanitary sewer model.

Active transportation infrastructure, through a combination of sidewalks and multi-use trails, are included on existing municipal right-of-ways, with the exception of the eastern portion of Main Street, which is currently a rural cross-section. Reconstruction of municipal rights-of-way, by either the City or the Region, will include active transportation. Construction of new local roads would include active transportation as per the standard cross-sections.

It is anticipated that there may be gaps within the active transportation network, either in areas where the cross-section has not been upgraded to an urban section, or in an area that has not yet seen development, where infill sidewalk or multi-use trail may be required. These will need to be reviewed as they are identified and may be included in the sidewalk infill program or may need to be proposed as stand alone capital projects.

### **FINANCIAL IMPACT:**

The adoption of the Main Street and Dundas Street Secondary Plan has no immediate financial impacts. Over time, as development occurs within the secondary plan boundaries, there will be impacts on both capital and operating budgets.

### **Capital Impacts**

As noted above, there are two capital projects in the 10-year capital forecast to facilitate the servicing of the larger South-East Galt area:

- A/00480-40 SE Galt Main St Extension of Services includes approximately \$1M of Development Charge funding to extend municipal servicing on Main Street from the current termination location near 805 Main Street towards the urban boundary. The project would cover the cost of oversizing infrastructure as per the Local Services Policy. The project is proposed for 2025 based on expected timing of development but will be reviewed through the preparation of the 2025 capital budget. It is expected the Region will be undertaking reconstruction of Main Street to upgrade the road to an urban cross-section with active transportation facilities and the municipal servicing would be combined with that project if the timing aligned.
- A/00509-40 SE Galt Infrastructure Upsize includes approximately \$2.4M of Development Charge funding to cover the costs of upsizing municipal infrastructure within subdivision developments if required as per the Local Service Policy. This project is proposed for 2027 based on expected timing of



development and will continue to be reviewed during future capital budget preparation.

Through their Transportation Capital Program, the Region is planning to reconstruct Dundas Street (from Briercrest to Franklin) and Main Street (from Dundas to Chalmers Street) in 2028/2029. As part of the Region's project, the City will be replacing water and wastewater infrastructure, with capital project A/00714-41 proposed in the capital forecast for 2028. The City project includes \$4.25M of funding from the Capital Works, Water and Wastewater Reserve Funds. The Region has not yet begun design of this project, and the growth projections from the Secondary Plan will be taken into consideration when the design for the replacement of City infrastructure is completed.

Should the Sanitary Sewer Model growth scenarios identify upgrades within the secondary plan boundary, capital projects will be proposed for consideration by Council in future budgets. Applicable works would also be included in the next Development Charges Background Study.

It is anticipated that municipal roads and servicing within any draft plans of subdivision within the secondary plan area would be constructed by developers as per the Local Service Policy. If, as per the Local Services Policy, oversizing of infrastructure is required, it could be funded through A/00509-40 described above, or alternatively would be proposed as a future capital project for Council approval.

### **Operating Impacts**

The operating impacts of any new infrastructure constructed through the above capital projects has been included in the budget process to ensure resources are provided to operate and maintain new assets at the applicable service level.

For assets constructed by developers that are ultimately transferred to City ownership, growth requests, either for increased budget or resources, will need to be proposed by staff in the appropriate divisions for consideration by Council.

### **PUBLIC VALUE:**

#### **Engagement:**

A Statutory Public Meeting was held on May 16, 2023. Members of the public/residents that have requested to be added to the sign-in registry at the meeting or have requested to be notified of Council's decision on the proposed development were notified of this Recommendation Report being presented to Council on October 24, 2023.

### **ADVISORY COMMITTEE INPUT:**

Not Applicable

## **PUBLIC INPUT:**

Previous drafts of the proposed Main Street and Dundas Street South Secondary Plan have been presented to the public during stakeholder meetings in 2015 and 2016. A Statutory Public Meeting was held on May 10, 2016 and a Public Information Centre (PIC) was held on December 12, 2022. The draft secondary plan was posted on the City of Cambridge website for review and comment. A second Statutory Public Meeting was held on May 16, 2023.

The comments received at the public meeting generally fall within the following categories:

- Retention/provision of commercial uses
- Provision of and access to park lands
- Accessible design standards
- Maximum height for low density residential
- Mix of two and three bedroom units

No written submissions have been received since the public meeting on May 16, 2023. Two written submissions were received after the public meeting report was finalized and have been included in Appendix D along with a comment response table that addresses the oral comments and submissions received at the public meeting.

This report has been posted on the City's website as part of the public report process.

## **INTERNAL / EXTERNAL CONSULTATION:**

A Steering Committee comprised of staff from the: Region of Waterloo, Waterloo District School Board, Waterloo Region Catholic School Board and City staff have reviewed the draft Main Street and Dundas Street South Secondary Plan and are generally in agreement with the policy direction proposed.

There have not been any additional comments from members of the Steering Committee on the Main Street and Dundas Street South Secondary Plan. After adoption by Council the Official Plan Amendment (OPA) will be forwarded to the Region of Waterloo for final approval.

Staff circulated notice of the public meeting and of this recommendation report to representatives from Six Nations of the Grand River, Mississaugas of the Credit First Nation and the Haudenosaunee Resource Centre.

## **CONCLUSION:**

Planning staff is recommending adoption of the Official Plan Amendment. The amendment is consistent with the Provincial Policy Statement, 2020; and conforms to the Growth Plan (2020), the Regional Official Plan and Cambridge Official Plan; and represents good planning.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **Yes**

## **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

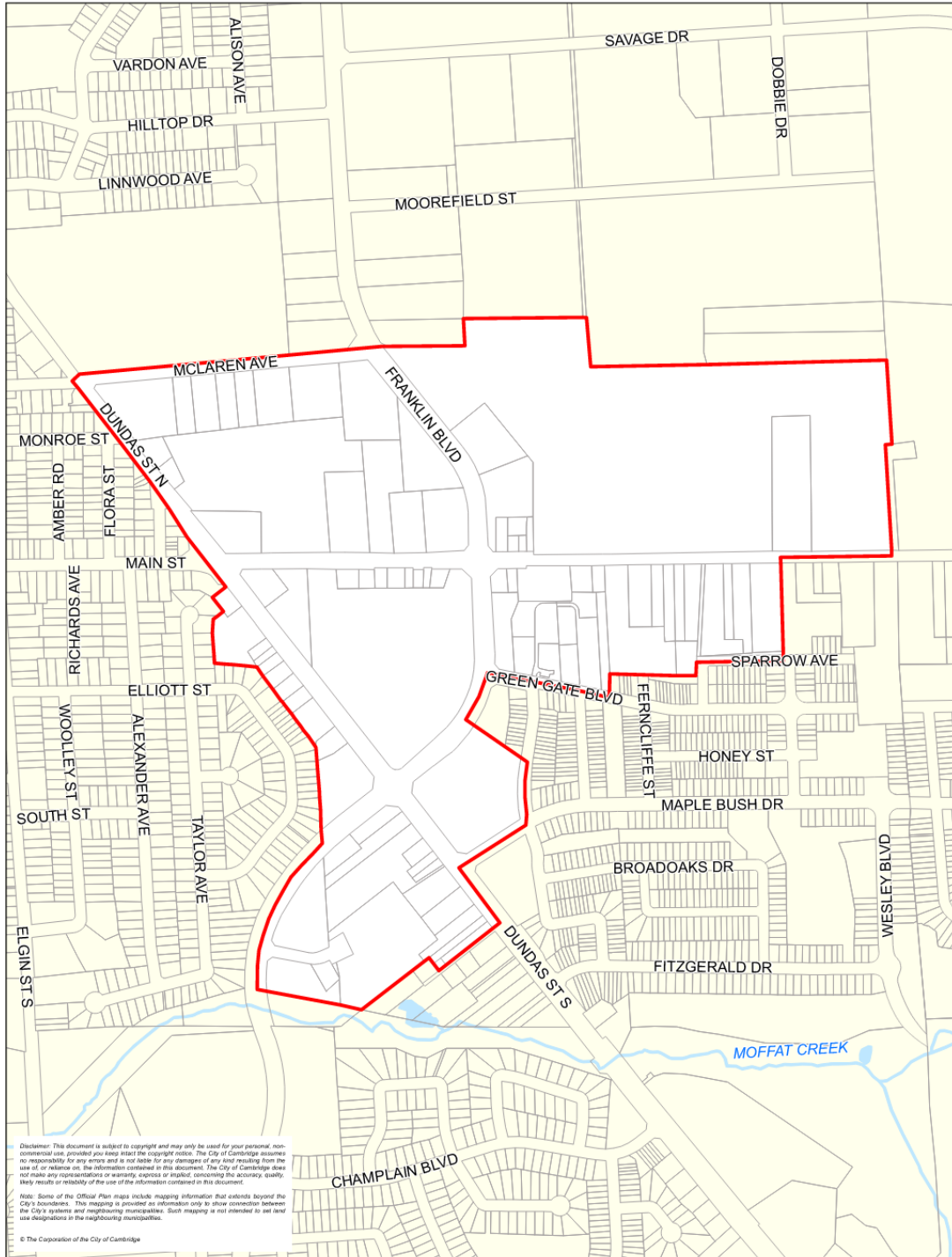
**City Solicitor**

**City Manager**

## **ATTACHMENTS:**

1. 23-261-CD Appendix A – Main Street and Dundas Street South Secondary Plan Study Area
2. 23-261-CD Appendix B – Planning Analysis Report from Dillon Consulting
3. 23-261-CD Appendix C – Proposed Official Plan Amendment: Main Street and Dundas Street South Secondary Plan Policy and Schedules
4. 23-261-CD Appendix D – Public Comments Received and Comment Response Table
5. 23-261-CD Appendix E – May 16, 2023 Public Meeting Minutes

# 23-261-CD Appendix A – Main and Dundas Street South Secondary Plan Study Area




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Note: Some of the Official Plan maps include mapping information that extends beyond the City's boundaries. This mapping is provided as information only to show connection between the City's systems and neighbouring municipalities. Such mapping is not intended to set land use designations in the neighbouring municipalities.

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**City of Cambridge Official Plan**



**Main and Dundas  
Secondary Plan**

**Schedule A  
Secondary Plan Boundary**



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**Legend**

- Main and Dundas Secondary Plan Boundary
- Parcels
- Watercourse

**CITY OF CAMBRIDGE**

**MAIN STREET AND  
DUNDAS STREET S  
AREA**

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**Overview of Policy Context**





# CONTENTS

- 1.0 Overview of Policy Context ..... 2**
- 1.1. Background ..... 2
- 1.2. Purpose of the Plan..... 3
- 1.3. Secondary Plan Process ..... 3
- 1.4. Policy planning analysis ..... 4
  - 1.4.1. Provincial Policy Statement, 2020 ..... 4
  - 1.4.2. Growth Plan for the Greater Golden Horseshoe, 2020 ..... 5
- 1.5. Regional Planning Framework ..... 6
  - 1.5.1. Region of Waterloo Official Plan, 2010 ..... 6
- 1.6. Integration with City of Cambridge Official Plan ..... 7



# 1.0 OVERVIEW OF POLICY CONTEXT

## 1.1. BACKGROUND

The City of Cambridge Official Plan (approved on November 21, 2012 by the Region of Waterloo) imagines Cambridge as a growing, well designed, compact, vibrant and complete community, and identified a growth framework to the community, with a planning horizon of 2031. The city will be planned to feature an appropriate mix of jobs, range of housing options, access to services and community infrastructure and access to transportation options including public transit. One of the keys to achieving this vision is the development and implementation of a robust policy framework that focuses growth and intensification in strategic locations within the existing built-up areas. These locations include the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and Major Transit Station Areas. These locations have been selected because they boast services and community infrastructure that support growth,

they have land parcels with development and redevelopment potential, and they are located along existing or proposed transit routes including the Region of Waterloo's rapid transit service (ION).

To support intensification, the City of Cambridge is in the process of preparing six secondary plans for the City's main intensification areas, including the Main and Dundas Street South Area.

## 1.2. PURPOSE OF THE PLAN

The purpose of the Main Street and Dundas Street South Secondary Plan is to provide a planning framework that will guide future development and redevelopment in the Main Street and Dundas Street Community Node to achieve growth planning objectives to the 2031 planning horizon. The plan provides long range policy for the following elements:

- Land use;
- Urban design and public realm improvements;
- Transportation and infrastructure improvements; and
- Implementation tools and monitoring program.

## 1.3. SECONDARY PLAN PROCESS

The Secondary Plan process has been undertaken in three phases

- **Phase 1:** The first phase commenced in October 2015 with a stakeholder workshop to identify the key issues and opportunities within the Secondary Plan area. Over 40 stakeholders participated in this workshop and provided feedback, which was used to develop the vision and guiding principles for this Secondary Plan.
- **Phase 2:** The second phase involved establishing the vision, land use and draft policies for the Secondary Plan. Key elements of the draft Secondary Plan were presented to the public in 2016.
- **Phase 3:** The third and final phase involves the development of the implementation program and a draft of the Secondary Plan which was presented at a Statutory Public Meeting under the Planning Act most recently in May 2023. Following the Public Meeting, Staff made several minor revisions to the Plan and will be presenting it to Council for adoption in 2023.

## 1.4. POLICY PLANNING ANALYSIS

### 1.4.1. Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) 2020 articulates the direction of provincial land use planning in a comprehensive, integrated, and long-term manner. The fundamental mandate of the PPS is ensuring that municipal, provincial, and other governmental land use decisions are consistent with this Statement. Additionally, it encourages the wise management of land use change to meet both current and future needs, while conserving significant resources and avoiding areas with potential health and safety risks.

The PPS establishes wide-ranging land use policies for the province, mandating that all decisions, including those made at the municipal level concerning the development and implementation of Secondary Plans, adhere to its guidelines. Moreover, the PPS indicates that municipalities must “maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development” (1.4.1 a). Therefore, municipalities are guided by the PPS to engage in detailed planning processes like secondary planning to make lands available for development.

A key aspect of implementing the policy directions of the PPS is the role of municipalities in the implementation process, including:

- Permitting and facilitating a range of housing choices, including residential intensification, to cater to diverse current and future needs;
- Supporting efficient land use patterns, optimizing resources, infrastructure investments, and housing mix, including affordable options. This approach should promote the long-term financial well-being of municipalities and the Province;
- Working with upper-tier municipalities to allocate population, housing and employment projections; and identify growth areas and set targets for intensification and redevelopment within their jurisdictions;
- Keeping their planning documents, up-to-date with the PPS;
- Updating their zoning and development permit by-laws to align with their planning documents and the PPS; and
- Monitoring the implementation of the PPS policies in their planning documents and report on them as per the Minister's guidelines.

The Main and Dundas Street South Secondary Plan has been developed to implement the provincial direction as set out in the PPS. The policies of the Secondary Plan, and its implementation, will ensure the area develops to meet the current and future needs of residents in a context-sensitive manner, providing a framework for the efficient use of land and infrastructure, the provision of parkland and opportunities to support alternative modes of transportation, including active transportation, and the provision of an appropriate mix of housing forms, including affordable housing,

#### **1.4.2. Growth Plan for the Greater Golden Horseshoe, 2020**

The Growth Plan sets out a broad, strategic framework for managing growth and development in the Greater Golden Horseshoe (GGH) region in a sustainable manner. It aims to optimize the use of existing and new infrastructure, protect environmental and agricultural resources, promote development in designated built-up areas, and foster vibrant and complete communities.

Secondary plans, which are more detailed local plans developed within the framework of a municipality's official plan, play a crucial role in implementing the Growth Plan. The Growth Plan's policies, such as minimum density targets and intensification targets, guide the need for secondary plans. Policy 2.2.4 of the Growth Plan encourages the use of secondary plans to facilitate transit-supportive development around planned and existing higher order transit stations and stops, to promote mixed-use development, and to foster the creation of complete communities that contain a diverse mix of uses and housing options in order to optimize existing infrastructure and public transit. In essence, these policies underline the significance of urban intensification and efficient land use in ensuring sustainable development and economic prosperity in the GGH. By concentrating development within delineated areas and setting specific density targets, secondary plans aim to create a future that is both prosperous and sustainable for Ontario.

In the case of the Main and Dundas Street South Secondary Plan, as a designated growth area within the City's Built-up Area, it is expected that redevelopment and intensification in the area, consistent with the framework set out in the Secondary Plan, will contribute to achieving the City's intensification target. The proposed Secondary Plan will allow for an appropriate level of intensification for this area, in conformity with the policies of the Growth Plan.

## 1.5. REGIONAL PLANNING FRAMEWORK

### 1.5.1. Region of Waterloo Official Plan, 2010

The Regional Official Plan for Waterloo outlines a vision of liveability, dependent on intertwined cultural, environmental, social, and economic aspects. It emphasizes the importance of a well-designed and accessible infrastructure that promotes a high quality of life, providing options and fostering safety.

For vibrant urban and rural communities, Section 3.0 of the plan calls for diverse housing choices, increased pedestrian, cycling and transit accessibility, reduced reliance on automobiles, improved air quality, and support for alternative energy systems. There's also a strong focus on locally sourced food, human services need, and considerations for an aging and diverse population. These objectives will be achieved through collaboration with Area Municipalities and other agencies, aiming for vibrant urban and rural places.

Regarding infrastructure, Section 5.0 of the Plan views effective planning and management as crucial for achieving a sustainable and liveable Waterloo Region. Infrastructure planning should strive to optimize the use of existing resources, reduce additional demands, and support the community's economic opportunities. Shared responsibilities for infrastructure management lie with various levels of government, the region, municipalities, and other agencies.

Several sections of the Regional Official Plan address infrastructure needs, focusing on transportation, drinking-water systems, wastewater systems, waste management, and utilities. The policies seek to improve transportation modes' connectivity, with special emphasis on the Region's transit system due to the strong land use-transportation planning link. Infrastructure master plans, assisting in planning significant initiatives, will support the Plan's community structure and prioritize infrastructure investments for urban development management.

The Regional Official Plan emphasises that Area Municipalities will establish policies in their official plans to adhere to the plan's overarching goal in infrastructure planning, development, and management that optimizes existing resources, accommodates forecasted growth, and promotes sustainability and a healthy population.



The Secondary Plan has been prepared to conform to the ROP<sup>1</sup>; and, City staff have worked with Regional staff to address Regional comments provided throughout the Secondary Planning process to ensure that the final Secondary Plan meets Regional objectives.

## 1.6. INTEGRATION WITH CITY OF CAMBRIDGE OFFICIAL PLAN

Policy 2.5.5 of the City’s Official Plan states that the City will prepare Secondary Plans to “ensure that development occurs at the densities and form consistent with the (Official Plan)”. The Cambridge Official Plan, 2018 designated the Main St and Dundas St S Community Node and Future Study Area for inclusion in node boundary, which are subject to this Secondary Plan. The expectation is the policies of this Secondary Plan will form a new chapter within the Cambridge Official Plan implemented through OPA 65.

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<sup>1</sup> The Secondary Plan has been prepared to accommodate growth to 2031. The Regional Official Plan Amendment #6 was approved by the Province in April 2023 and includes a number of policies to guide growth and development within the City of Cambridge to 2051. The City of Cambridge Growth Management Strategy currently underway will identify a strategy to implement population and employment growth identified, which may result in additional changes to the City of Cambridge Official Plan and the Main and Dundas Street South Secondary Plan Area, through a subsequent official plan amendment.

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-xxx

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. 65 of the City of Cambridge Official Plan (2012), as amended with respect to the Main Street and Dundas Street South Secondary Plan.

**WHEREAS** sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

**NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:**

1. **THAT** Amendment No. 65 to the City of Cambridge Official Plan (2012) applies to lands described as the Main Street and Dundas Street South Secondary Plan;
2. **THAT** Amendment No. 65 to the City of Cambridge Official Plan (2012) as amended, consisting of the text, and attached maps, is hereby adopted;
3. **THAT** the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 65 to the City of Cambridge Official Plan (2012), as amended;
4. **AND THAT** this By-law shall come into full force and effect upon the final passing thereof.

Enacted and Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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MAYOR

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CLERK

AMENDMENT NO. 65  
TO THE  
OFFICIAL PLAN OF THE  
CITY OF CAMBRIDGE

**PROPOSED AMENDMENT NO. 65 TO THE  
OFFICIAL PLAN OF THE CITY OF CAMBRIDGE:  
Main Street and Dundas Street South Secondary Plan**

**INDEX**

|   |           |
|---|-----------|
| <b>PART A – THE PREAMBLE .....</b>                | <b>4</b>  |
| 1.0 TITLE AND COMPONENTS .....                    | 4         |
| 2.0 PURPOSE.....                                  | 4         |
| 3.0 BACKGROUND.....                               | 4         |
| 4.0 LOCATION .....                                | 5         |
| 5.0 BASIS OF THE AMENDMENT .....                  | 5         |
| 6.0 SUMMARY OF CHANGES TO THE OFFICIAL PLAN ..... | 9         |
| 7.0 PUBLIC PARTICIPATION.....                     | 11        |
| <b>PART B – THE AMENDMENT.....</b>                | <b>12</b> |
| 1.0 INTRODUCTORY STATEMENT.....                   | 12        |
| 2.0 FORMAT OF THE AMENDMENT .....                 | 12        |
| 3.0 IMPLEMENTATION AND INTERPRETATION .....       | 12        |
| 4.0 DETAILS OF THE AMENDMENT .....                | 12        |
| 5.0 SCHEDULES .....                               | 16        |

## **PART A – THE PREAMBLE**

### **1.0 TITLE AND COMPONENTS**

This document is entitled 'Main Street and Dundas Street South Secondary Plan' and will be referred to as 'Amendment No. 65'. 'Part A – The Preamble' provides an explanation of the amendment including the purpose and format of the amendment but does not form part of this amendment.

'Part B – The Amendment' forms Amendment No. 65 to the Official Plan of the City of Cambridge and contains a comprehensive expression of the new, deleted and amended text.

### **2.0 PURPOSE**

The purpose of Amendment No. 65 is to amend the Official Plan to include the Main Street and Dundas Street South Secondary Plan which will introduce a policy framework to guide growth and redevelopment in the Main Street and Dundas Street South Community Node.

