

To: COUNCIL

Meeting Date: 9/3/2024

Subject: 24-053-CD – Addendum – 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.: 24-053-CD

File No.: D08(2).04.07

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 24-053-CD – Addendum – Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan be received;

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

AND THAT Council adopts Official Plan Amendment No. 65, as amended, 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 addendum to report 23-261-CD is being provided to Council to address direction received at the Council meeting of Tuesday, October 24, 2023.

Key Findings

- Staff have proposed the addition of a High Density Residential block and an increase in maximum permitted height to 20 storeys for the entire property.

- After the October 24, 2023 meeting, the applicant requested the removal of an existing site specific provision that allowed the property to convert from industrial to mixed use (commercial and residential) with a built form based density target.
- The Region of Waterloo is the final approval authority for the Official Plan Amendment.

Financial Implications

- There are no immediate financial impacts arising from the proposed revision requested by Council.

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:

Location

The requested revision impacts the property located northeast of the intersection of Main Street and Franklin Boulevard (840 and 940 Main Street and 0 Franklin Boulevard). The property is outlined in red in Figure 1.

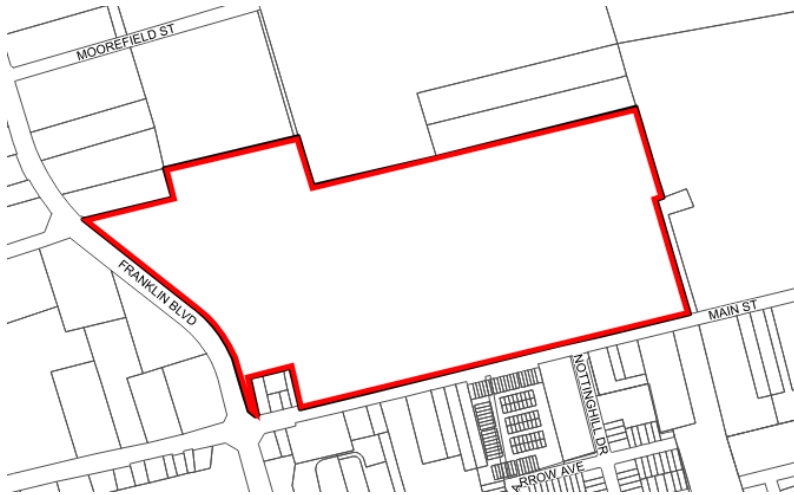


Figure 1: Subject property

Surrounding Land Uses

The lands to the north and east of the property generally contain industrial uses. The lands to the south generally contain residential uses and the lands to the west generally contain commercial uses.

ANALYSIS:

Staff met with the owner of 840 and 940 Main Street and 0 Franklin Boulevard and their agents to discuss Council direction and to propose a revision to the site-specific official plan policy proposed for their property. Staff have proposed an increase in the maximum permitted height to 20 storeys as well as to redesignate the future development block at the northwest corner of the property to High Density Residential with a reduction in the minimum required height, from ten storeys to eight storeys, in consideration of their existing development proposal for the property.

The site-specific wording includes a provision requiring a noise study to demonstrate that future development could appropriately mitigate against the existing industrial operations immediately to the north of the subject lands. The applicant is not currently proposing development at 20 storeys in height so any future redevelopment of the lands would require a noise study to support the proposal.

After the Council meeting of October 24, 2023 the applicant made a request to staff to remove the existing site-specific policy (8.10.46) through the Official Plan Amendment (OPA) for the secondary plan rather than through their existing development application (OR12/21). Site specific 8.10.46 was appealed by the property owner and only came into force and effect with the withdrawal of the appeal as acknowledged by the Ontario Land Tribunal. The site-specific policy allowed the property to be converted from industrial to mixed use (commercial and residential) with a built form based density

range. The development proposed for the property is mixed use commercial and residential and the increased permitted height allows for higher density which satisfies the intent and purpose of the existing site specific policies. Staff are satisfied that replacing site specific 8.10.46 with the site specific policies included with the Main Street and Dundas Street S Secondary Plan maintains the intent and purpose of the Official Plan and represents good planning. The removal of site-specific 8.10.46 was identified to Council and the public through the Statutory Public Meeting for OR12/21 and as such, it is the opinion of staff that no further public meeting is required as a result of this change from the last meeting.

Official Plan Amendment No. 65 (OPA No. 65), as amended, 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.

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.

EXISTING POLICY / BY-LAW(S):

Cambridge Official Plan, 2012, as amended.

The City of Cambridge Official Plan includes policy that states that the City will prepare secondary plans to “ensure development occurs at the densities and form consistent with the Official Plan. More detailed analysis is provided in report 23-261-CD in Appendix C.

FINANCIAL IMPACT:

Financial impact is evaluated in detail in report 23-261-CD (Appendix C). There are no anticipated additional impacts resulting from the proposed amendment to OPA No. 65.

PUBLIC VALUE:

Engagement:

As outlined in report 23-261-CD (Appendix C).

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

In addition to the public input outlined in report 23-261-CD, staff met with the property owner of the impacted property and their consultants.

INTERNAL / EXTERNAL CONSULTATION:

As outlined in report 23-261-CD (Appendix C).

CONCLUSION:

Planning staff is recommending adoption of the Official Plan Amendment, as amended. 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. 24-053-CD Appendix A – Revised Proposed Official Plan Amendment: Main Street and Dundas Street South Secondary Plan Policy and Schedules
2. 24-053-CD Appendix B – Revised Proposed Official Plan Amendment: Main Street and Dundas Street South Secondary Plan Policy and Schedules (Option Two)

2. 24-053-CD Appendix C – Report 23-261-CD Recommendation Report – Proposed
OPA for Main Street and Dundas Street South Secondary
Plan