### **3.0 BACKGROUND**

Prior to preparing the Main Street and Dundas Street South Secondary Plan, extensive public consultation occurred including stakeholder meetings, Public Information Centres and public meetings:

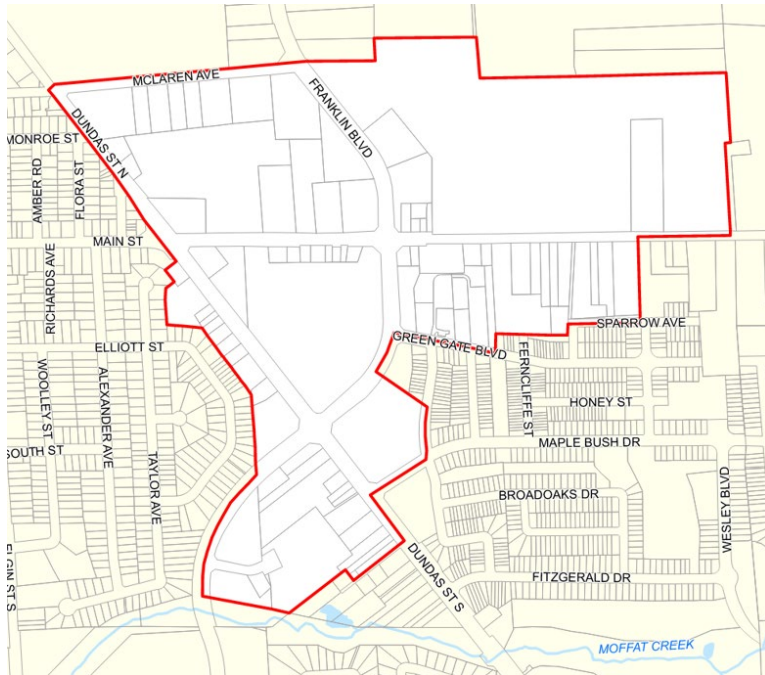
- October 2015 – Stakeholders meeting to allow property owners and interested parties to discuss ideas about the future of the Secondary Plan Area.
- April 2016 – Second stakeholders meeting to present initial draft of Secondary Plan to stakeholders.
- May 10, 2016 – Statutory Public Meeting.
- December 12, 2022 – Public Information Centre.
- May 16, 2023 – Statutory Public Meeting.

At the December 12, 2022, Public Information Centre. A proposed vision for the Main Street and Dundas Street South Secondary Plan Area was shared with the community, along with proposed key principles to guide future development in the area related to land use and built form, transportation and mobility, parks and open space, and natural heritage. A land use concept was also presented to demonstrate how lands within the Secondary Plan Area could be organized. A question-and-answer period was held following the presentation to allow participants a chance to ask questions and provide comments on the project, presentation, and land use option presented. The Project Team provided responses to all questions received through a subsequent comment-response matrix.

At the May 16, 2023, Statutory Public Meeting the draft Secondary Plan, as revised based on the public and agency comments received, was presented to Council and the public for consideration. Responses to comments received at the Statutory Public Meeting were provided through a comment response matrix appended to the recommendation report.

## 4.0 LOCATION

Official Plan Amendment No. 65 applies to the lands identified as a Community Node and Future Study Area from Figure 3 of the Cambridge Official Plan and can generally be described as the lands south of McLaren Avenue, north of Franklin Lane, east of Dundas Street South and west of Wesley Boulevard.



## 5.0 BASIS OF THE AMENDMENT

### 5.1 Background

The City of Cambridge Official Plan (approved on November 21, 2012, by the Region of Waterloo) imagines Cambridge as a growing, well designed, compact, vibrant, and complete community. The city is planned to feature an appropriate mix of jobs, range of housing options, access to services and community infrastructure, and access to transportation options including public transit and active transportation. One of the keys to achieving this vision is the development and implementation of a robust policy framework that focuses growth and intensification in strategic locations within the existing built-up areas. These locations include the Urban Growth Centre, Community Core Areas, Nodes, Reurbanization Corridors and Major Transit Station Areas. These locations have been selected because they boast services and community infrastructure that support growth, they have land parcels with development and redevelopment potential, and they are located along existing or proposed transit routes including the Region of Waterloo's rapid transit service (ION).

### 5.2 Existing Policy Framework

The Secondary Plan has been prepared as an amendment to the City of Cambridge Official Plan. The Secondary Plan Area is currently designated Low/Medium Density Residential, Community Commercial, Industrial and Natural Open Space System in the City's Official Plan. The City's Official Plan directs that secondary plans may be prepared for specific areas of the City to provide more detailed planning objectives and policies to direct and guide development (Section 10.2).



### 5.3 Secondary Plan

The purpose of the Main Street and Dundas Street South Secondary Plan is to guide the future planning and development of the Main Street and Dundas Street South Community Node lands. The Secondary Plan supports and builds on the policies of the City of Cambridge Official Plan, and provincial and regional policies and plans, with respect to orderly development of the area.

The Secondary Plan establishes a vision and the principles for the design and development of the area. It also establishes the general land use patterns and conceptual locations of parks and trails, roads and infrastructure. The Secondary Plan includes goals, general policies, and land use policies.

### 5.4 Proposed Land Use Changes

The Main Street and Dundas Street South lands are currently designated Low/Medium Density Residential, Community Commercial, Industrial and Natural Open Space System in the City's Official Plan. The proposed new land use designations are shown on Schedule B of the Secondary Plan and are generally described as follows:

- **Mixed Use Mid-Rise High Density** permits a range of medium and high-density residential uses in 5 to 8 storey buildings as well as limited commercial and office uses and is intended to provide a transition from lower density to higher density areas.
- **Mixed Use Medium Density** permits medium density residential uses such as street townhomes, stacked townhomes, and low-rise apartments as well as commercial and office uses.
- **Mixed Use Main Street** permits a range of multiple residential units, commercial uses including retail, service commercial and places of amusement as well as some office uses and are intended to provide a transition in scale, form, massing and height between the Mixed-Use Mid-Rise High Density designation and surrounding lower density residential areas.
- **High Density Residential** permits medium to high density residential uses such as mid-rise and high-rise apartments and other multiple dwellings.
- **Medium Density Residential** permits medium density residential uses such as street townhomes, stacked townhomes, low-rise apartments and other multiple dwellings (excluding semi-detached).
- **Low Density Residential** permits residential uses such as single and semi-detached dwellings as well as additional residential units and existing medium density multi-unit residential uses. The maximum building height is 4 storeys.
- **Prestige Industrial** permits a range of light industrial, office buildings and research uses ranging from hotel and office type uses through to research and development laboratories and permits accessory and complementary uses.
- **Natural Open Space System** is applied to core environmental features, such as wetlands, woodlands and tributaries, and the associated buffers identified in the applicable Subwatershed Study.

## **5.5 Compliance with Provincial Legislation and Policy**

### **Provincial Policy Statement (2020)**

Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS directs growth to Settlement Areas on full municipal services (Policy 1.1.3) and directs that new development taking place in designated growth areas should occur adjacent to the existing built-up area and is to have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. The Main Street and Dundas Street South Secondary Plan lands will provide a mix of residential, commercial, institutional, and open space uses at densities to promote the efficient use of land, infrastructure, and public service facilities.

Policy 1.6.7.1 states that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and appropriate to address projected needs. The Secondary Plan proposes complete streets which prioritize active transportation, allow for vehicular movements and plan for future transit infrastructure.

Policy 1.8.1 directs municipalities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate. The Secondary Plan promotes a compact built form and the use of active transportation and transit through transit supportive development. Further, it promotes sustainable design which maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure.

The Secondary Plan is appropriate and consistent with the PPS.

### **A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)**

In 2019, the Province of Ontario released an update to the provincial growth plan called “A Place to Grow – Growth Plan for the Greater Golden Horseshoe” (Growth Plan). An Office Consolidation of the Growth Plan, which includes Amendment 1 (2020) was released in August of 2020. Planning applications are required to conform to Provincial plans.

The Growth Plan focusses on directing new development to existing settlement areas in order to support the development of complete communities that contain a diverse mix of uses and housing options in order to optimize existing infrastructure and public transit. The Growth Plan contains development targets for urban areas (referred to as Built-Up areas). The Main Street and Dundas Street S Secondary Plan area is located within a settlement area and is considered a Built-Up Area in the Growth Plan.

The Secondary Plan conforms to A Place to Grow: A Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020).

### **Regional Official Plan**

The Secondary Plan area is located in the Built-up Area within the Urban Area Boundary as identified in the Region of Waterloo Official Plan. It is intended that land within the Urban Area is “to accommodate the majority of the Region’s growth within the planning horizon” of the Plan (Section 2.B.2).

The Built-Up Area identifies all lands within the built boundary of the Urban Area. Area municipalities are required to establish policies in their official plans and other supporting documents to ensure that “a minimum of 61 per cent of all new residential development occurring annually within the region as a whole will be constructed within the Built-Up Area” (Section 2.C.2).

Section 2.D.1 requires planning for new development within the Urban Area that:

- b) is serviced by a municipal drinking-water supply system and a municipal wastewater system;
- c) contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;
- d) protects the natural environment, and surface water and groundwater resources;
- e) conserves cultural heritage resources and supports the adaptive reuse of historic buildings;
- f) respects the scale, physical character, and context of established neighbourhoods in areas where reurbanization is planned to occur; and
- h) promotes building designs and orientations that incorporate energy conservation features and the use of alternative and/or renewable energy systems.

The Main Street and Dundas Street South Secondary Plan was prepared based on the principles supporting the creation of complete communities, 15-minute neighbourhoods, transit supportive design and uses, and alternative transportation modes. The policy framework was developed to ensure appropriate and efficient growth.

Regional Official Plan Amendment No. 6 has been approved by the Minister of Municipal Affairs and Housing. Amongst other changes and modifications, the density for Designated Greenfield Areas has been increased to 59 persons and jobs per hectare which has been reflected in the policies of this amendment.

The proposed Official Plan Amendment conforms to the Regional Official Plan, as amended.

### **City of Cambridge Official Plan**

The Main Street and Dundas Street South Secondary Plan area is located in the Built-Up Area according to the City’s Official Plan, and is designated Low/Medium Density Residential, Community Commercial, Industrial and Natural Open Space System.

Uses such as single detached dwellings, townhouses and/or walk-up apartments are permitted on lands designated Low/Medium Density Residential where municipal water supply and wastewater systems are available (8.4.6.9).

The City’s Official Plan directs that secondary plans may be prepared for specific areas of the City to provide more detailed planning objectives and policies to direct and guide development (10.2.1) provided the secondary plan is in conformity with the City and Regional Official Plans (10.2.2), and in consideration of the following Section 10.2.4 criteria:

- a) patterns of land use;
- b) population and employment projections;
- c) mix and range of housing types and densities;
- d) phasing of development in an efficient manner;

- e) provision for adequate and appropriate areas for commercial, institutional and community-oriented facilities;
- f) provision for trails, parks, and open space;
- g) natural features;
- h) cultural heritage resources;
- i) incorporating intensification opportunities;
- j) development of a transportation network that facilitates the efficient movement of vehicular and pedestrian traffic including active transportation considerations;
- k) municipal services;
- l) incorporating opportunities for mixed-use and higher density development in appropriate locations;
- m) designation of land; and
- n) any other matters as deemed appropriate by the City.

Section 5.2.1 states that the design of the built environment will promote sustainable, healthy, active living through:

- a) well-connected and maintained streets, paths and trails that are able to safely accommodate different modes of transportation;
- b) safe, accessible, aesthetically pleasing, well-serviced and inclusive developments;
- c) resilient natural environments that support wildlife and their habitat and are better connected to residential areas; and
- d) walkable neighbourhoods that offer a mix of uses, and range and variety of housing types with convenient access to public transit.

Chapter 5 of the Official Plan establishes urban design policies to achieve a high standard of urban design across the City. The Secondary Plan builds on the policies of the Official Plan to achieve design excellence in the Main Street and Dundas Street South Secondary Plan Area. It is planned to promote sustainable, healthy, and active living (Section 5.2), support transit usage (Section 5.3), build a high-quality, attractive public realm (Section 5.5) and consider sustainability and energy efficiency in the design of both private and public realms (Section 5.8).

The Secondary Plan conforms to the City of Cambridge Official Plan.

## **6.0 SUMMARY OF CHANGES TO THE OFFICIAL PLAN**

The following is a summary of OPA No. 65:

- Amends Policy 1.2 by adding Chapters for secondary plans
- Deletes Policy 8.7.2.B
- Deletes the following site specifics:
  - 8.10.9 – 200 Franklin Boulevard;

- 8.10.38 – Green Gate Boulevard;
  - 8.10.40 – 95 McLaren Avenue;
  - 8.10.69 – 825-875 Main Street and 0 Sparrow Avenue; and
  - 8.10.79 – 400-410 Dundas Street South
- Adds site specifics for the following properties:
    - 8.10.101 – 486 Main Street – Grand Valley Fortifiers;
    - 8.10.102 – 840 and 940 Main Street and 0 Franklin Boulevard;
    - 8.10.103 – 61 – 65 Nottinghill Drive; and
    - 8.10.104 – 115 Dundas Street North and 5 McLaren Avenue
- Deletes definitions for Active Transportation and Major Facilities
- Adds definitions for:
    - 15-minute neighbourhoods;
    - active at-grade uses;
    - active transportation;
    - build-out;
    - gross floor area;
    - ground floor area;
    - intensification target;
    - large-format commercial;
    - low-rise;
    - mid-rise;
    - major facilities;
    - missing middle housing;
    - privately owned public spaces (POPS);
    - public service facilities;
    - transit supportive; and
    - walking, cycling, and rolling.

- Adds Chapter 20: Main Street and Dundas Street South Secondary Plan
- Amends Map 1A to align the Main Street and Dundas Street South Community Node boundaries to match the Main Street and Dundas Street South Secondary Plan Boundary.
- Amends Map 2 by adding the Main Street and Dundas Street South Secondary Plan Boundary
- Amends Map 2A by deleting site specific policy figures 13, 42, 44, 77 and 81 and by adding special policy figures 101-104
- Deletes figures 13, 42, 44, 77 and 81 from Chapter 16
- Adds figures 101-104 to Chapter 16

## **7.0 PUBLIC PARTICIPATION**

Previous drafts of the proposed Main Street and Dundas Street South Secondary Plan have been presented to the public during stakeholder meetings in 2015 and 2016. A Statutory Public Meeting was held on May 10, 2016 and a Public Information Centre (PIC) was held on December 12, 2022. The draft secondary plan was posted on the City of Cambridge website for review and comment. A second Statutory Public Meeting was held on May 16, 2023.

All comments received during this process were considered when preparing the Secondary Plan.

Posting of related reports to the City's website was included as part of the public report process.

## **PART B – THE AMENDMENT**

### **1.0 INTRODUCTORY STATEMENT**

All of this part of the document entitled 'Part B - The Amendment', consisting of the following text, constitutes Amendment No. 65 to the Official Plan of the City of Cambridge.

### **2.0 FORMAT OF THE AMENDMENT**

This section of Amendment No. 65 sets out additions and changes to the text in the Official Plan.

Text that is proposed to be amended is illustrated by various font types (e.g., ~~struck-out~~ text is to be deleted, new text identified in **Bold** font and defined terms are identified with *italics*). New sections that are proposed to be added to the Official Plan are shown in standard font type with titles appearing in bold. *Italicized* font within the body of the text indicates defined terms or the name of a provincial act or title of a document.

### **3.0 IMPLEMENTATION AND INTERPRETATION**

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Cambridge and applicable legislation. Amendment No. 65 should be read in conjunction with the current Official Plan (2012) as amended, which is available on the City's website at [cambridge.ca](http://cambridge.ca) or at the Planning Services kiosk located at 50 Dickson Street in the 1st Floor lobby.

### **4.0 DETAILS OF THE AMENDMENT**

The Official Plan of the City of Cambridge is hereby amended as follows:

Chapter 1 is hereby amended by adding Policy "1.2.h) Secondary Plans starting at Chapter 17"

Chapter 8 is hereby amended by deleting Policy "8.7.2.B Main Street and Dundas Street South Community Node" and replacing it with "8.7.2.B - The Main Street and Dundas Street South Secondary Plan is found in Chapter 20."

Chapter 8 is hereby further amended by:

A - deleting the following site specific policies from Policy 8.10:

8.10.9 – 200 Franklin Boulevard;

8.10.38 – Green Gate Boulevard;

8.10.40 – 95 McLaren Avenue;

8.10.69 – 825-875 Main Street and 0 Sparrow Avenue; and,

8.10.79 – 400 – 410 Dundas Street South

B – adding the following site specific policies:

8.10.101 - 486 Main Street – Grand Valley Fortifiers

Grand Valley Fortifiers is a livestock feed production company that has existing industrial uses and facilities at 486 Main Street (Figure 101). Notwithstanding the land uses permitted for the Mixed-Use Medium Density designation, the following land uses are permitted on the lands identified in Figure 101:

Light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, storage, packaging;

Offices;

Research and development including laboratories;

Retail Commercial; and

Accessory uses to the permitted uses above.

No residential and other *sensitive land uses* are permitted during the continuance of industrial uses on this site. Should Grand Valley Fortifiers' industrial operations on this site permanently cease, the industrial land use permissions in Policy 20.3.2.4 will no longer apply, in which case the land use permissions for the Mixed-Use Medium Density designation identified for this site on Schedule B of the Main Street and Dundas Street South Secondary Plan will apply.

#### 8.10.102 - 840 and 940 Main Street and 0 Franklin Boulevard

The lands subject to this subsection are identified in Figure 102. Notwithstanding the maximum building height permitted in the Mixed-Use Main Street designation that applies to a portion of these lands, a maximum building height of eight storeys is permitted subject to the policies of this Plan. In addition, notwithstanding the minimum non-residential gross floor area requirements of Section 20.3.2.2, on lands designated Mixed-Use Main Street, a mid-rise apartment building may be constructed on these lands with the ground floor comprised of non-residential uses, which may include the lobby and residential amenity areas. A minimum non-residential gross floor area of 300 square metres is required.

The minimum height / storey requirements related to lands designated Medium Density Residential in Section 20.3.2.6 may be reduced due to land use compatibility measures that may be required as a result of the site's proximity to lands within the Eastern Industrial Park, subject to the approval of the City and the Region.

#### 8.10.103 - 61 – 65 Nottinghill Drive

Notwithstanding the permitted density in this Plan, the land identified in Figure 103 will be permitted a maximum residential density of 2.2 *Floor Space Index (FSI)*.

#### 8.10.104 - 115 Dundas Street North and 5 McLaren Avenue

The lands identified in Figure 104 may only develop in accordance with the policies of the Mixed Use Medium Density designation, where it can be demonstrated that land use compatibility with surrounding existing industrial uses, including Rockwell Automation, can be achieved to the satisfaction of the City. Notwithstanding the permissions for residential uses within the Mixed Use Medium Density designation, where the outcomes of such studies



indicate that land use compatibility cannot be achieved, *sensitive land uses*, including residential, will not be permitted.

Chapter 13 is hereby amended by deleting the definitions for *active transportation* and *major facilities* and adding the following definitions:

**15-minute neighbourhoods** - Compact, well-connected places such as mixed-use neighbourhoods or other areas within the Urban Area. They are places that offer and support and opportunities for people of all ages and abilities and at all times of year to conveniently access the necessities for daily living with a 15-minute trip by walking, cycling, and rolling, and where other needs can be met by taking direct, frequent, and convenient transit, wherever possible. The neighbourhoods should include an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. They are also age-friendly places and may take different shapes and forms appropriate to their contexts.

**active at-grade uses** – uses at grade with the street that generate activity, in particular pedestrian activity, on the street. Uses may be street-related commercial and/or community uses such as retail stores, restaurants, personal or business services, professional or medical offices, libraries, community centres, and parks/public squares.

**active transportation** - movement of people or goods that is powered by human activity. Active transportation includes walking, cycling, and the use of human-powered or hybrid mobility aids such as wheelchairs, scooters, e-bikes, and rollerblades.

**build-out** - the time in the future when the subject area of land is fully developed in accordance with the vision, objectives, and policies of this Plan.

**gross floor area** – the total of all floor areas of a building or structure, which floor areas are measured between the exterior faces of the exterior walls of the building at each floor level or from the centrelines of partition walls and the exterior faces of the exterior walls, but does not include any underground floor area, unenclosed porch or verandah, mechanical room or penthouse, amenity area and private amenity area, and areas used for parking within the building or structure. The walls of an inner court shall be deemed to be exterior walls.

**ground floor area** – the area of the ground floor of a building or structure measured between the exterior faces of the exterior walls or from the centrelines of partition walls and the exterior faces of the exterior walls.

**intensification target** – the minimum percentage of development each year that are expected to occur within the built-up area.

**large-format commercial** – a commercial use with greater than 2,000 square metres of ground floor area, such as large footprint supermarkets, big box retail stores, warehouse stores, and standalone movie theatres.

**low-rise** - any building that is 2 to 4 storeys in height.

**mid-rise** - any building that is 5 to 8 storeys in height.

**major facilities** - facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (PPS, 2020)

**missing middle housing** - multi-unit housing types with gentle density that are compatible in scale with single-detached neighbourhoods while providing additional housing options. For example, laneway housing, garden suites, duplexes, triplexes, fourplexes, rowhouses, townhouses, and low and mid-rise apartments.

**privately owned public spaces (POPS)** – A privately owned and maintained open or landscaped space that is designed to promote public access and use, which may include but is not limited to courtyards, enhanced walkways, and urban greens and squares. The spaces are meant to be open and accessible to the public and may complement, extend or integrate with public parks

**public service facilities** - lands, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. (PPS, 2020)

**transit-supportive** - relating to development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines.

**walking, cycling, and rolling** - Methods of active transportation, which means movement of people or goods that is powered by human activity. Active transportation includes walking, cycling, and the use of human-powered or hybrid mobility aids such as wheelchairs, scooters, e-bikes, and rollerblades.

**5.0 SCHEDULES**

**SCHEDULE 1 – MAP 1A – URBAN STRUCTURE**

**SCHEDULE 2 – MAP 2 – GENERAL LAND USE PLAN**

**SCHEDULE 3 – MAP 2A – SITE SPECIFIC POLICIES**

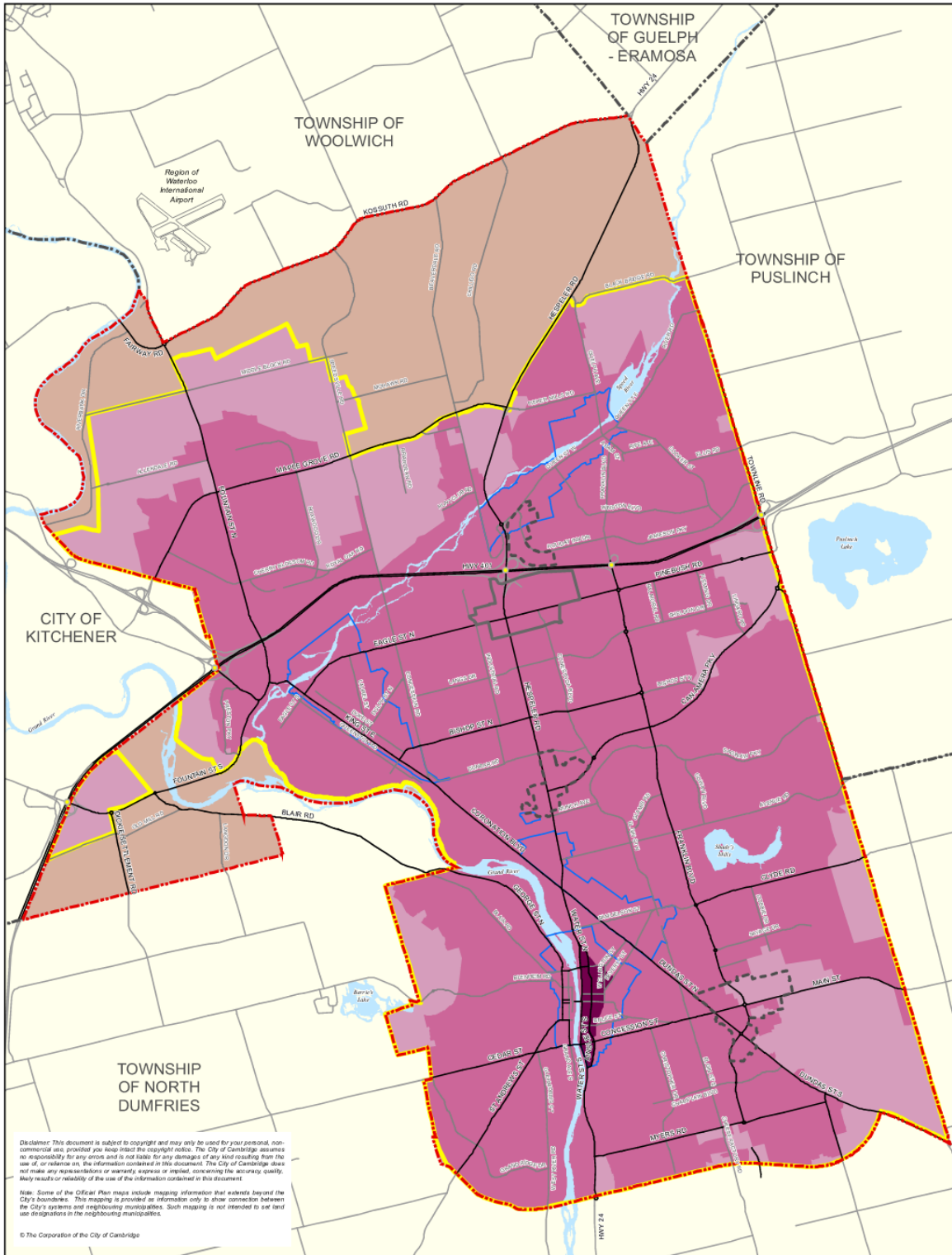
**SCHEDULE 4 – FIGURE 3**

**SCHEDULE 5 – FIGURES 101 - 104**

**SCHEDULE 6 – Chapter 20: Main Street and Dundas Street South Secondary Plan**

**SCHEDULE 1 – MAP 1A – URBAN STRUCTURE**

Official Plan Map 1A Urban Structure in Chapter 14: Maps is hereby amended by expanding the Main Street and Dundas Street South Community Node boundary to match the Main Street and Dundas Street South Secondary Plan Boundary area as depicted in the following mapping.



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Note: Some of the Official Plan maps include mapping information that extends beyond the City's boundaries. This mapping is provided as information only to show connection between the City's systems and neighbouring municipalities. Such mapping is not intended to set land use designations in the neighbouring municipalities.

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**City of Cambridge Official Plan**

**Schedule 1A**  
**Urban Structure**

**Legend**

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange
- Roads - Ownership
  - Province of Ontario or Region of Waterloo
  - City of Cambridge
- Regional Scale Node
- Community Nodes
- Regeneration Areas
- Urban Area Boundary (RMW)
- Built-Up Area (Province of Ontario)
- Urban Growth Centre (see map 3)
- Designated Greenfield Area (RMW)
- Countryside (RMW)
- Rivers and Lakes

**Scale:** 1:50,000

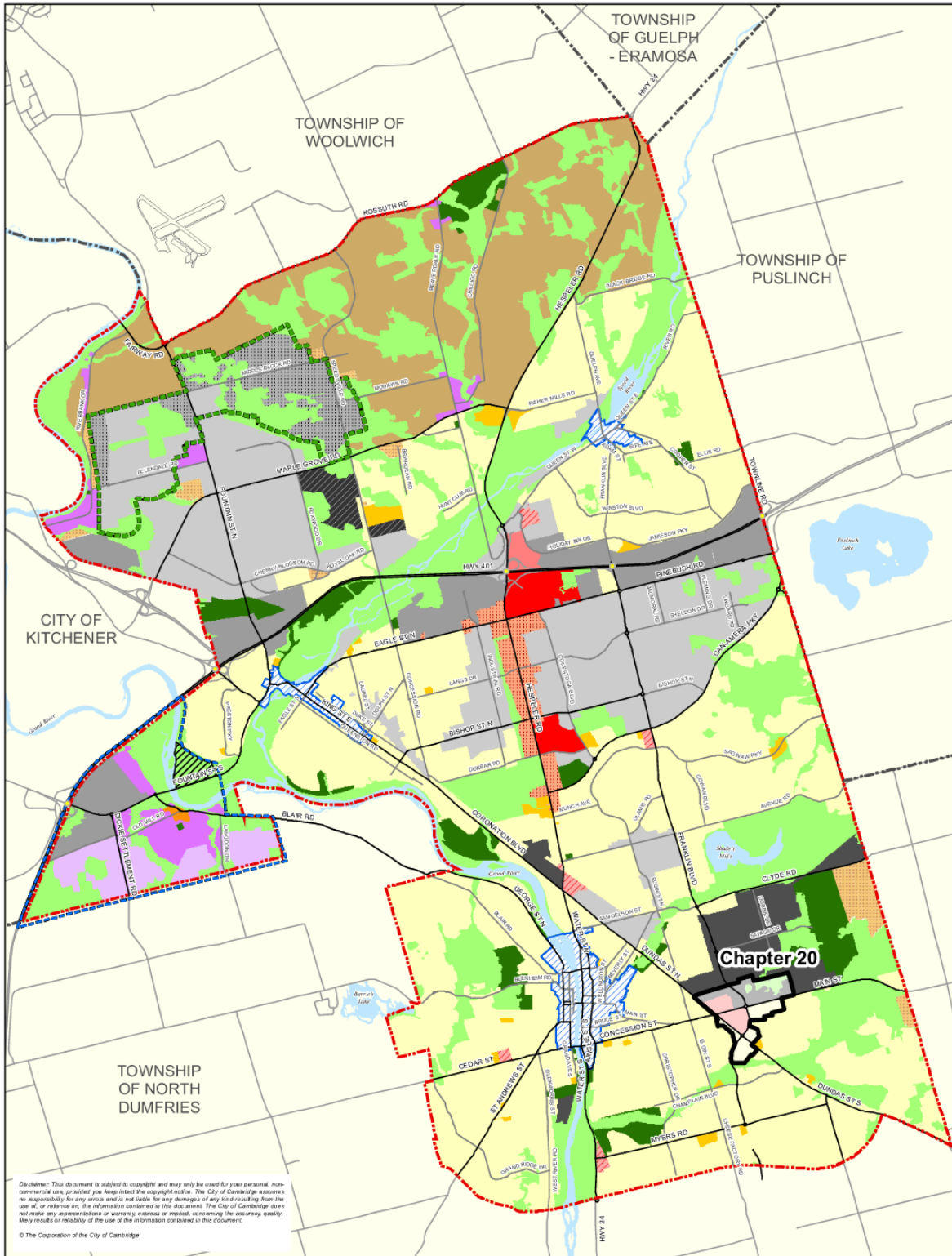
Note: Reurbanization corridors and major transit station areas are not yet mapped.

Data Sources: Regional Municipality of Waterloo (RMW) and the Province of Ontario

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**SCHEDULE 2 – MAP 2 – GENERAL LAND USE PLAN**

Official Plan Map 2 General Land Use Plan in Chapter 14: Maps is hereby amended by adding the boundary of the Main Street and Dundas Street South Secondary Plan area as depicted in the following mapping.



**City of Cambridge Official Plan**



**Schedule 2  
General Land Use Plan**

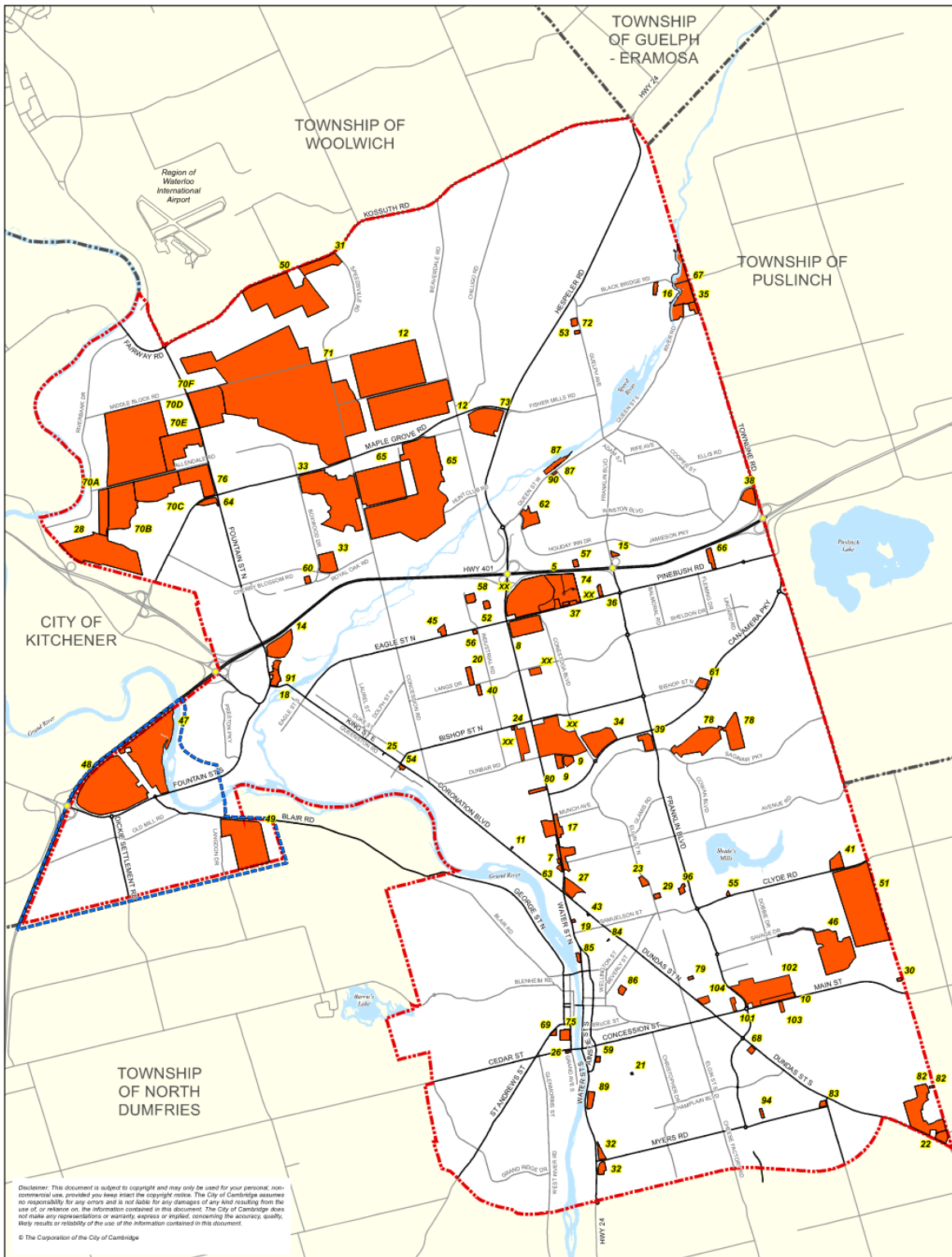


- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Secondary Plan Area</li> <li> City Limits</li> <li> Municipal Boundaries</li> <li> Blair Village</li> <li> East Side Lands (RWV)</li> <li> Future Urban Reserve</li> <li> Rivers and Lakes</li> <li> Deferrals</li> </ul> | <ul style="list-style-type: none"> <li><b>1. Community Core Areas</b></li> <li> Galt City Centre; Preston Towne Centre; Hespeler Village</li> <li><b>2. Residential Designations</b></li> <li> Low / Medium Density Residential</li> <li> High Density Residential</li> <li> Blair Core Area</li> <li> Rural Residential</li> <li><b>3. Rural Designations</b></li> <li> Rural</li> <li> Prime Agricultural</li> <li><b>4. Commercial Designations</b></li> <li> Regional Commercial</li> </ul> | <ul style="list-style-type: none"> <li> Community Commercial</li> <li> Hespeler Road Mixed-Use Corridor</li> <li> Neighbourhood Commercial</li> <li><b>5. Employment Designations</b></li> <li> Business Industrial</li> <li> Prime Industrial Strategic Reserve (Serviced)</li> <li> Employment Corridor</li> <li> Industrial</li> <li> Prestige Industrial</li> <li><b>6. Open Space Designations</b></li> <li> Recreation, Cemetery and Open Space</li> <li> Natural Open Space System</li> </ul> |
|---|---|--|

**SCHEDULE 3 – MAP 2A – SITE SPECIFIC POLICIES**

Official Plan Map 2A Site Specific Policies in Chapter 14: Maps is hereby amended by deleting site specific policy figures 13, 42, 44, 77 and 81 and by adding site specific policy figures 101-104 as depicted in the following mapping.





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**City of Cambridge Official Plan**



**Schedule 2A  
 Site Specific Policies  
 (See Section 8.10)**

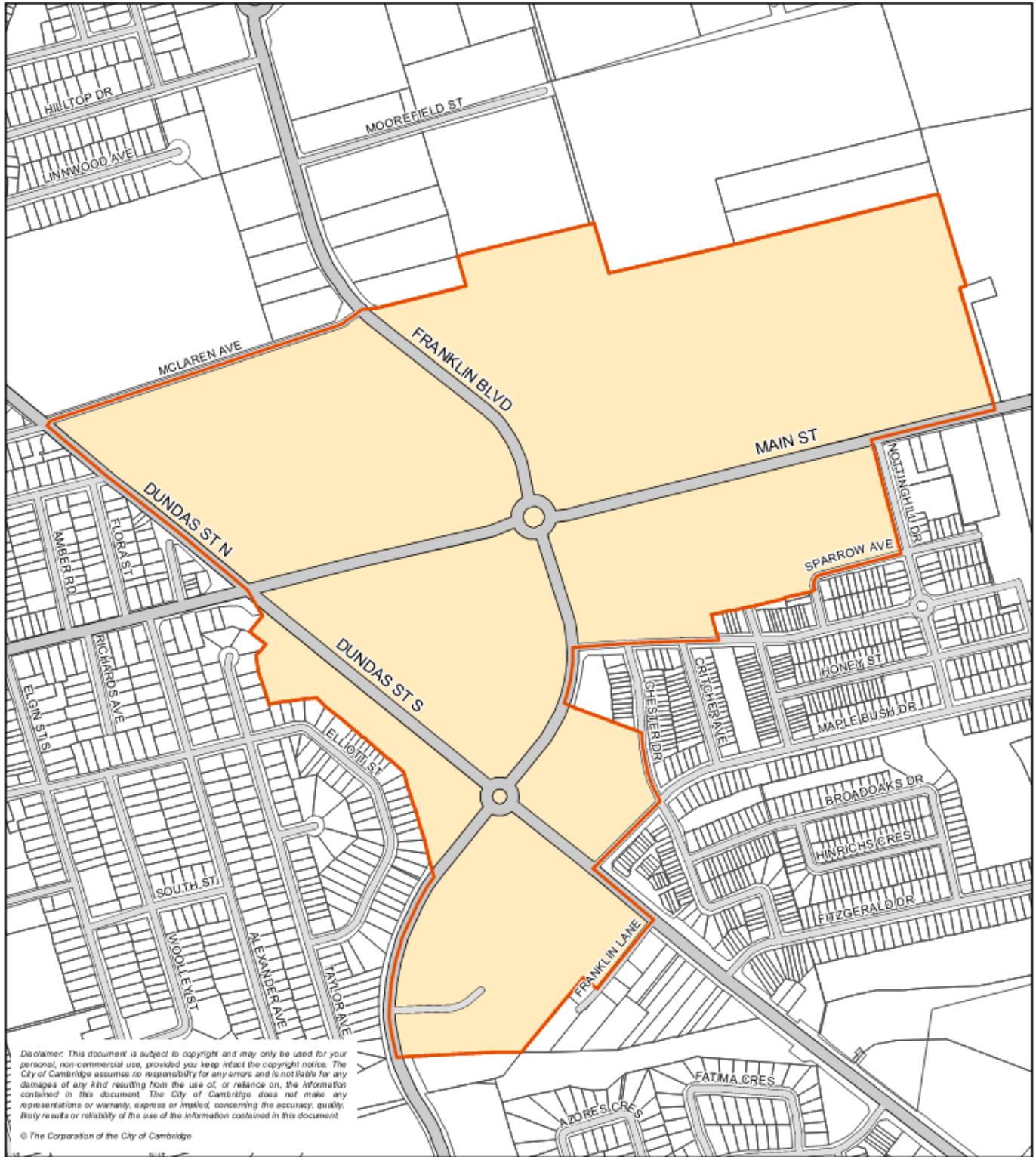


**Legend**

- - - City Limits
  - Municipal Boundaries
  - Existing Grade - Separated Interchange
  - Blair Village
  - Site Specific (Figure Number) **29**
  - Rivers and Lakes
- Roads - Ownership**
- Province of Ontario or Region of Waterloo
  - City of Cambridge


**SCHEDULE 4 – FIGURE 3**

Official Plan Figure 3 - Community Node Main St and Dundas St S in Chapter 16: Figures is hereby amended by aligning the Community Node boundary with the Secondary Plan Area boundary as depicted in the following mapping.




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**Figure 3**  
**Community Node**  
**Main St and Dundas St S**

N



1:7,500

**Legend**

 Node Boundary

**SCHEDULE 5 – FIGURES 101 - 104**

Chapter 16: Figures is hereby amended by deleting Figures 13, 42, 44, 77 and 81 and by adding Figures 101-104 as depicted in the following mapping.



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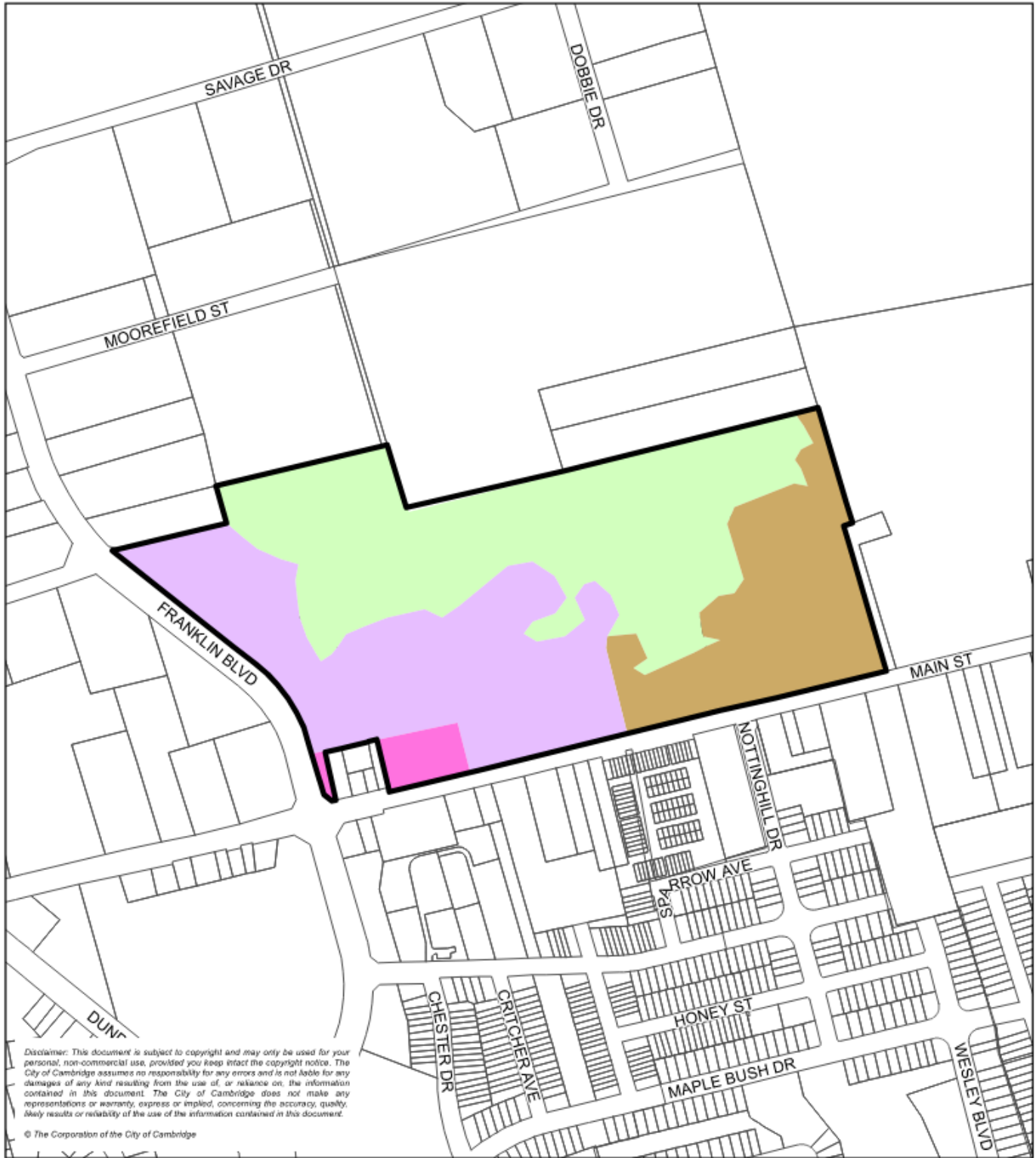
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**Figure 101**  
**486 Main St**



- Legend**
-  Mixed Use Medium Density
  -  Subject Lands



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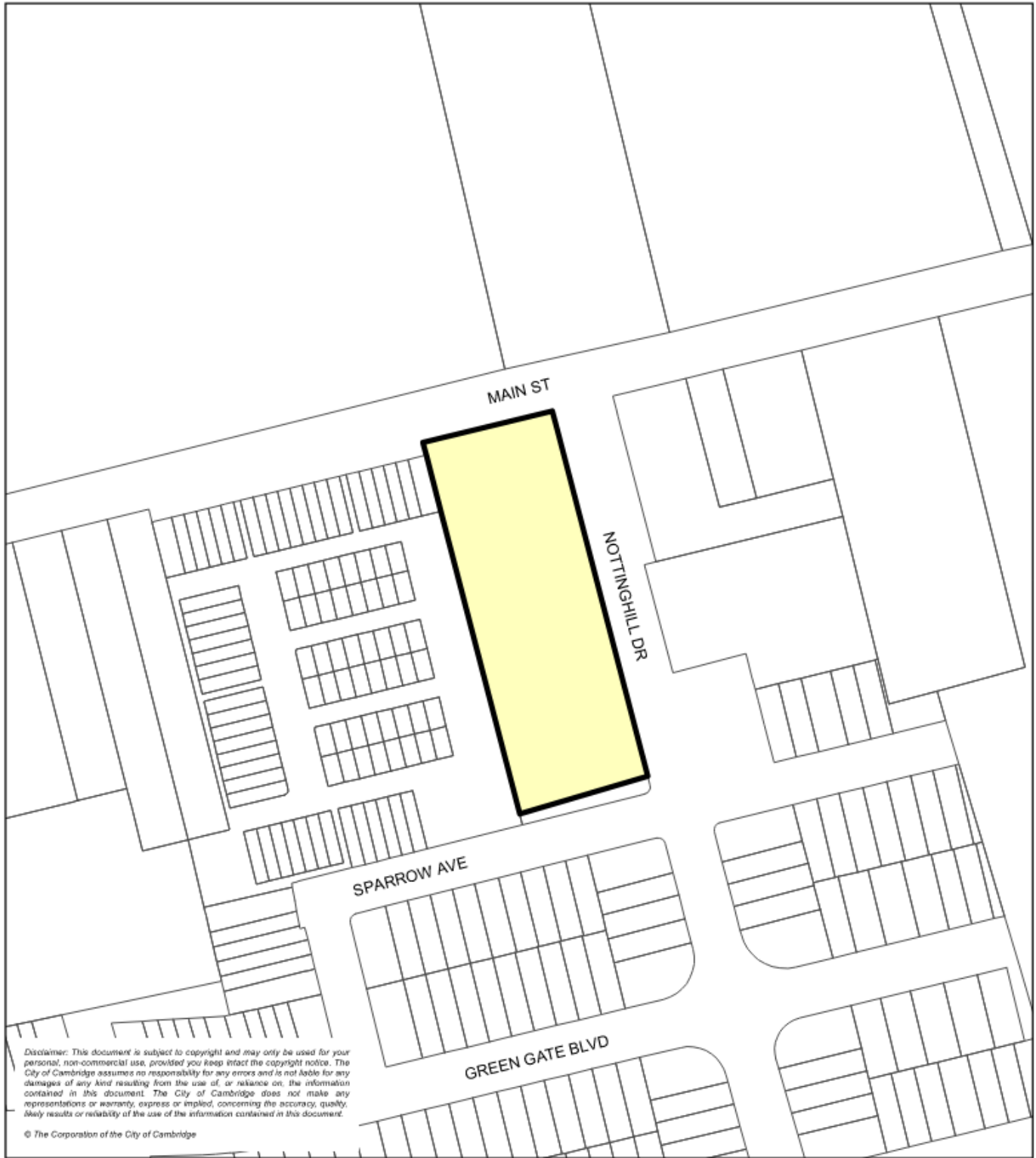
**Figure 102**  
**840/940 Main St & 0**  
**Franklin Blvd**



**Legend**

-  Subject Lands
-  Medium Density Residential
-  Mixed Use Main Street
-  Mixed Use Medium Density
-  Natural Open Space System





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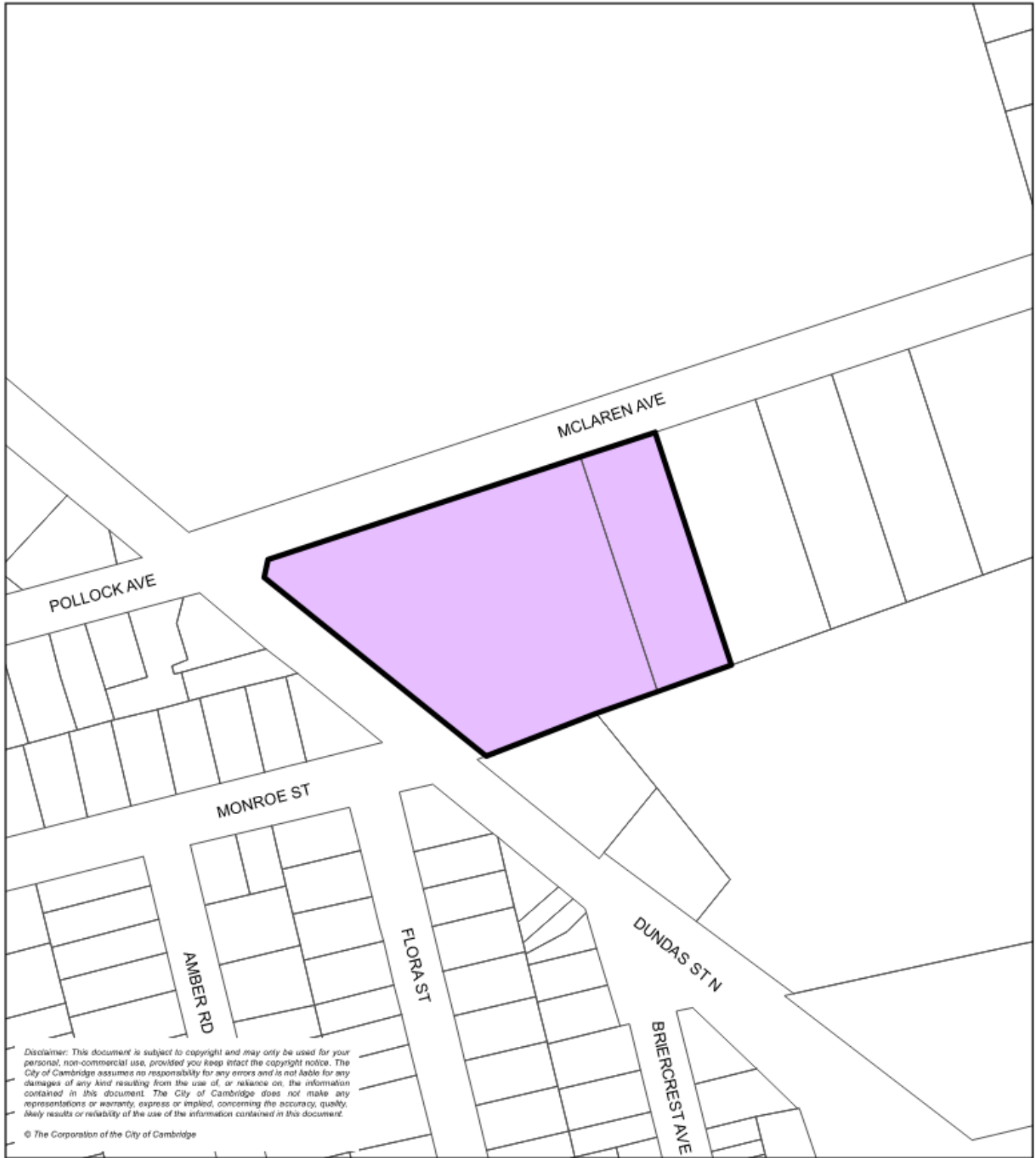
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**Figure 103**  
**61-65 Nottinghill Dr**



- Legend**
-  Subject Lands
  -  Low / Medium Density Residential



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**Figure 104**  
**115 Dundas St N and 5 McLaren Ave**



- Legend**
- Subject Lands
  - Mixed Use Medium Density



**SCHEDULE 6 – CHAPTER 20: Main Street and Dundas Street South Secondary Plan**

The Cambridge Official Plan is hereby amended by adding the following new Chapter 20: Main Street and Dundas Street South Secondary Plan.

# CONTENTS

|             |   |           |
|-------------|---|-----------|
| <b>20.1</b> | <b><u>INTRODUCTION</u></b> .....                      | <b>32</b> |
|             | <u>20.1.1 Vision for Change</u> .....                 | 32        |
|             | <u>20.1.2 Secondary Plan Guiding Principles</u> ..... | 32        |
| <b>20.2</b> | <b><u>PURPOSE</u></b> .....                           | <b>34</b> |
|             | <u>20.2.1 Purpose of the Plan</u> .....               | 34        |
|             | <u>20.2.2 Organization</u> .....                      | 34        |
|             | <u>20.2.3 Location and Boundary</u> .....             | 34        |
|             | <u>20.2.4 Community Structure</u> .....               | 35        |
| <b>20.3</b> | <b><u>Policies</u></b> .....                          | <b>36</b> |
|             | <u>20.3.1 General Policies</u> .....                  | 36        |
|             | <u>20.3.2 Land Use Policies</u> .....                 | 39        |
|             | <u>20.3.3 Urban Design and Built Form</u> .....       | 44        |
|             | <u>20.3.4 Transportation</u> .....                    | 55        |
|             | <u>20.3.5 Infrastructure</u> .....                    | 58        |
|             | <u>20.3.6 Implementation</u> .....                    | 59        |

## List of Schedules

Schedule A: Secondary Plan Boundary and Community Node Limits

Schedule B: Land Use Plan

Schedule C: Natural Heritage and Natural Hazards

Schedule D: Public Realm Improvement Plan

Schedule E: Transportation Plan

Schedule F: Transit and Active Transportation Plan

## Appendix

Appendix A: Conceptual Street Cross Sections

# Chapter 20

## 20.1 INTRODUCTION

The preparation of a Secondary Plan is required by the City of Cambridge Official Plan (2012), as amended, for the Main Street and Dundas Street South Community Node. The Main and Dundas Street South Secondary Plan (“the Secondary Plan”) provides detailed boundaries and land use policies for this community node to achieve a significant density increase and become a medium to high density mixed-use centre.

### 20.1.1 VISION FOR CHANGE

The Secondary Plan Area is expected to function as one of the City’s main intensification nodes and accommodate up to 1,700 new residential units and 100 additional jobs by 2031 through a combination of new development, infilling, and redevelopment. Over the longer term, the Plan Area has the potential to accommodate up to 6,200 units and 1,400 jobs at *build-out*, depending on the scale of intensification and the mix of uses proposed.

It is envisioned that the Plan Area will transition into a compact, complete, sustainable, vibrant, and integrated node that supports *active transportation* and transit service. The Plan Area will integrate a diverse mix of uses to build *15-minute neighbourhoods* while continuing to have an important commercial function to support the needs of the broader southeast Cambridge community. This mixed-use and higher density node will be supported by new parks, public spaces, trails, and community amenities that are well connected to the existing public realm network. The transportation network in the Plan Area will provide a full range of mobility options but will prioritize and facilitate *active transportation* and transit. This vision is to be achieved through a combination of public realm improvements and private sector land development and re-development.

### 20.1.2 SECONDARY PLAN GUIDING PRINCIPLES

The Plan Area is planned to achieve an overall minimum density of 100 residents and jobs combined per hectare to support growth management, the efficient use of land, and frequent transit service. This is a gross minimum density requirement that is measured within all of the lands delineated by the Plan Area, inclusive of environmental features and constraints. Several of the land use designations set out in this Plan identify minimum net density targets for freestanding residential development within the designation to support achieving the overall minimum density target, along with the other policies of the Plan. As part of any development application, the City will require applications to demonstrate how the application supports the overall gross density target for the Plan Area, and the applicable minimum density requirements of this Plan have been met.

Planning and development within the Plan Area will be guided by the following principles:

- a) Intensify and increase the supply of housing, employment, and amenities to accommodate anticipated future growth and contribute to meeting the *intensification target*;
- b) Maintain the node's important commercial function and transition to become a vibrant and *complete community* providing a mix of residential, commercial, employment, institutional, and community uses;
- c) Build *15-minute neighbourhoods* where people can meet their daily needs for goods, services, and employment within a 15-minute trip from home by *active transportation*, and where other needs can be met by using direct, frequent, and convenient transit;
- d) Support transit service and ridership through *transit-supportive* built-forms, densities, mix of uses, and urban design of the public and private realm;
- e) Improve connectivity within the Plan Area and to the Plan Area from surrounding neighbourhoods for *active transportation* by enhancing safety, permeability, accessibility, and the pedestrian experience;
- f) Sensitively integrate with adjacent existing neighbourhoods and ensure compatibility in land use and built form;
- g) Provide an appropriate range and mix of housing types, forms, tenures, and affordability that responds to the demography of the community;
- h) Support the prosperity of existing businesses and provide opportunities for new economic development and employment;
- i) Be well-designed and provide diverse and contextually compatible built form and high quality architectural and urban design in public realm improvements and private realm developments;
- j) Create a connected, functional and attractive network of parks, public spaces, natural open spaces, and trails using the process and principles of place-making;
- k) Implement *sustainable design* to minimize environmental impact, conserve energy, manage stormwater, protect natural areas, enhance biodiversity, and reduce greenhouse gas emissions; and
- l) Phase implementation to align with market demand and infrastructure investment.

## 20.2 PURPOSE

### 20.2.1 PURPOSE OF THE PLAN

The purpose of the Secondary Plan is to provide a detailed land use plan and policy framework to guide development and redevelopment within the Main Street and Dundas Street South Community Node (“the *Community Node*”) to achieve a significant level of intensification.

The policies of this Secondary Plan are intended to result in a complete, vibrant, well-designed, and sustainable *community node* that meets the objectives and policies of Provincial plans, the Region of Waterloo Official Plan, and the City of Cambridge Official Plan.

The Secondary Plan must be read in conjunction with the applicable policies within the City of Cambridge Official Plan (2012), as amended. In addition to the policies of this Secondary Plan, all other parts of the City of Cambridge Official Plan shall apply. The land use designations for the Secondary Plan are intended to complement the broader land use designations provided in the Official Plan. In most cases, the land use policies and permissions described in the Secondary Plan are more detailed than those provided for within the Official Plan. In the event of a policy conflict, the Secondary Plan will prevail unless otherwise specified.

### 20.2.2 ORGANIZATION

The Secondary Plan document is organized into three main sections:

Section 20.1: Introduction

Section 20.2: Vision and Guiding Principles

Section 20.3 Policies

The contents of Sections 20.2 and 20.3 are considered to be the formal Secondary Plan, including **Schedules A** through **F**. Any alterations to the policies in Sections 20.2 and 20.3 or **Schedules A** through **F** shall require an Official Plan Amendment (unless otherwise stated in the Plan). Alterations to the contents of Section 20.1 including all text, images, figures, formatting, footnotes, and graphics are not subject to an Official Plan Amendment and are provided for explanatory purposes only.

### 20.2.3 LOCATION AND BOUNDARY

The limits of the Secondary Plan (the “Plan Area”) are depicted on **Schedule A**, covers approximately 82 gross hectares (202 acres) of land and is generally centred around the major intersections of Main Street and Dundas Street, Main Street and Franklin Boulevard, and Dundas Street and Franklin Boulevard. The northern boundary of the Plan Area abuts the Eastern Industrial Park. The western boundary generally abuts the Lincoln Oaks and Glenview residential neighbourhoods. The southern boundary traverses through a small portion of the Branchton Park residential neighbourhood. The

eastern boundary traverses through the vacant lands north of Main Street and abuts the residential subdivisions south of Main Street in the Eastview neighbourhood.

**Schedule A** also identifies the finalized limits of the Main Street and Dundas Street South Community Node. Unless otherwise stated, the policies of this Secondary Plan apply to the lands located within the Secondary Plan limits as depicted on **Schedule A**. Changes to the boundary of the Secondary Plan will require an Official Plan Amendment.

## **20.2.4 COMMUNITY STRUCTURE**

The land use designations implement the vision for the Plan Area to transform into a compact and *complete community with 15-minute neighbourhoods*.

Lands within the Plan Area are designated one of the following land use designations as indicated on **Schedule B**:

- a) Mixed-Use Mid-Rise High Density
- b) Mixed-Use Medium Density
- c) Mixed-Use Main Street
- d) High Density Residential
- e) Medium Density Residential
- f) Low Density Residential
- g) Prestige Industrial
- h) Natural Open Space System

## 20.3 POLICIES

### 20.3.1 GENERAL POLICIES

#### 20.3.1.1 Uses Permitted in All Designations

With the exception of the Natural Open Space System designation, the Official Plan permits certain land uses within all land use designations in the City, subject to the provision of adequate infrastructure and other criteria. Those land uses are also generally permitted within all land use designations of the Secondary Plan, subject to the policies of the Official Plan and provided that the long-term vision of this Secondary Plan is not precluded.

#### 20.3.1.2 Uses Prohibited in All Designations

The Official Plan prohibits a list of uses in all land use designations of the Official Plan. Those land uses are also prohibited in all designations of this Secondary Plan. In addition, the following uses will be prohibited in all designations of the Secondary Plan:

- a) New drive-through facilities subject to Section 20.3.1.4;
- b) New auto-related uses subject to Section 20.3.1.4;
- c) New *large-format commercial* uses subject to Section 20.3.1.5; and
- d) Noxious uses as defined in the City's Zoning By-law.

#### 20.3.1.3 Active At-Grade Uses

Portions of certain public streets in the Plan Area are envisioned to transform into vibrant, engaging, and active streetscapes that foster pedestrian-oriented commercial and community activity in the Plan Area.

Developments that front onto streets identified for Active Frontages on **Schedule D** shall provide *active at-grade uses* at the street level, where possible taking into consideration existing topographical and engineering constraints.. These uses will be street-related, provide visual interest, animate the streetscape, and be designed in accordance with the Urban Design policies in Section 20.3.3.

Residential entrances and lobbies within the ground floor of mixed-use buildings are permitted along Active Frontages but shall consist of a limited portion of a development's frontage.

Surface parking and structured parking are not permitted along Active Frontages. Driveways and direct vehicular access along Active Frontages shall be in accordance with the policies of this Plan.

#### 20.3.1.4 Drive-Through Facilities and Auto-Related Uses

Auto-related uses include gas bars/stations, motor vehicle service and repair shops (including body shops), motor vehicle sales and rental, and motor vehicle washing establishments.

Existing drive-through facilities and auto-related uses in the Plan Area that legally existed before the date of adoption of this Secondary Plan are permitted to continue. Over the long term and upon *build-out* of this Secondary Plan, existing drive-through facilities and auto-related uses should be redeveloped and replaced with pedestrian-oriented and *transit-supportive* development.

For the purpose of transition and to facilitate redevelopment, existing drive-through facilities may be relocated on the same lot or block on an interim basis subject to the following conditions:

- a) Relocated drive-through facilities shall not be situated along Active Frontages;
- b) The commercial use to which the drive-through facility is ancillary must be a permitted use on the lands the drive-through facility is being relocated to; and
- c) A site plan approval application for relocation must include a Build-out Demonstration Plan.

Existing drive-through facilities are not permitted to increase the number of drive-through lanes existing on the date of adoption of this Secondary Plan.

#### **20.3.1.5 Large-Format Commercial Uses**

New *large-format commercial* uses with more than 2,000 square metres of *ground floor area* are not permitted within the Plan Area. The purpose of this policy is to limit land-intensive commercial uses to facilitate opportunities for intensification.

Existing *large-format commercial* uses in the Plan Area that legally existed before the date of adoption of this Secondary Plan are permitted to continue. Over the long term and upon *build-out* of this Secondary Plan, existing *large-format commercial* uses should be redeveloped into compact medium to high density mixed-use developments that integrate commercial with residential and other uses. Surface parking should be significantly reduced.

For the purpose of transition and to facilitate redevelopment, existing *large-format commercial* uses may be relocated on the same lot or block subject to the following conditions:

- a) Relocated *large-format commercial* uses shall not be situated along Active Frontages; and
- b) A site plan approval application for relocation must include a Build-out Demonstration Plan.

#### **20.3.1.6 Housing**

Housing developments in the Plan Area shall comprise a range and mix of rental and ownership housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors and people with special needs.

*Affordable* housing, including community housing, supportive housing, and other types of subsidized non-market housing units, is encouraged to be provided in the Plan Area.



Development that includes residential in the Plan Area will be in accordance with the *affordable* housing policies of the Official Plan.

The City will collaborate with the Region of Waterloo, non-profit organizations and private developers to promote, encourage and maximize opportunities for *affordable* housing.

To support the development of *affordable* housing units, the City, in conjunction with the Region, will explore potential incentives such as reduced or deferred development charges, reduced application fees, grants, and loans.

The development of intrinsically more *affordable* ownership and rental housing, which may include buildings constructed using innovative and cost-effective techniques, basic in-unit amenities, modest finishes, minimal details, and flexibility within units, is encouraged.

Residential developments and dwelling units designed, constructed, and maintained as purpose-built rental units are encouraged in the Plan Area. Purpose-built rental development should include units for various levels of affordability, including for households with low and moderate income.

To achieve a mix of unit types, and to support the creation of housing suitable for larger households, development containing more than 80 new residential units will include larger units, as follows:

- a) A minimum of 20 percent of the total number of units as 2-bedroom units; and
- b) A minimum of 5 percent of the total number of units as 3-bedroom or larger units.

For clarity, one bedroom plus den units will not constitute a 2-bedroom unit, and a two-bedroom plus den unit will not constitute a 3-bedroom unit.

Where appropriate, private, public, and non-profit housing developments designed to provide housing options for seniors, that facilitate “aging-in-place”, are encouraged, including small ownership and rental units as well as retirement and assisted living facilities.

A minimum 20 percent of new *affordable* units and new purpose-built rental units shall be constructed accessible with barrier-free, universal or flex design. Housing units geared towards seniors are encouraged to provide accessibility features that meet the City’s Facility Accessibility Design Manual.

*Additional residential units* will be permitted in accordance with the policies of this Secondary Plan and the City of Cambridge Official Plan, and the provisions of the Zoning By-law.

### **20.3.1.7 Employment Areas**

Land use decisions regarding lands within or adjacent to *employment areas* will be consistent with the *employment area* policy direction in the Region of Waterloo Official Plan until such time the City of Cambridge Official Plan has been updated.

### **20.3.1.8 Land Use Compatibility**

The development of *sensitive land uses*, *major retail uses* or *major office uses* will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.

Proposed developments of *sensitive land uses*, *major retail uses* or *major office uses* adjacent to existing or planned *employment areas* or within the influence area of *major facilities* will provide a Land Use Compatibility Assessment based on provincial guidelines.

New industrial uses on lands designated Prestige Industrial in the Plan Area may be required to demonstrate that the use(s) will not detrimentally impact adjacent existing *sensitive land uses* and/or preclude the potential development of *sensitive land uses* on adjacent lands where envisioned by this Secondary Plan. Supporting studies, including a Land Use Compatibility Assessment, may be required to support approval of the new industrial use.

Where required, methods of abatement and mitigation of potential adverse impacts will be part of site plan agreements, severance agreements, and subdivision/ condominium agreements.

### **20.3.1.9 Source Water Protection**

Lands in the Plan Area are identified as being part of the Region's Wellhead Protection Areas. Refer to the Official Plan for additional guidance regarding development within the Wellhead Protection Areas.

No policies or permissions of this Secondary Plan take precedence over the Wellhead Protection Area policies contained in the Official Plan. In the event of a policy conflict, the parent policies of the Official Plan shall take precedence.

### **20.3.1.10 Contaminated Sites**

Refer to Contaminated Sites policies of the Official Plan for guidance on redevelopment of potentially contaminated sites and need for a Record of Site Condition.

## **20.3.2 LAND USE POLICIES**

### **20.3.2.1 Relationship with the Official Plan Land Use Categories and Permissions**

The land use designations for the Secondary Plan are intended to complement the broader land use designations provided in the Official Plan. In most cases, the land use policies and permissions described in the Secondary Plan are more detailed than those provided for within the Official Plan. Where there are inconsistencies between a particular policy in the Official Plan and the Secondary Plan, the policies of the Secondary Plan will prevail.

### **20.3.2.2 Mixed-Use Designations**

Lands designated with a Mixed-Use designation are intended to be the centre of the Community Node and generally provide the greatest mix of uses and highest densities

within the Plan Area. These areas are intended to continue to provide retail and service commercial uses, while integrating residential housing, office, institutional, and community uses through infill and/or redevelopment.

Lands designated with a Mixed-Use designation are intended to intensify and transition to a compact urban form including medium to high density development and a reduction of surface parking. These lands shall be supported by a generous public realm including gateways, vibrant and active streetscapes, *active transportation* connections, and new parks/public spaces.

The Mixed-Use designations include:

- Mixed-Use Mid-Rise High Density;
- Mixed-Use Medium Density; and
- Mixed-Use Main Street.

The Mixed-Use designations permit a wide range of compatible uses. The following land uses are permitted on lands within the Mixed-Use designations:

- b) Multiple unit residential buildings, including apartments and stacked townhouses;
- c) Street townhouses;
- d) Additional residential units;
- e) Live-work units and home occupations;
- f) Special needs housing;
- g) Commercial uses including retail, service commercial, and places of amusement uses, except any commercial uses prohibited in Section 20.3.1.2;
- h) *Public service facilities*; and
- i) Office uses.

The Mixed-Use Medium Density and Mixed-Use Main Street designations are intended to provide transition in scale, form, massing, and height between envisioned high-density developments in the Mixed-Use Mid-Rise High Density designation and surrounding lower density residential developments. These areas are intended to provide mixed-use developments consisting of *active at-grade uses* that frame the street while ensuring compatibility with abutting *low-rise* residential developments through the implementation of setbacks, landscaping, and mitigation measures as needed. Lot consolidation to support *intensification* and *redevelopment* is encouraged.

The implementing Zoning By-law may further refine the permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

To create a *complete community* and support economic activity within the Plan Area, new development within the Mixed-Use designations will provide a minimum of 10

percent of the *gross floor area* of the development as non-residential uses in one or multiple buildings.

### 20.3.2.3 Residential Designations

Lands with predominantly residential land uses are designated Residential. The Residential designations include the High Density, Medium Density Residential and Low Density Residential designations. These neighbourhoods are intended to:

- a) Provide a wide range and mix of housing types, forms, tenures, and affordability that addresses demographic needs of the immediate and broader Cambridge community;
- b) Incorporate *public service facilities*, such as schools and parks, and *compatible* commercial uses, such as convenience commercial establishments, to create *15-minute neighbourhoods*;
- c) Develop at *transit-supportive* densities and provide *missing middle housing* where appropriate;
- d) Provide *accessible*, pedestrian-oriented, and high-quality public realm with short walking distances to parks, trails, schools, other *public service facilities*, and transit services; and,
- e) Contribute to providing safe and convenient *active transportation* connections to commercial, employment, service, and other community destinations in the Plan Area and surrounding areas.

The following land uses are permitted on lands within the Residential designations:

- a) Additional residential units;
- b) Live-work units and home occupations;
- c) Special needs housing;
- d) Convenience commercial uses in accordance with Section 8.6.1.5 of the Official Plan; and
- e) **Public service facilities.**

In addition to the uses permitted within all Residential designations, the following uses are also permitted on lands within the High Density Residential designation:

- a) *Mid and high-rise apartments*; and
- b) *Other multiple buildings.*

In addition to the uses permitted within all Residential designations, the following uses are also permitted on lands within the Medium Density Residential designation:

- c) *Low and mid-rise* apartments;
- d) Stacked townhouses; and
- e) Street townhouses.

In addition to the uses permitted within all Residential designations, the following uses are also permitted on lands within the Low Density Residential designation:

- a) Stacked townhouses;
- b) Street townhouses;
- c) Duplexes, triplexes, fourplexes;
- d) Semi-detached dwellings; and
- e) Single-detached dwellings.

The implementing Zoning By-law may further refine the permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### **20.3.2.4 Prestige Industrial**

Lands designated Prestige Industrial are intended to provide transition between the planned mixed-use areas within the Plan Area and the industrial uses north of the Plan Area. The predominant land uses within this designation shall be light industrial, office buildings and research uses. *Intensification* and increased employment densities are encouraged through expansion or redevelopment for existing and new businesses, contributing to employment growth in the Plan Area.

The following land uses are permitted on lands in the Plan Area designated Prestige Industrial provided such uses are *compatible* with residential and other *sensitive land uses*:

- a) Light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, storage, packaging, and industrial service trades;
- b) Offices;
- c) Research and development including laboratories;
- d) Information technology related uses including data centres and information processing establishments;
- e) Hotel, conference centre, and banquet facilities;
- f) Accessory uses to the permitted uses above; and
- g) Service commercial and ancillary retail uses on a limited basis subject to the conditions set out in the Regional Official Plan and the City's Official Plan.

Outdoor storage of raw materials and finished products is not permitted. Any storage of raw materials and finished products which is accessory to the primary use shall be contained within a building.

#### **20.3.2.5 Natural Open Space System**

Core Environmental Features, watercourses and shorelines, the regulatory one-zone floodplain, the floodway of a two-zone floodplain, additional hazard lands such as steep

slopes, approved buffers as determined through the planning process, and publicly owned natural open space have been designated Natural Open Space System on **Schedule B** of this Secondary Plan. Core Environmental Features and Environmentally Sensitive Policy Areas in and around the Plan Area are identified on **Schedule C** of this Secondary Plan. The boundaries of Core Environmental Features and Environmentally Sensitive Policy Areas may be refined and expanded without further amendment to this Plan, provided any refinements are minor in nature and supported through an Environmental Impact Study (EIS) in conformity with the policies of this Plan.

The planned function, permitted uses, and policies of the Natural Open Space System designation are as set out in the Cambridge Official Plan. In addition, Chapter 3 of the Official Plan sets out policies regarding natural features and environmental management.

### 20.3.2.6 Height and Density

The lot area to be used for calculating density shall exclude the following areas:

- a) Lands with *natural features* including any required buffers, provided that development is prohibited on these lands; and
- b) Floodplain in a One-Zone Policy Area or the *floodway* in a Two-Zone Policy Area; and
- c) *Hazardous lands*.

It is the intent of this Secondary Plan that the planned densities will be achieved at *build-out*.

The minimum densities for freestanding residential development, and minimum and maximum heights of new buildings within the Residential and Mixed-Use designations will be as follows:

| Designation<br>Minimum density for freestanding residential development<br>(UPH – units per hectare) |     | Height  | (Storeys) |
|--|-----|---------|-----------|
|  |     | Minimum | Maximum   |
| High Density Residential   | 150 | 10      | 20        |
| Medium Density Residential   | 60  | 3       | 8         |
| Low Density Residential  | n/a | n/a     | 4         |
| Mixed-Use Mid-Rise High Density  | 150 | 5       | 12        |
| Mixed-Use Medium Density   | 60  | 3       | 8         |
| Mixed-Use Main Street  | 60  | 2       | 6         |

The maximum heights of new buildings within the Prestige Industrial designation will be as follows:

| Designation         | Height (Storeys) |  |
|---------------------|------------------|--|
|                     | Maximum          |  |
| Prestige Industrial | 8 storeys        |  |

Maximum building heights as identified in this Secondary Plan may be exceeded without an amendment to this Plan, subject to Council approval through a Zoning By-law amendment, in the following circumstances:

- a) To achieve the maximum permitted density on a site where land is to be conveyed to the City for a publicly owned park or space; or
- b) Where the maximum permitted density is exceeded as permitted.

The density and scale of development must be contextually appropriate with the planned context and must support the public realm.

### 20.3.2.7 Ongoing Development Applications

In the event an Official Plan amendment application for lands within the Plan Area has been deemed complete but a decision has not been made by Council prior to the date of adoption of this Secondary Plan, the following shall apply:

- a) Applications in the public consultation phase of the Official Plan amendment process shall take into consideration the policies of this Secondary Plan; and
- b) The resulting Site-Specific Policy, if any, shall be considered an amendment and Site-Specific Policy of this Secondary Plan.

### 20.3.2.8 Site Specific Policies

Site specific policies can be found in Chapter 8.10 and are identified on Map 2A.

## 20.3.3 URBAN DESIGN AND BUILT FORM

### 20.3.3.1 Intent of Urban Design and Built Form Policies

The following section provides the urban design policies for the Secondary Plan Area. The policies of this section are intended to complement and build upon the urban design policies in Chapter 5 of the Official Plan and be implemented through the site plan process. The purpose of these policies is to provide guidance for enhancing the character of the area, including both the private and public realm. The policies are intended to provide a degree of flexibility, allowing for a range of design styles and expressions which will contribute to creating a unique sense of place.

### **20.3.3.2 Urban Design and Built Form Vision**

The Main Street and Dundas Street South Community Node is a gathering place for shopping, living, and working. Today, the area is dominated by auto-oriented commercial uses, vacant lands, and large surface parking lots. During the Secondary Plan consultation process, stakeholders expressed a desire for an enhanced public realm, more diverse mix of uses and activities, and a comfortable pedestrian environment. The Main Street and Dundas corridors are intended to provide local retail activity and the surrounding blocks offer a diverse range of employment, commercial, and residential uses that enhances the character of the area.

The intent of the Secondary Plan is to encourage an active commercial frontage along Dundas and Main Streets with pedestrian-scaled buildings. Internal blocks provide safe and efficient pedestrian and vehicular access within a vibrant and friendly streetscape. To achieve an enhanced streetscape environment, the urban design policies promote the development that provides a more compact mixed-use built form to fill in the gaps and pockets to create a consistent commercial streetscape. Designed for walking and anchored by a range of mixed use buildings, the area is both a place to live and a commercial destination. As the heart of the local neighbourhoods, it is a gathering place with unique amenities and supported by a mix of land uses.

### **20.3.3.3 Public Realm Improvement Strategy**

The expectation is that as the Main and Dundas Area intensifies that over time there will be demand for a number of public realm improvements. These improvements are intended to enhance the attractiveness and functionality of the area. The planned Public Realm Improvement Plan is depicted on **Schedule D** and considers the following:

- a) Major Gateway Improvements
- b) Minor Gateway Improvements
- c) Major Streetscape Improvements;
- d) Minor Streetscape Improvements;
- e) Potential New Public Spaces; and,
- f) Active Transportation Connections.

### **20.3.3.4 Gateways**

Gateways are intended to function as formal entranceways into the Main and Dundas Area and are intended to create a strong sense of place. Presently, the Secondary Plan Area does not feature any prominent public space treatments at Gateway locations and accordingly, the Plan contemplates two levels of improvement:

- a) Major Gateway Improvements; and,
- b) Minor Gateway Improvements.



#### **20.3.3.4.1 Major Gateway Improvements**

Major Gateway Improvements should include signage, flags/banners, enhanced lighting, intensive landscaping (such as seasonal floral displays, tree planting), public art and other types of public realm enhancements. There are two Major Gateway Improvement Areas:

- a) Main Street and Dundas Street intersection and surrounding area; and,
- b) Franklin Boulevard and Dundas Street.

#### **20.3.3.4.2 Minor Gateway Improvements**

Minor Gateway Improvements should include a smaller scale of public realm enhancements, such as landscaping, public art, lighting and appropriately scaled way-finding queues. There are two Minor Gateway Improvement Areas in the Secondary Plan:

- a) McLaren Avenue and Dundas Street; and,
- b) Main Street and Franklin Boulevard.

#### **20.3.3.5 Streetscape Improvements**

Streetscape improvements are intended to provide direction for future enhancements to the non-travel portion of the roads within the Secondary Plan Area. Two levels of improvement area contemplated in this Plan:

- a) Major Streetscaping Improvements; and,
- b) Minor Streetscaping Improvements.

##### **20.3.3.5.1 Major Streetscape Improvements**

Major Streetscape Improvements are proposed for Main Street and Dundas Street. Key improvements should include (but are not limited to) completion of sidewalk networks (on both sides of the street), tree plantings on both sides of the street to provide shade and comfort for pedestrians, improved lighting, bike lanes and occasional street furniture. Where possible, efforts should be made to consolidate access points and improve visibility for pedestrians.

##### **20.3.3.5.2 Minor Streetscape Improvements**

Minor Streetscape Improvements are proposed for portions of Main Street and Franklin Boulevard. Key improvements should include (but are not limited to) completion of sidewalk networks (on both sides of the street), tree plantings on both sides of the street to provide shade and comfort for pedestrians and bike lanes.

### **20.3.3.6 Adjacent Development**

Where new development or redevelopment is planned near a Gateway Improvement Area, the proposed development/redevelopment should be designed in a manner which enhances the function of the Gateway, through:

- a) Complementary building orientation and massing;
- b) Enhanced architectural detailing;
- c) Linked private and public pedestrian connectivity;
- d) Enhanced private realm landscaping; and,
- e) Other elements as appropriate.

### **20.3.3.7 Potential New Public Spaces**

#### **20.3.3.7.1 New Public Spaces**

Where new major mixed use development or redevelopment is planned, new public spaces should be provided. New public spaces should be designed to be barrier free and should be designed to include a mix of design, including but not limited to enhanced landscaping shade trees, ample locations for seating and public art. New public spaces may include playgrounds, community parks, and other similar spaces that serve a primary function of supporting existing and future needs in the surrounding neighbourhoods. These spaces should be located close to the street and be connected to the pedestrian network. New public spaces should also be connected with existing or planned transit stops. The icons depicted on **Schedule D** are for illustrative purposes only and the need, location and design of public spaces shall occur through the site plan application process.

### 20.3.3.7.2 Urban Greens and Squares

Urban Greens and Squares will be established in accordance with the following:

- a) Urban Greens and Squares are expected to be small-scale components of the parks system and are intended to provide passive open space areas, both landscaped or hardscaped, and serve as focal points within sub-areas of each neighbourhood by provide stopping points throughout the community.
- b) Urban Greens and Squares will be generally greater than 75 square metres but less than 1000 square metres in size.
- c) Urban Greens and Squares will be connected to pedestrian movement, accessible, located at grade, provide barrier-free access to people with disabilities, and will have frontage on at least one public street.
- d) The adjacent built form will have primary or active frontages facing or flanking the Urban Green or Square, where appropriate.
- e) Urban Greens and Squares within the Low/Medium Density Residential designation will reflect the needs of surrounding residents, providing areas to sit and socialize, junior play areas for children, bicycle parking, and a significant tree canopy for shade.
- f) Urban Greens and Squares within the Mixed-Use Node will include seating and a full furniture program, including lighting and bicycle parking, opportunities for outdoor cafes and restaurants, and facilities that promote a passive, relaxing urban atmosphere. These facilities will improve mid-block permeability and complement adjacent land uses.
- g) Urban Greens and Squares may be publicly owned or considered for a *privately owned public space*.
- h) The City will not accept Urban Greens and Squares as parkland dedication where the City is of the opinion a Neighbourhood Park or Community Park is necessary or desirable.
- i) Public access to *privately owned public space* Urban Greens and Squares will be secured through the development approval process.

### 20.3.3.8 Potential Active Transportation Connection

Potential Active Transportation Connections are illustrated for the private realm on **Schedule D**. The network is intended to provide a finer grain network of pedestrian connections and is provided for illustration purposes. The expectation is that improvements to the on-site pedestrian networks be made through the redevelopment process and/or through a Community Improvement Planning exercise.

### 20.3.3.9 Signage and Wayfinding

The City may consider preparing a signage and wayfinding strategy for the Secondary Plan Area that enhances the public realm and support the land use vision for this

corridor. The signage and wayfinding strategy would be implemented through a new signage by-law.

#### **20.3.3.10 Street Tree Guidelines**

The combination of both public realm improvements and the design guidelines for the private realm are intended to increase the overall tree canopy in the Secondary Plan Area and support the overall City-wide target for a 30% tree canopy. To support the achievement of the target, the City will:

- a) Promote an extensive tree canopy over main pedestrian connections in the Secondary Plan Area;
- b) Ensure that sufficient space is provided within the right-of-way to maximize opportunities for trees (in collaboration with the Region);
- c) Promote the use of silva cells and/or raised beds on both public and private lands to allow for healthy soil volumes; and,
- d) Promote best practices in arboricultural maintenance.

#### **20.3.3.11 Implementation of Public Realm Improvements**

The public realm improvements depicted on **Schedule D** shall be implemented through a future Community Improvement Plan. The improvements depicted on **Schedule D** are intended to support growth and intensification within the Secondary Plan Area. Section 20.3.6 of this Plan provides additional details regarding implementation.

#### **20.3.3.12 Private Realm Urban Design Guidelines**

The Private Realm Design Guidelines identify the desired future character and function of the built environment, including massing, building articulation, parking and movement, and landscaping. The intent is to ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, are compatible in scale, form, massing and height transition with existing urban forms as well as contribute to the enhancement of the public and private realm.

##### **20.3.3.12.1 Building Frontages and Street Edges**

Within the Mixed-Use designations, the design, use and animation of the ground level of buildings define the character and experience of the street. Ensuring that buildings provide an attractive and animated face, especially at the ground level, is a priority.

Buildings and structures should be organized on their sites to have landscaped setbacks adjacent to streets, mid-block open space areas and landscaped pedestrian connections to support and enhance a green and well-treed character.

The siting of buildings, location, and orientation are critical in creating a comfortable and safe pedestrian environment by providing an active and attractive interface conditions that:

- a) Orient buildings toward public streets and other public spaces, in order to clearly define the public realm, create a consistent street wall, and to create a safe and attractive street environment for pedestrians. Grading and topographical constraints that may limit orientation to a street are to be taken into consideration.

- b) Ensure pedestrian comfort and adequate light penetration.
- c) Locate buildings along a build-to-line to provide a consistent edge to the street or public space. Deviation from the general built edge is permitted for building articulations, step-backs/recesses, openings, and other architectural treatments.
- d) Buildings in general shall be designed to create mid-block connections and shall be massed and articulated to avoid creating excessively long continuous building facades. Buildings shall generally be not more than 75 metres long. For any building longer than 60 metres in length, articulation and materials of the façade must be varied to break up the massing to the satisfaction of the Chief Planner. Mid-block connections should be pedestrian oriented with appropriate pavement treatment, providing a safe and attractive environment.
- e) All buildings oriented toward public streets must have clearly defined primary entry points that open directly on to the public sidewalk.
- f) Provides a double frontage for corner buildings to address all streets and provides special design features of with equal architectural expression.
- g) Ensures that architectural features and articulation are encouraged at all corner building locations, including residential buildings, to enhance the visual prominence and identity of the area and to enhance the corner.
- h) For all commercial buildings, minimum glazing should be 70% and up to 80% glazing is permitted at-grade; second levels and above should be approximately 50% glazing.
- i) Discourage blank walls, loading doors and other servicing areas from being located at grade along street frontages, parks, publicly accessible open space, and pedestrian connections.
- j) In residential areas, architectural styles that help to foster neighbourhood identity and sense of place, such as front porches and balconies are encouraged.

#### **20.3.3.12.2 Transitional Areas**

New development should be designed to ensure that larger developments provide adequate transition to existing and smaller scale built form to reduce negative impacts on adjacent areas. The approach allows for smoother transitions between intensification areas and the adjacent, lower density residential areas. New buildings within the Secondary Plan Area will be located in the following manner to provide appropriate transition between new development and the surrounding stable residential areas:

- a) New development must be sympathetic to the existing residential uses and be developed in a way that does not detract, hide from view, or impose negative impacts for light and shadow.
- b) Where applicable, taller buildings should transition from the height of adjacent buildings through the use of building step backs, increased setbacks, and terracing building mass.

### **20.3.3.12.3 Building Entrances, Facades, Corner Sites**

Primary building entrances will be located adjacent to the public street, or a publicly accessible courtyard physically and visually connected to the street, unless there are compelling topographical or other engineering related constraints that limit conformity with these policies, as determined by the City and the Region.

Residential building entrances will be located and oriented to have direct access from the street where possible. Porches, stoops, and balconies are encouraged at all entrances to create opportunities for overlook and social interaction along the street.

Entrances to individual grade-related residential units are encouraged to be provided along streets and park edges where possible. A modest grade change will create a threshold between public and semi-private space at the entrance and limit direct views into residential units.

Retail activities and other non-residential or commercial activities within buildings should be oriented towards the street and have direct access from sidewalks through storefront entries to promote overlook and enliven and support the public street.

- a) The ground floor of new developments should be transparent to establish a strong visual connection to the street and create a welcoming and comfortable pedestrian environment.
- b) Any facade facing a public street shall be considered a primary facade. A minimum of one pedestrian entrance shall be provided for any primary façade, where possible. Buildings on corner lots must be designed to have primary facades on both the front and side streets, where possible.
- c) Pedestrian entrances should be architecturally distinct and identifiable as an entry point and designed to be universally accessible from a street or a publicly accessible open space.
- d) Entrances to buildings must be clearly defined with maximum visibility to ensure ease of access directly from the street and from open spaces. Architectural treatment, and where appropriate, landscaping, should be used to accentuate entrances.
- e) All buildings must be designed to be universally accessible and must provide an unobstructed walkway or pathway between the principal building(s) and the street.
- f) Entrances should be designed with attractive weather protection to add to the pedestrian experience and comfort of users.

### **20.3.3.12.4 Landscaped Setbacks and Other Private Open Spaces**

Buildings will have landscaped setbacks along streets and park edges to enhance the attractiveness of the street and to provide a privacy buffer for residential and other at-grade uses. In general, the following should be considered.

- a) For any new high-density development, private open space enhancements are required as part of the built form design in order to contribute to the visual aesthetics and quality of the public realm.
- b) Landscape treatments should be designed to edge streets, frame, and soften structures, define spaces, and screen undesirable views.
- c) Trees and shrubs should be selected having regard to their scale and planting characteristics.
- d) Plant materials should be grouped to frame buildings, add visual interest, to blank areas, accentuate entrances, and screen service areas.
- e) Larger areas that may have deeper setbacks may take the form of courtyards, forecourts, mid-block connections, or small plazas.
- f) On any commercial street, outdoor spill-out activities such as patios are encouraged to further animate the street.
- g) Courtyards, forecourts, and other intimate spaces accessible to the public and animated with at-grade uses are encouraged.
- h) For mixed-use, commercial, and residential apartment developments, portions of a lot not occupied by a building or structure or used for parking or loading must be landscaped.
- i) All mixed-use and multiple residential buildings (e.g., townhouses and condominiums) will provide at-grade open space and outdoor amenity areas.
- j) Outdoor amenity areas will include generously scaled areas of soft landscaping capable of supporting shade trees.
- k) Landscaped courtyards may be either partially open to streets or parks or surrounded by buildings on all sides. Courtyards will be designed to extend and enhance the public realm of streets, parks and open spaces.
- l) The courtyard character will be green and well-treed with outdoor uses that promote pedestrian circulation as well as recreational, gathering and other social uses. Vehicular access and servicing areas will generally be discouraged from being located within a courtyard.

#### **20.3.3.12.5 Pedestrian and Bicycle Circulation**

The Secondary Plan area should be connected to the broader community, utilizing a network of pedestrian paths, walkways, and cycling. Future redevelopment will provide the opportunity to improve pedestrian and bicycle linkages within the area and the adjacent neighbourhoods. Permeability and connectivity throughout the Secondary Plan area are key aspects of the overall objectives for a more walkable and connected environment. In the future mid-block walkways and active transportation connections are encouraged within the Secondary Plan area. To facilitate enhanced pedestrian connectivity, the following guidelines shall be considered:

- a) Sidewalks connections should be provided between all building entrances and the public sidewalk within a comprehensive network.

- b) Landscaped mid-block pedestrian walkways and/or bicycle trails should be approximately 6 metres wide to provide room for the path and soft landscaping. Narrower spaces that limit visibility and safety are discouraged.
- c) Fencing along neighbourhood connections, pedestrian walkways and/or bicycle trails should be low and allow for views from surrounding buildings and areas to promote safety. A coordinated approach to fencing design, location and height along these routes will be encouraged.
- d) Where possible, pedestrian crossings should be designed to be distinct from the street by using paving materials, textures, and colours to enhance the legibility of the crossing.
- e) Locate bicycle racks near entrances of buildings with connectivity to the public sidewalk.
- f) Align pedestrian paths with transit stops to provide a more direct connection for users.
- g) Private outdoor spaces should be designed as barrier free with appropriate lighting to improve route legibility, access, safety, and comfort.
- h) Limit planting along edges of pedestrian walkways and cycling trails to low lying vegetation or other that does not restrict visibility and safety.

#### **20.3.3.12.6 Parking, Access and Servicing**

This Secondary Plan encourages a future block pattern and street network that supports opportunities for walking, cycling, and connectivity with surrounding areas.

Site specific vehicular access, ramps, servicing and loading should be provided from local streets wherever possible to minimize impacts on vehicular and pedestrian traffic on arterial streets. Ramps, servicing and loading facilities should be integrated into the buildings they serve to minimize impacts on landscaped open space. At-grade parking will be minimized. Where permitted, surface parking areas will be carefully located and screened to minimize impacts on adjoining streets or parks. The following shall be considered in designing parking and servicing facilities:

- a) Parking areas are discouraged from being located along street frontages.
- b) For structured parking, the facility should be integrated into the built form such that it relates to the design and façade treatment of the building. Solid blank walls are not permitted.
- c) Wherever possible, surface parking and servicing for new developments should be placed at the rear of buildings and accessed by a rear or side yard lane.
- d) Where surface parking or service areas are exposed, a generous separation should be provided from the public realm and designed to include additional street trees or landscaping and buffered with hedges or shrub planting or other mitigating design measures.
- e) Parking lot lighting, pedestrian pathways and other street furniture should be used to create a comfortable, safe, and connected pedestrian environment.



- f) The edges of parking facilities should receive architectural and design treatments to be consistent with the streetscape design and complement adjacent buildings.

#### **20.3.3.12.7 Internal Streets**

Redevelopment in the Secondary Plan may include internal streets to support development. The following guidelines shall be considered for proposed new internal streets:

- a) Internal streets should be developed with the “look and feel” of local City streets.
- b) Streets should be designed at the pedestrian scale with sidewalks, street trees, and street furniture for an enhanced pedestrian environment and for seamless integration with the public realm.
- c) Pedestrian scale lighting should be provided along the street edge.

## **20.3.4 TRANSPORTATION**

### **20.3.4.1 Planned Transportation Network**

The existing and planned transportation network is depicted on **Schedules E and F** and is designed to accommodate a variety of modes, including automobiles, trucks, transit, cycling and pedestrians. As the Community Node evolves over time, the expectation is that major improvements will be made to enhance automobile, transit, cycling and walking networks within and into the area to ensure that an appropriate balance of transportation options is provided.

### **20.3.4.2 Improvements and Enhancements to Transportation Network**

The Secondary Plan contemplates the following potential improvements to the transportation network:

- Road improvements;
- Transit improvements; and,
- Active transportation improvements.

### **20.3.4.3 Existing and Planned Road Network**

The existing and planned road network is depicted on **Schedule E** and is expected to accommodate the planned growth and intensification potential for the Area up to 2031. Intersections of major arterial roads should consider effective vehicle movements while providing safe pedestrian and cycling crossings.

**Appendix A** provides illustrations depicting the future planned cross-sections for Main Street, Dundas Street and Franklin Boulevard based on the Region of Waterloo's Context Sensitive Regional Transportation Corridor Design Guidelines. Although the arterial roads are all Regional roads, streetscaping along these roads is a City of Cambridge responsibility. Note that the cross-sections are provided for illustration purposes.

### **20.3.4.4 Reconstruction of Main Street from Franklin Boulevard to Chalmers Street**

This is an excellent opportunity to coordinate active transportation and streetscaping with the Region of Waterloo. Main Street and Franklin Boulevard are Regional roads but streetscaping is a City of Cambridge responsibility. It is important to ensure sufficient setbacks and coordinated implementation of streetscaping as these projects proceed.

**Reference Area(s): Main Street, west of Dundas Street**

### **20.3.4.5 Local Road Connections**

New local connections are required to facilitate development and/or redevelopment in some locations. The alignment of the proposed new connections are intended to be conceptual (except where the rights-of-way are already established). Detailed alignments and locations of local streets and private laneways shall be determined through further engineering studies and through the development approvals process.

#### **20.3.4.6 Consolidate Entraceways**

Development or redevelopment will seek the consolidation of access points and common traffic circulation in accordance with the provisions of this Plan and the Region of Waterloo's access guidelines.

#### **20.3.4.7 Transit Network**

The existing and planned transit network is depicted on **Schedule F**. Grand River Transit is undergoing a new 5-year Business Plan which will review transit needs. The Land Use Plan (**Schedule B**) promotes infilling and intensification at a scale which would support increased transit ridership through the Main and Dundas Area.

#### **20.3.4.8 Potential Transit Improvements**

The City encourages the Region of the Waterloo to improve the provision of transit pedestrian amenities such as shelters, bike racks seating and lighting at all transit stops.

#### **20.3.4.9 Improving On-site Linkages**

Where new or expansions to existing development is proposed, the City will work with private sector applicants to improve on-site linkages and pathways to existing and planned transit stops.

#### **20.3.4.10 Active Transportation Network**

The existing and planned Active Transportation Network is depicted on **Schedule F**. The network is planned to accommodate pedestrians and cyclists.

#### **20.3.4.11 Active Transportation Improvements**

Active transportation infrastructure should provide continuous facilities and connectivity to transit stops, multi-use trails, parks, schools, recreational facilities, and on-street cycling network. Proposed active transportation improvements for the area include:

- Streetscape Improvements depicted on **Schedule D** which are intended to enhance both pedestrian comfort and connectivity;
- Completion of sidewalk network within the Plan Area; and,
- Potential pedestrian crossing/safety improvements along Franklin Boulevard at Green Gate Boulevard, and also at Main Street.

#### **20.3.4.12 Franklin Boulevard and Green Gate Boulevard**

The City of Cambridge will work with the Region of Waterloo to implement a pedestrian refuge island to improve pedestrian safety at the intersection of Franklin Boulevard and Green Gate Boulevard. The refuge island will connect pedestrians and cyclists across Franklin Boulevard and providing access to transit stops and the multi-use trail.

#### **20.3.4.13 Sidewalk Improvements**

Sidewalk infrastructure is provided throughout the Secondary Plan Area; however there remain parts of the network which are incomplete. Over time, the expectation is that

sidewalks will be provided on both sides of the street for all existing and new roads within the Plan Area.

#### **20.3.4.14 Secure Bike Parking Facilities**

The implementing Zoning By-law may require the provision of secure bicycle parking facilities in a conspicuous location, long-term bike parking areas within buildings and on-site shower facilities and lockers for employees who bike to work. The City may allow for the reduction in the number of required parking spaces where bicycle parking facilities are provided.

#### **20.3.4.15 Transportation Demand Management**

Council may require that development applications include a Transportation Demand Management (TDM) Plan, prepared to the satisfaction of the City. The intent of the TDM Plan shall be to implement and promote measures to reduce the use of low-occupancy automobiles for trips and to increase transit use, cycling and walking.

#### **20.3.4.16 Parking**

Through the development approvals process, the City may consider alternative parking requirements for mixed use and high density developments including shared parking standards.

#### **20.3.4.17 Coordination with the City's Transportation Master Plan**

At the time of drafting of this secondary plan, the City was in the process of launching a new city-wide Transportation Master Plan. The expectation is that the growth assumptions, vision and other relevant aspects of this Secondary Plan will be considered in the preparation of the City-wide Transportation Master Plan. Amendments to the Secondary Plan may be required to ensure alignment between the Secondary Plan and the Transportation Master Plan.

## **20.3.5 INFRASTRUCTURE**

### **20.3.5.1 Water and Sanitary Servicing**

As part of the implementation of this Secondary Plan, the City will work with the Region of Waterloo to ensure that there is adequate water and sanitary servicing and capacity to accommodate the long term planned development for the Secondary Plan Area.

### **20.3.5.2 Municipal Servicing Study**

As part of the implementation of this Secondary Plan, and the policies of Chapter 6 of the Official Plan, the City will undertake an analysis of local infrastructure to ensure that adequate servicing is in place to accommodate the planned growth for the area. The City will update its municipal master servicing strategy as required.

### **20.3.5.3 Development Applications and Servicing Requirements**

The City may also require development applications to be supported by site-specific servicing studies.

### **20.3.5.4 Sustainable Stormwater Management**

The municipality encourages innovative measures to help reduce the impacts of urban run-off and maintain base groundwater flow. Such measures may include bioswales, permeable pavers, rain barrels and green roofs.

### **20.3.5.5 Coordination of Public Works**

The City will work with the Region to ensure that planned public works for the area are coordinated to minimize the impacts of construction on the residents and businesses within the Plan Area. Coordination efforts will consider the phasing of streetscape improvements, any future road works, and maintenance, as well as any upgrades to water and sanitary networks.

## **20.3.6 IMPLEMENTATION**

### **20.3.6.1 General Implementation**

#### **20.3.6.1.1 Implementation Tools**

The Secondary Plan shall be implemented through a variety of tools, including but not limited to:

- a) The planning and development application process, through tools such as site plan approval, plans of subdivision and condominium and consents to sever;
- b) The City of Cambridge Zoning by law;
- c) Community Improvement Plan; and,
- d) Other tools as described in this Chapter.

#### **20.3.6.1.2 Development Proposal Complete Application Requirements**

Development applications within the Secondary Plan are subject to any complete application requirements set out in the Official Plan. The City may update these complete application requirements to account for additional supporting studies that may be needed to support growth within the Secondary Plan, including a shadow impact study.

#### **20.3.6.1.3 Municipal Works within the Secondary Plan**

All future municipal works undertaken by the City of Cambridge within the Secondary Plan Area shall be consistent with the policies of this Plan.

#### **20.3.6.1.4 Official Plan Amendments**

Unless otherwise stated in this Plan or the City's Official Plan, applications for development which do not align with the Policies or Schedules of this Plan shall require an Official Plan Amendment. Amendments to the Official Plan shall be subject to policies of the Official Plan and shall require a planning justification report, along with any other supporting studies identified through the pre-consultation process.

#### **20.3.6.1.5 Zoning By-Law**

The City will update its zoning by-law to ensure that the land use and design policies for this Secondary Plan are reflected in the City's zoning by-law.

Applications for development within the Plan Area shall be subject to the policies of this Secondary Plan and the City's Official Plan (where applicable). Amendments to the zoning by-law shall be subject to policies of the Official Plan and shall require a planning justification report, along with any other supporting studies identified through the pre-consultation process.

#### **20.3.6.1.6 Site Plan Approval, Plans of Subdivision, Plans of Condominium and Severances**

Applications for site plan approval, plans of subdivision, plans of condominium and consents to sever shall be consistent with the policies of this Secondary Plan and City of Cambridge's Official Plan.

#### **20.3.6.1.7 Main Street and Dundas Street Area Community Improvement Plan**

To assist and accelerate intensification redevelopment and facilitate further public realm improvements within the Secondary Plan Area, the City will consider modifying its Community Improvement Plan (CIP) programs or creating a new CIP for intensification areas. The rationale for completing a CIP as part of the Secondary Plan's implementation is to ensure that:

- The proposed public realm improvement projects are appropriately planned and accounted for in the City's capital budget, including any property acquisitions which may be required to complete the proposed streetscaping, public space and gateway improvements; and,
- There is a competitive suite of financial incentives to promote intensification and redevelopment, such as but not limited to incentives for greyfield and brownfield redevelopment, lot consolidation/assembly, residential infilling and/or mixed-use intensification, etc.

#### **20.3.6.1.8 Coordination with the Region of Waterloo**

The City will work with the Region of Waterloo, who is the approval authority for this Plan, to ensure that the policies of this Plan are implemented, including any opportunities to implement the urban design and public realm improvements through any future Regional works. The City also encourages the Region of Waterloo to consider opportunities for affordable housing development within the Community Node area.

### **20.3.6.2 Phasing and Financial Tools**

#### **20.3.6.2.1 Municipal Capital Improvements**

The City will prepare a phasing strategy as to assist with the implementation of this Secondary Plan. The Phasing Strategy should consider the following:

- a) The expecting timing of development, including the expected built-out of vacant lands and redevelopment of existing areas;
- b) The timing of any potential transportation, infrastructure, and public realm improvements; and,
- c) Any other projects or initiatives which may impact the timing of development.

#### **20.3.6.2.2 Development Charges**

The City will include any growth-related infrastructure identified in this plan as part of the next Development Charges By-law update.

### **20.3.6.2.3 Updating the Plan**

The City will comprehensively review the policies of this Secondary Plan at the 10 year review of the City's Official Plan. Depending on the outcomes of the review, the City may decide to update the Plan.

### **20.3.6.3 Interpretation**

#### **20.3.6.3.1 Conflicts with Official Plan**

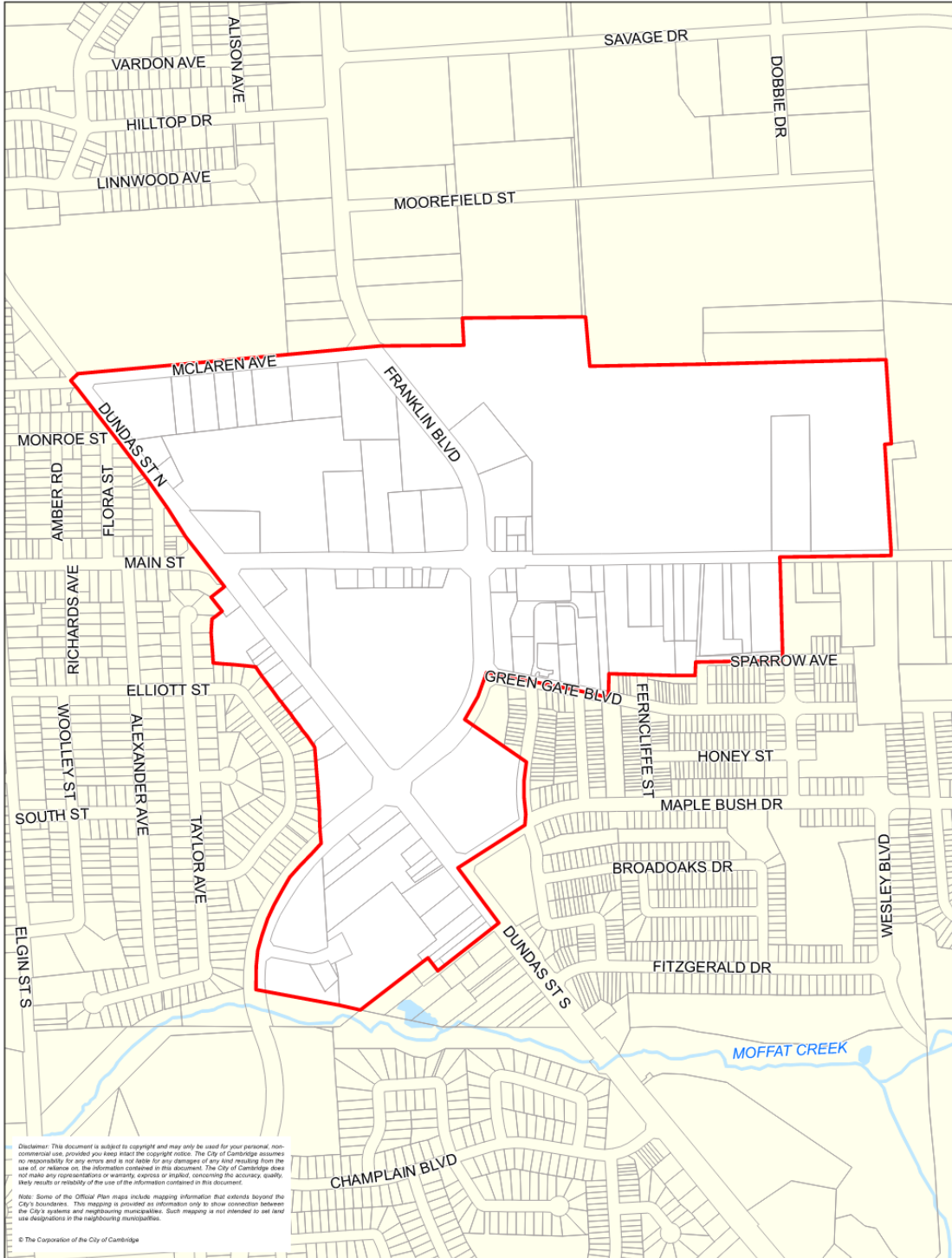
In the event of a conflict between the Official Plan and this Secondary Plan, the Policies of the Secondary Plan shall prevail.

#### **20.3.6.3.2 Boundaries**


The boundaries shown on the Secondary Plan Schedules are approximate, except where they meet with existing roads, river valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, minor boundary adjustments will not require an amendment to this Secondary Plan.



# Schedules




**City of Cambridge Official Plan**



**Main and Dundas  
Secondary Plan**

**Schedule A  
Secondary Plan Boundary**

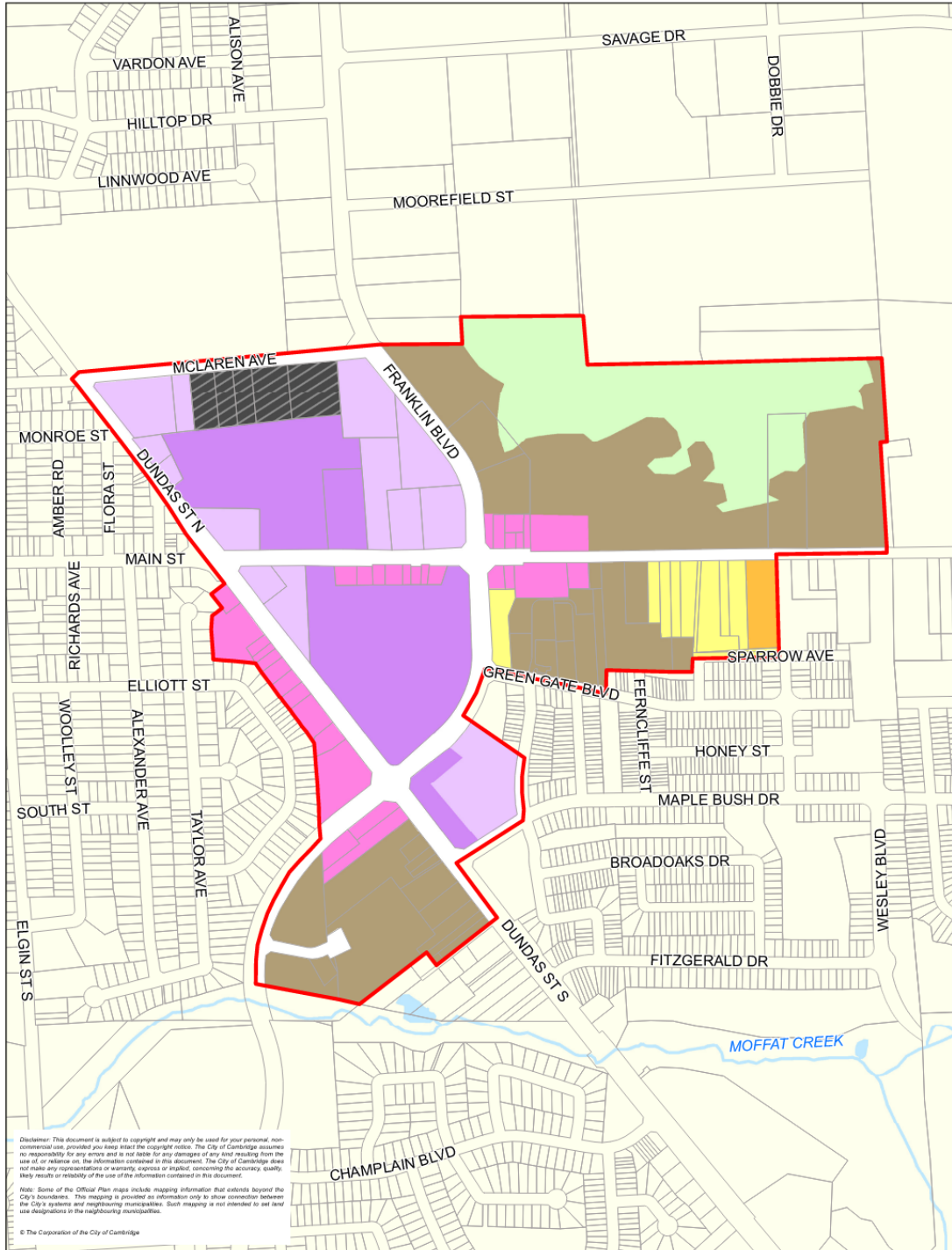


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**Legend**

- Main and Dundas Secondary Plan Boundary
- Parcels
- Watercourse

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**City of Cambridge Official Plan**



**Main and Dundas Secondary Plan**

**Schedule B Land Use Plan**


**Legend**

- Main and Dundas Secondary Plan Boundary
- Parcels
- Watercourse

**Land Use**

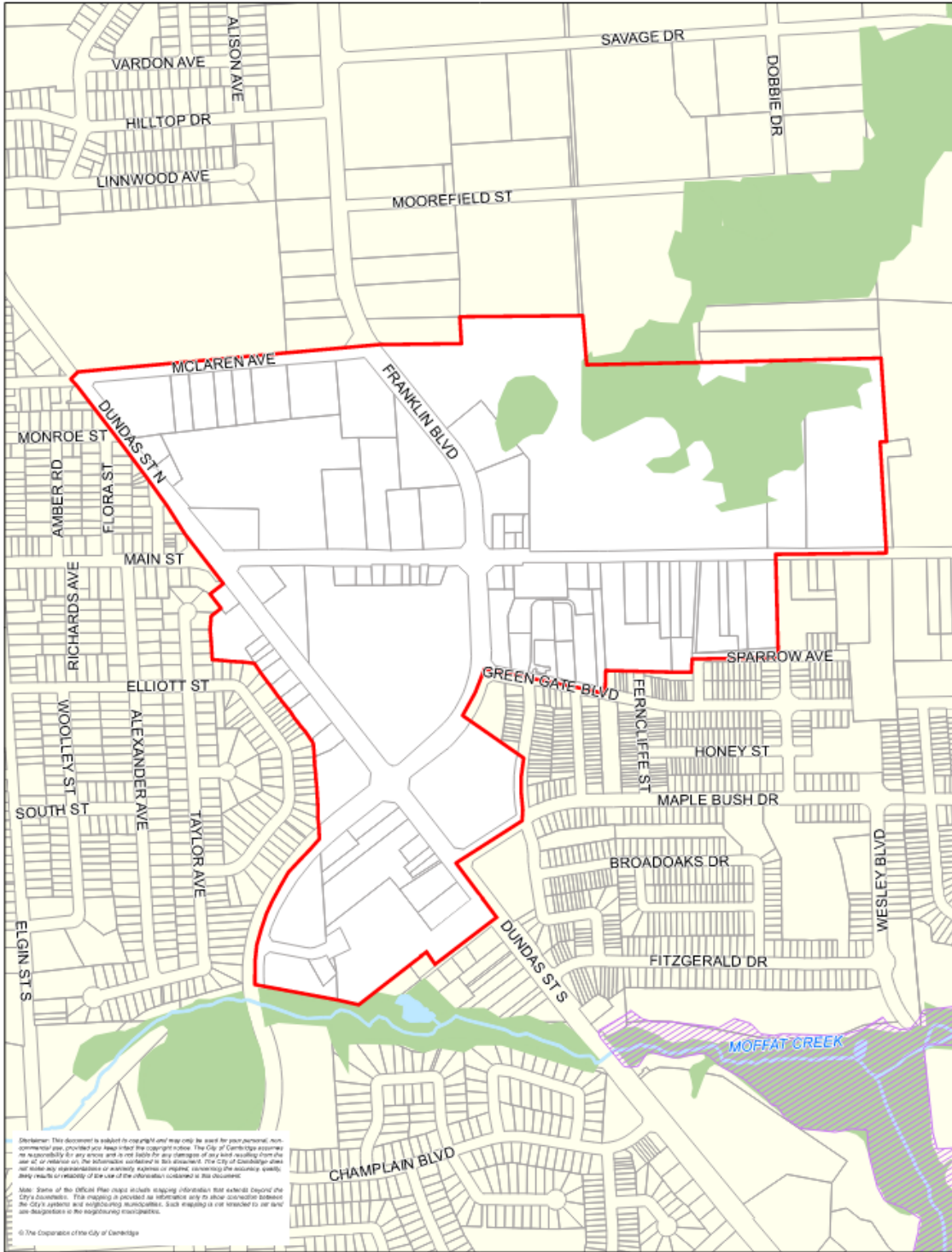
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Main Street
- Mixed Use Medium Density
- Mixed Use Mid-Rise High Density
- Natural Open Space System
- Prestige Industrial

N



1:6,000

July 25, 2023 1:01:43 PM  
C:\P\2023\19-0544\Cambridge Growth and Intermodal 2022\Workshop\Project\Cities\Presentations\2023\1923 Main Street and Dundas Street Schedule B Land Use Plan.mxd - 19a



**City of Cambridge Official Plan**



**Schedule C  
Natural Heritage and Natural  
Hazards**

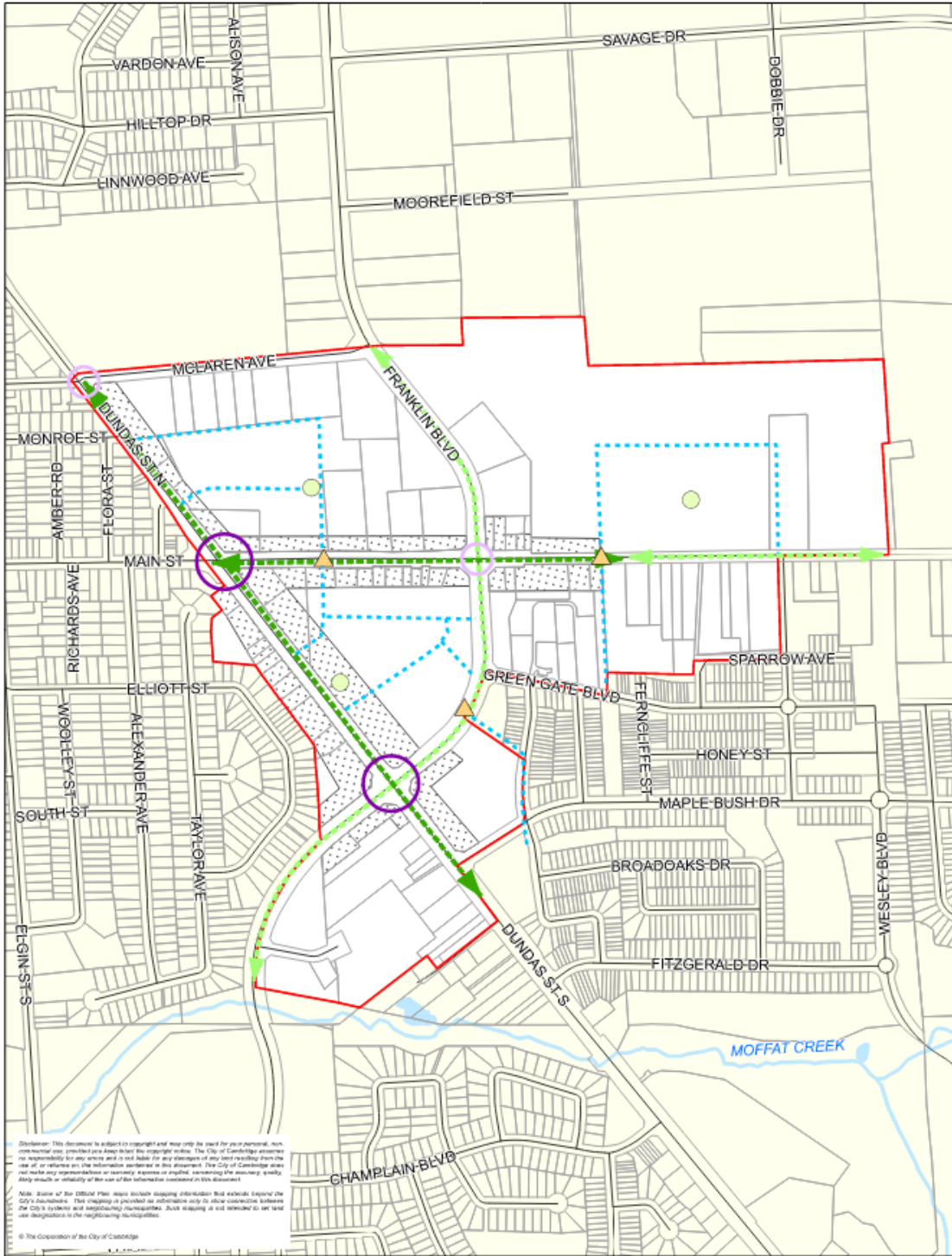


**Legend**

- Main Street and Dundas Street Secondary Plan Boundary
- Parcels
- Watercourse
- Core Environmental Features (RMW)
- Environmentally Sensitive Policy Area (RMW)

Map No. 22-202-0101  
© 2022 City of Cambridge





**City of Cambridge Official Plan**

**Main and Dundas Secondary Plan**

**Schedule D**

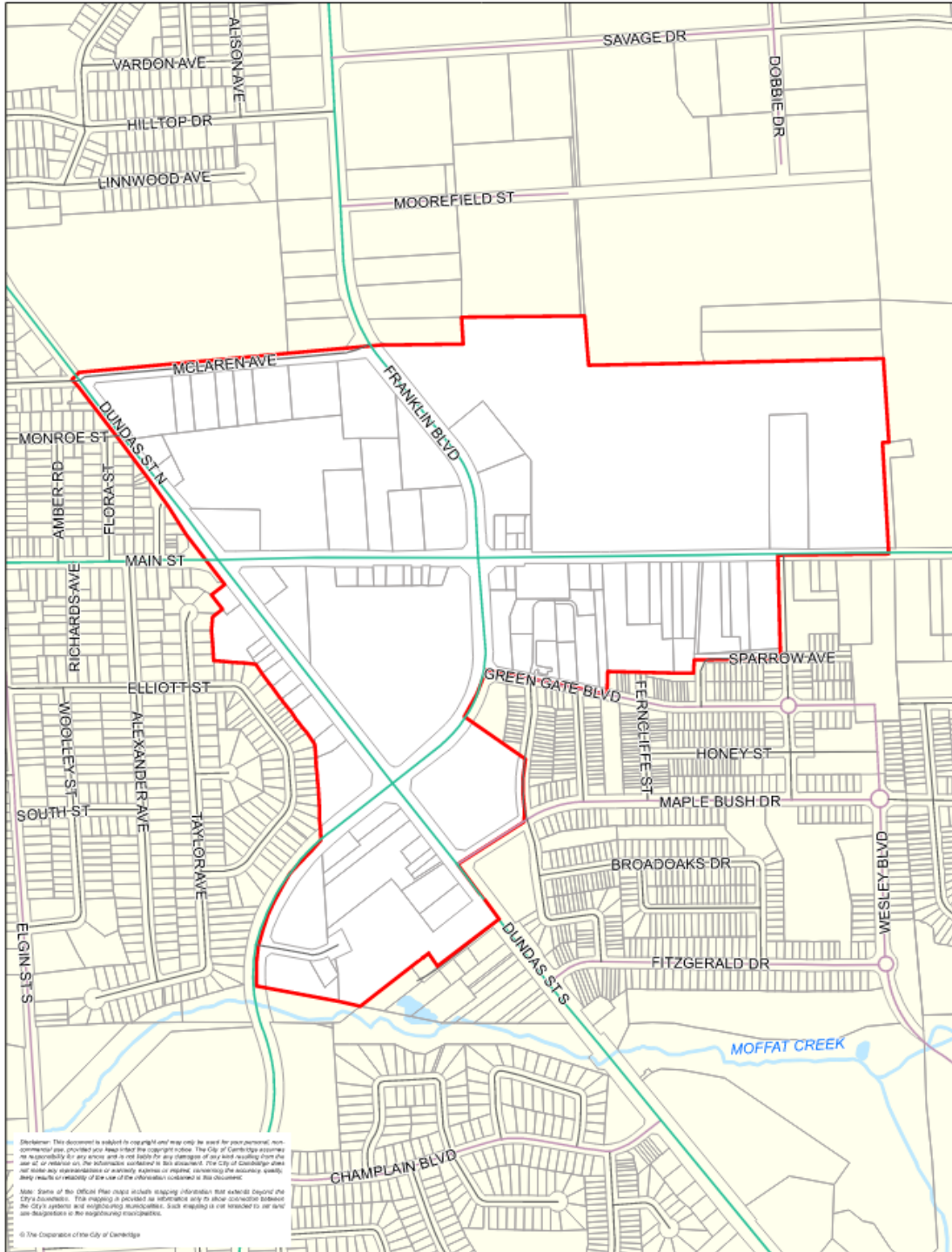
**Public Realm Improvement Plan**

**Legend**

- Main and Dundas Secondary Plan Boundary
- Parcels
- Watercourse
- Active Frontage
- Major Gateway
- Minor Gateway
- ION Stage 2 Rapid Transit Station
- ▲ Pedestrian Safety Improvement
- New Public Space
- Public Realm Enhancement
- Major Streetscape Improvement
- Minor Streetscape Improvement
- Active Transportation Connection

1:6,000

Map 31 - 2021-03-04  
 File: 20210304 Cambridge South Secondary Plan Public Realm Improvement Plan.pdf



**City of Cambridge Official Plan**

**Schedule E  
Transportation Plan**

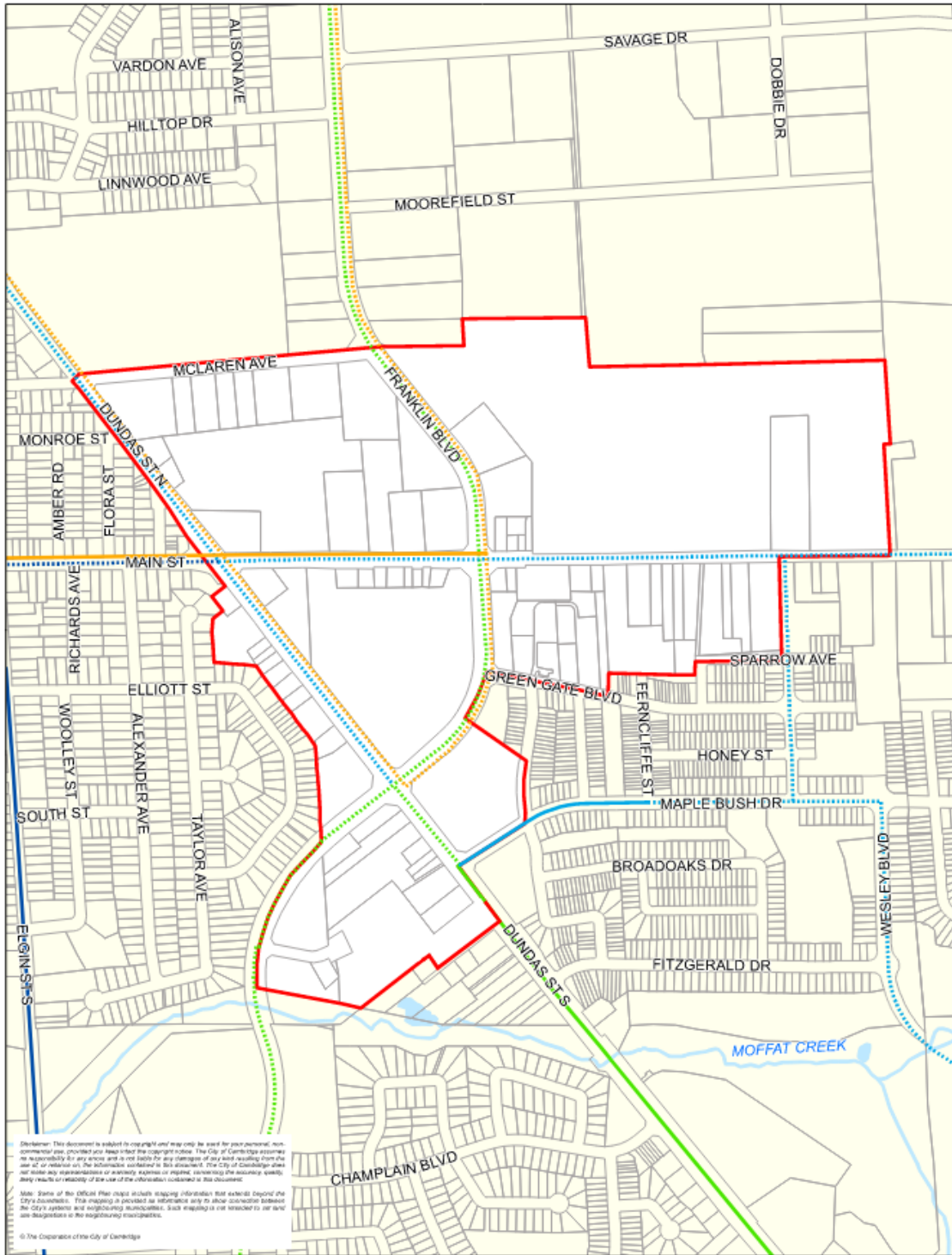
**Legend**

- Main Street and Dundas Street Secondary Plan Boundary
- Parcels
- Watercourse
- Major Arterial
- Collector Road
- Local Road

**N**

1:6,000

November 23, 2022 4:13:34 PM  
 C:\P\2022\10\Main Street and Dundas Street South Secondary Plan\Map\Map\_Schedule E Transportation Plan.mxd



City of Cambridge Official Plan  
 CAMBRIDGE  
**Schedule F**  
**Transit and Active**  
**Transportation Plan**

**Legend**

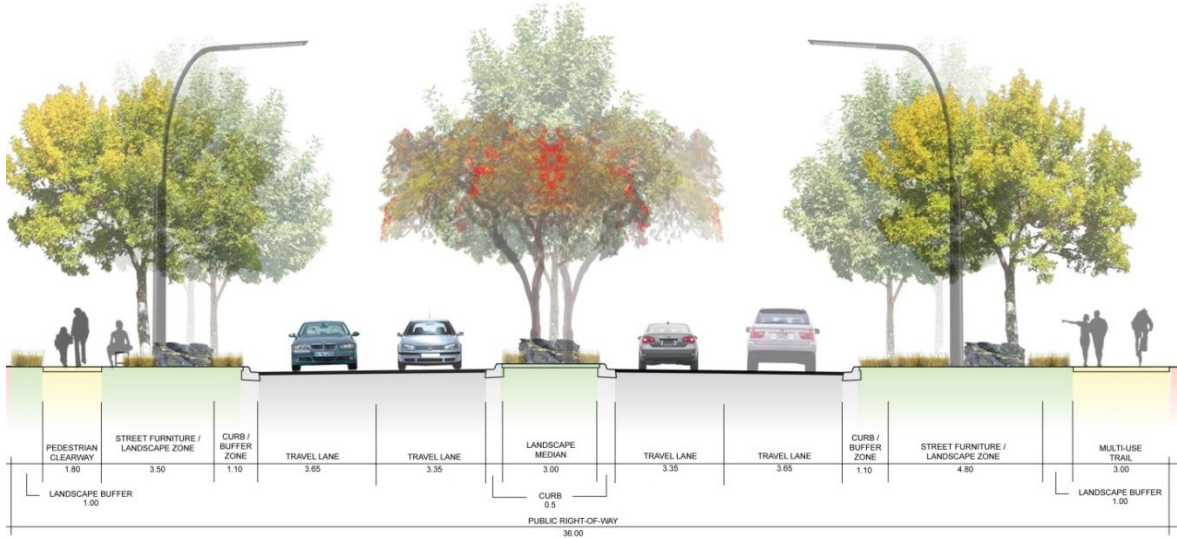
- Main Street and Dundas Street Secondary Plan Boundary
- Parcels
- Watercourse
- Transit Network - In Service
- Transit Network - Planned
- Bike Lane - In Service
- Bike Lane - Planned
- Multi-Use Trail - In Service
- Multi-Use Trail - Planned
- Wide Shared Laned - In Service
- Wide Shared Lane - Planned

Scale: 1:6,000  
 North Arrow



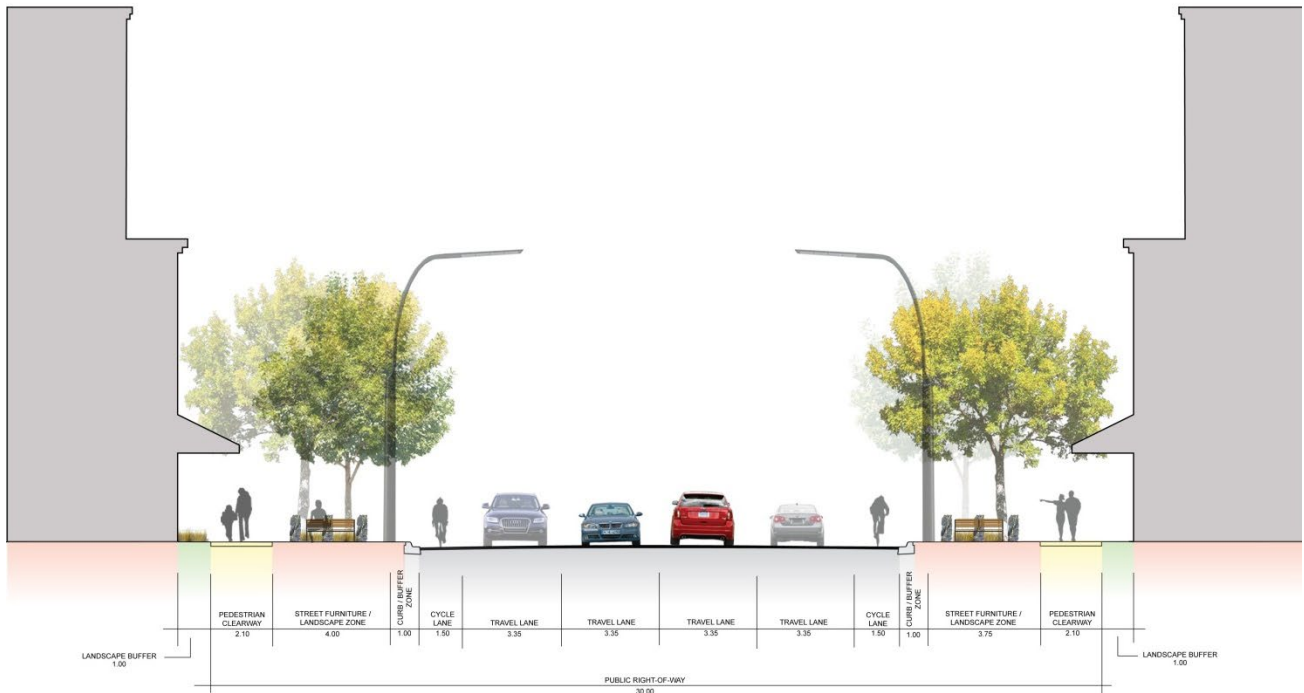
# Appendix A: Conceptual Street Cross Sections

Figure 20-1: Community Connector, Typical Cross Section



Reference Area(s): Franklin Boulevard; Main Street, between Franklin Boulevard and Dundas Street

Figure 20-2: Neighbourhood Connector, Typical Cross Section



Reference Area(s): Dundas Street; Main Street, between Franklin and Dundas; Franklin Boulevard, south of Dundas Street



23-261-CD Appendix D – Public Comments Received and Comment Response Table

| Issue   | Policy Reference   | Comment  | Response   |
|---|--|--|--|
| <p>Prestige industrial plaza (115 Dundas St N and 5 McLaren Avenue)</p> | <p>Chapter 8.10.104 – Site Specific Policy recommended to be added to the Secondary Plan.</p>  | <ul style="list-style-type: none"> <li>• request to redesignate property from Prestige Industrial to Mixed Use Medium Density Residential</li> <li>• Letter from Victor Labreche on behalf of Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc. (attached below)</li> </ul> | <ul style="list-style-type: none"> <li>• Property rezoned commercial in March of 2009 to permit commercial plaza.</li> <li>• (H) Holding removed in 2010</li> <li>• Site Specific Policy added to Chapter 8.10 to permit mixed use medium density residential provided introduction of sensitive use does not prohibit continuation of existing surrounding industrial uses</li> </ul>   |
| <p>Parks (Urban Greens and Squares)</p>                                 | <p>20.2.1 vision – “mixed use higher density node will be supported by new parks, public spaces, trails”<br/>                 20.2.2.j) – “Create a connected, functional and attractive network of parks, public spaces, natural open spaces, and trails using the process and principles of place-making”<br/>                 20.3.2.3.d) Provide accessible, pedestrian-oriented, and high-quality</p> | <ul style="list-style-type: none"> <li>• Ensure policies provide opportunities for public space and parks to support future needs in the surrounding neighbourhood</li> </ul>  | <ul style="list-style-type: none"> <li>• The Potential New Public Spaces policy (20.3.3.7) has been updated to reflect opportunity for playgrounds and community parks to support existing and future needs in the surrounding neighbourhood.</li> <li>• Urban Greens and Squares policy added in line with wording from upcoming Parks Master Plan (20.3.3.7)</li> <li>• A definition for POPS (Privately Owned Public Spaces) has been added to the Official Plan to support their inclusion in future development.</li> </ul> |

| Issue | Policy Reference  | Comment | Response |
|-------|---|---------|----------|
|       | <p>public realm with short walking distances to parks, trails, schools, other public service facilities, and transit services</p> <p>20.3.3.7 – new public spaces should be designed to be barrier free and be designed to include a mix of enhanced landscaping, shade trees, ample places for seating and public art.</p> <p>20.3.3.12.4 – landscaped setbacks and other private open spaces</p> <p>20.3.4.11 – “Active transportation infrastructure should provide continuous facilities and connectivity to transit stops, multi-use trails, parks, schools, recreational facilities and on-</p> |         |          |

| Issue                            | Policy Reference  | Comment   | Response  |
|----------------------------------|---|---|---|
|                                  | street cycling network”   |   |   |
| Flex design (FADS)               | 20.3.1.6 – Housing – “shall be constructed accessible with barrier-free, universal or flex design.”   | <ul style="list-style-type: none"> <li>The secondary plan should specifically reference the City of Cambridge Facility Accessibility Design Standards (FADS) rather than ‘flex design’</li> </ul> | <ul style="list-style-type: none"> <li>Policy 20.3.1.6 has been updated to reflect this.</li> </ul>   |
| 4 storey low density residential | 20.3.2.6 – Maximum height of Low Density Residential set at 4 Storeys   | <ul style="list-style-type: none"> <li>Four storeys is not an appropriate height limit for Low Density Residential, it should be lowered to three storeys</li> </ul>                              | <ul style="list-style-type: none"> <li>A four storey maximum height for Low Density Residential is an appropriate limit which reflects best practices. There is no minimum height requirement and nothing to compel property owners to build to four storeys.</li> </ul>  |
| Loss of commercial uses          | OP Section 8.4.6.14: <b>“Lands in a residential designation may be used for ... convenience commercial uses as specified in Section 8.6.1.5 of this Plan; and d) a compatible community facility or commercial use as specified in Section 8.4.7 of this Plan.”</b> | <ul style="list-style-type: none"> <li>A concern was raised that the existing grocery stores and convenience commercial uses will leave as properties redevelop.</li> </ul>                       | <p>The City cannot compel property owners to introduce specific commercial uses/stores however there are several commercial-supportive provisions in the Official Plan, as amended, and proposed secondary plan.</p> <ul style="list-style-type: none"> <li>OP statements encouraging, incentivising, and/or identifying the City’s objective for BALANCED, MIXED, and COMPLETE land development and uses (thereby including commercial uses – see OP sections <b>2.2.F, 2.6.1.7, 2.6.4.3, 2.7.1.1-2.7.1.2, and 8.6)</b></li> <li>OP mechanisms that encourage commercial development compatible</li> </ul> |

| Issue | Policy Reference   | Comment | Response  |
|-------|--|---------|---|
|       | <p>OP Section 8.4.7:<br/>“The City may permit the inclusion of a range of compatible, non-residential community facilities and commercial uses in residential neighbourhoods.”</p> <p>OP Section 8.6.1.5.1: Lands designated for residential, or employment uses ... may be zoned to permit convenience commercial uses ... that serve the day-to-day shopping needs of residents living in the surrounding neighbourhood or employees in the area.”</p> <p>OP Section 8.6.2.3:<br/>“... Consideration may be given to permitting medium</p> |         | <p>with existing community characteristics (OP s.8.4.2.1). The Main and Dundas Community Node is characterized in the OP by having “existing low rise commercial plazas surrounded by established residential neighbourhoods” (OP s. 8.7.2.B.1)</p> <ul style="list-style-type: none"> <li>• OP provisions supporting the transformation of residential and industrial lands in areas like Main and Dundas to commercial mixed uses (sections 8.4.6.14, 8.4.7, 8.6.1.5.1, 8.6.2.3, 8.6.2.5, 8.7.2.B.5)</li> </ul> <p>Additionally, where there is an increase in population there is an increase in demand for commercial uses such as grocery stores</p> <p>Key draft secondary plan supports includes principle statements which support mixed residential-commercial land use in the Main and Dundas area and protection of existing commercial functions. This is demonstrated in the draft secondary plan sections 20.2.1, 20.2.1.B, and 20.3.1.5</p> <ul style="list-style-type: none"> <li>• 20.2.1: the area will “integrate a diverse mix of uses ... while continuing to have an important commercial function to support [community] needs”</li> </ul> |

| Issue | Policy Reference   | Comment | Response   |
|-------|--|---------|--|
|       | <p>or high-density residential <b>development</b> as appropriate ... [if it is] demonstrated that the proposed residential use(s) will not compromise the planned function of the lands or result in a reduction in the existing <b>gross leasable area</b> of commercial uses on the lands.”</p> <p>OP Section 8.6.2.5: Identifies that new or expanded retail commercial centres exceeding 42,000m<sup>2</sup> are permitted in Main and Dundas area as it is a Community Node</p> <p>OP Section 8.7.2.B.5: “The conversion of approximately 36 hectares of land in the northeast quadrant of Franklin</p> |         | <ul style="list-style-type: none"> <li>• 20.2.1.B: “Maintain the node’s important commercial function”</li> <li>• 20.3.1.5: Existing large-format commercial uses are permitted to continue... [and] should be redeveloped into compact medium to high density mixed-use developments</li> </ul> |

| Issue                               | Policy Reference  | Comment   | Response  |
|-------------------------------------|---|---|---|
|                                     | <p>Boulevard and Main Street from employment lands to other purposes has been justified in keeping with the provisions of the Provincial Growth Plan, based on the Council approved Hemson Growth Management Study.”</p>  |   |   |
| <p>Mix of 2 and 3 bedroom units</p> | <p>20.3.1.6 – Housing – “To achieve a mix of unit types, and to support the creation of housing suitable for larger households, development containing more than 80 new residential units will include larger units, as follows:<br/> a) A minimum of 20 percent of the total number of units as 2-bedroom units;<br/> and<br/> b) A minimum of 5</p> | <p>A comment was raised at the public meeting asking why the mix of unit types was different than that proposed in the Hespeler Road Corridor Secondary Plan.</p> | <ul style="list-style-type: none"> <li>• The Hespeler Road Corridor Secondary Plan Area consists of Major Transit Station Areas (MTSAs) which are intended to accommodate a majority of growth within the City. The Main Street and Dundas Street South Secondary Plan Area does not have direct access to rapid transit and the area generally contains lower density, ground oriented development. The Hespeler Road Corridor Secondary Plan proposes a higher percentage of multiple bedroom units to provide a better mix of residential options than currently exist.</li> <li>• Regulations cannot be put in place to require a mix of 2 and 3 bedroom units but a Community Improvement</li> </ul> |

| Issue   | Policy Reference   | Comment   | Response  |
|---|--|---|---|
|   | percent of the total number of units as 3-bedroom or larger units.”  |   | <p>Plan (CIP) may be able to further incentivize dwellings with higher bedroom counts. Recent changes to the Development Charge Act prorate DCs for rental units based on the number of bedrooms.</p> <ul style="list-style-type: none"> <li>• No change recommended to policy 20.3.1.6.</li> </ul> |
| 840 and 940 Main St. E and 945 Franklin Blvd. | <p>20.3.2.2 – (excerpt)<br/>To create a complete community and support economic activity within the Plan Area, new development within the Mixed-Use designations will provide a minimum of 10 percent of the gross floor area of the development as non-residential uses in one or multiple buildings.</p> <p>20.3.3.12.1e) – All buildings oriented toward public streets, must have clearly defined primary entry points that open directly on</p> | A comment letter was submitted requesting a site specific provision for reduction in minimum required percentage of non-residential floor area as well as site specific provisions for relief from a requirement for doors to address the street where grading or other challenges exist. | Noted. Discussions regarding the development proposal are ongoing with the applicant. Site specific provisions have been added in Chapter 8.10.102 as requested.  |

| Issue | Policy Reference   | Comment | Response |
|-------|--|---------|----------|
|       | <p>to the public sidewalk.<br/>20.3.3.12.3 - Primary building entrances will be located adjacent to the public street, or a publicly-accessible courtyard physically and visually connected to the street, unless there are compelling topographical or other engineering related constraints that limit conformity with these policies, as determined by the City and the Region.</p> |         |          |





Mr. Matthew Blevins, MCIP, RPP  
Senior Planner, Reurbanization  
City of Cambridge  
Community Development Department, Planning Services  
50 Dickson Street, 3<sup>rd</sup> Floor  
PO Box 669  
Cambridge, ON N1R 5W8

Arcadis Professional Services (Canada) Inc.  
101-410 Albert Street  
Waterloo  
Ontario N2L 3V4  
Canada  
Phone: 519-585-2255  
[www.arcadis.com](http://www.arcadis.com)

Date: May 11, 2023

Our Ref: 100037

Subject: Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc.  
Proposed Official Plan Amendment  
Proposed Main Street and Dundas Street South Secondary Plan

Dear Mr. Blevins,

We are providing you this letter on behalf of our clients, Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc., who collectively own the properties addressed as 115-125 Dundas Street North and 5 McLaren Avenue in the City of Cambridge. The subject properties are located at the northwest limit of the proposed Secondary Plan. The property was developed as a service commercial plaza in approximately 2011 and its main tenants include Shoppers Drug Mart, Bulk Barn, Anytime Fitness, Meridian Financial along with smaller service commercial tenant space/units as well as a health care office. The subject lands are located within the 'Main St. and Dundas St. S. Community Node' as illustrated on Figure 3 of the City of Cambridge Official Plan.

Within the current draft Main Street and Dundas Street South Secondary Plan the proposed Secondary Plan designation is 'Prestige Industrial'. Given that the properties are entirely developed with service commercial retail uses the properties should be designated 'Mixed-Use Medium Density'. Further, it is relevant to note that the subject lands are currently zoned 'CS5 – Local Shopping Centre zone' and are proposed to be zoned 'CC1 – Community Commercial 1 Zone' in the final draft proposed new city-wide Zoning By-Law.

With regard to the policies within the Main St. and Dundas St. S. Community Node noted in Section 8.7.2.B of the Official Plan, it notes in sub-policy #6 the following

*6. The preparation of a Secondary Plan for this node will be required, which will take into consideration the results of available City-wide studies, such as the Comprehensive Commercial Review and Sanitary Servicing Master Plan. The Secondary Plan will be based on achieving a significant level of intensification, which was the basis for conversion of employment lands in keeping with the Provincial Growth Plan. The final boundaries of this Community Node will be determined through the Secondary Plan process, and implemented through a further amendment to the Official Plan. In addition a Tertiary Plan may also be needed for those lands being converted from an employment designation as a component of the overall Secondary Plan for this Community Node.*

This policy, recognizes that some properties within this community node have converted over recent years from employment/industrial land uses to more intensified commercial and or residential uses.

Mr. Matthew Blevins, MCIP, RPP  
City of Cambridge  
May 11, 2023

Based on the forgoing and as previously noted above, we request that the subject lands be designated 'Mixed-Use Medium Density' as the correct designation in the proposed Secondary Plan given the properties are entirely developed as a Commercial Retail Plaza recognized as primary permitted use in the Mixed-Use Medium Density designation.

Thank you for your consideration to the above comments and our request. We are available at your convenience to this discuss this matter in further detail if you wish.

Sincerely,  
**ARCADIS PROFESSIONAL SERVICES (CANADA) INC.**



Victor Labreche, MCIP, RPP  
Associate Director – Practice Lead, Planning

Email: [victor.labreche@arcadis.com](mailto:victor.labreche@arcadis.com)  
Direct Line: 519-585-2255 ext.63252



KITCHENER  
WOODBIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

May 15, 2023

Matthew Blevins  
Senior Planner Reurbanization  
City of Cambridge  
50 Dickson Street, 3rd floor,  
Cambridge ON N1R 8S1

Dear Matthew:

**RE: Draft Main Street and Dundas Street South Secondary Plan  
840 & 940 Main Street East and 945 Franklin Boulevard, Cambridge  
OUR FILE 'Y509AD'**

---

On behalf of our clients, South Cambridge GP Inc., we are pleased to submit comments regarding the Draft Main Street and Dundas Street South Secondary Plan, April 2023 (the "draft Secondary Plan").

As you are aware, our clients submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications for the lands municipally known as 840 & 940 Main Street East and 945 Franklin Boulevard (the "subject lands") in December 2021. The applications proposed the development of the subject lands with a residential plan of subdivision containing a range of unit types. Based on feedback received at the public meeting and in the circulation comments, a revised submission has now been filed with the City. This resubmission addresses circulation comments and is currently under review by the City, Region and agencies.

We have reviewed the revised draft Secondary Plan and are supportive of the proposed land use designations for the subject lands as well as the policy framework proposed. We appreciate that the comments on the previous draft of the Secondary Plan, as outlined in our January 15, 2023 correspondence and subsequent meetings, have been substantially addressed through revisions to the proposed land use designations that apply to the subject lands, the inclusion of Site Specific Policy 2, and other policy modifications.

Please accept these further, minor comments for consideration in the final draft of the Secondary Plan.

*Mixed Use Main Street*

The Mixed Use Main Street designation applies to the southwest portion of the subject lands. These lands are proposed to be developed with a mixed-use building including retail uses at-grade and residential uses above.

Section 20.3.2.2 of the Draft Official Plan requires that new development within the Mixed-Use designations will provide a minimum of 10 percent of the gross floor area of the development as non-residential uses in one or multiple buildings.

The site specific policy that applies to the subject lands allows for a mid-rise apartment to be constructed on these lands with a ground floor comprised of non-residential uses. We suggest a minor revision to this policy to explicitly indicate that the non-residential requirements of Section 20.3.2.2 do not apply. Our suggested language is underlined below:

*In addition, notwithstanding the minimum non-residential gross floor area requirements of Section 20.3.2.2, on lands designated Mixed-Use Main Street, a mid-rise apartment building shall be constructed with the ground floor comprised of non-residential uses.*

#### *Active Frontages*

Through our previous correspondence and discussions, we requested that the draft Secondary Plan be revised to allow for flexibility to respond to site conditions that would make it difficult to have a front entrance facing the street. We appreciate that the following language, underlined below, has been included to address our comments:

*Primary building entrances will be located adjacent to the public street, or a publicly accessible courtyard physically and visually connected to the street, unless there are compelling topographical or other engineering related constraints that limit conformity with these policies, as determined by the City and the Region. (Section 20.3.3.12.3)*

However, there are still a few references in the draft Secondary Plan which require front doors facing the street (Section 20.3.3.1.12.1e), Section 20.3.3.12.3). We respectfully request that policies 20.3.3.1.12.1e and 20.3.3.12.3 be revised similarly to allow for flexibility in design in cases where front doors facing the street cannot be provided or where it is not practical, based on site conditions.

Thank you for consideration of these minor comments. We look forward to continuing to work with you.

Yours truly,

**MHBC**



Emily Elliott, MCIP, RPP  
Associate

cc. Jeff Robinson, Kevin Fergin



## MINUTES

### Corporation of the City of Cambridge

#### Planning - Statutory Public Meeting

|                                |   |
|--------------------------------|---|
| Date:                          | May 16, 2023, 6:30 p.m.   |
| Location:                      | Council Chambers  |
| Council Members in Attendance: | Councillor Reid - Ward 1, Councillor Kimpson – Ward 3, Councillor Ernschaw – Ward 4, Councillor Roberts – Ward 5, Councillor Cooper – Ward 6, Councillor Hamilton – Ward 7, Mayor Liggett, and Councillor Ermeta – Ward 8 (Chair)                   |
| Regrets:                       | Councillor Devine - Ward 2  |
| Staff Members in Attendance:   | Hardy Bromberg, Deputy City Manager - Community Development, Bryan Boodhoo – City Solicitor, Lisa Prime – Chief Planner, Michael Oliveri - Council Committee Services Coordinator, Maria Barrantes Barreto - Council Committee Services Coordinator |
| Others in Attendance:          | Michael Campos - Planner, Matthew Blevins - Senior Planner, Reurbanization  |

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- 1. Meeting Called to Order**
- 2. Disclosures of Pecuniary Interest**
  - 2.1 Councillor Cooper re: 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan
- 3. Public Meeting Notice**
- 4. Presentations**
  - 4.1 Michael Campos, Planner re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

- 4.2 Victor Labreche, Arcadis Professional Services re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.
- 4.3 Justine Giancola, Dillon Consulting re: 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan
- 4.4 Justine Giancola, Dillon Consulting re: 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan

## 5. Public Meetings

- 5.1 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

Motion: 23-183

Moved by Councillor Reid

Seconded by Councillor Cooper

THAT Report 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision submitted by 2582427 Ontario Inc. be received;

AND THAT application R04/23 for 240-276 Limerick Road be referred back to staff for a subsequent report and staff recommendation.

In Favour (8): Councillor Reid, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Mayor Liggett, and Councillor Ermeta

Absent (1): Councillor Devine

**Carried (8 to 0)**

- 5.2 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan

Motion: 23-184

Moved by Councillor Kimpson

Seconded by Councillor Earnshaw

THAT Report 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan be received;

AND FURTHER THAT the proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan be referred back to staff for a subsequent report and staff recommendation.

In Favour (7): Councillor Reid, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, Mayor Liggett, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Cooper

**Carried (7 to 0)**

5.3 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan

Motion: 23-185

Moved by Councillor Hamilton

Seconded by Councillor Cooper

THAT Report 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan be received;

AND FURTHER THAT the proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan be referred back to staff for a subsequent report and staff recommendation.

In Favour (8): Councillor Reid, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Mayor Liggett, and Councillor Ermeta

Absent (1): Councillor Devine

**Carried (8 to 0)**

**6. Delegations**

6.1 Jacob Anosh re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

6.2 Marilyn Lonsbury re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

- 6.3 Danna Ferrarese re: 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan
- 6.4 Dr. Elisa Spennato re: 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan
- 6.5 Victor Labreche, Arcadis Professional Services re: 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan
- 6.6 Bahnam Sabah re: 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan
- 6.7 Frank Jungton re: 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan

## **7. Correspondence**

- 7.1 Canadian Commercial Inc re: 23-203-CD Public Meeting Report – Proposed Official Plan Amendment for the Main and Dundas Street South Secondary Plan
- 7.2 Keith Wallbank re: 23-202-CD Public Meeting Report – Proposed Official Plan Amendment for the Hespeler Road Corridor Secondary Plan
- 7.3 Brigette Medeiros re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.
- 7.4 Joan Sweeney re: 23-218-CD Public Meeting Report – 240-276 Limerick Road – Zoning By-law Amendment and Draft Plan of Subdivision – 2582427 Ontario Inc.

## **8. Motion to Receive Correspondence and Presentations**

Motion: 23-186

Moved by Councillor Cooper

Seconded by Councillor Roberts

THAT all presentations and correspondence from the May 16, 2023 Planning – Statutory Public Meeting Committee be received.

In Favour (8): Councillor Reid, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Mayor Liggett, and Councillor Ermeta



Absent (1): Councillor Devine

**Carried (8 to 0)**

**9. Adjournment**

Motion: 23-187

Moved by Councillor Roberts

Seconded by Councillor Hamilton

THAT the Planning – Statutory Public Meeting Committee does now adjourn at 9:53 p.m.

In Favour (8): Councillor Reid, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Mayor Liggett, and Councillor Ermeta

Absent (1): Councillor Devine

**Carried (8 to 0)**

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Mayor

---

Clerk