

# 725-775 Main Street

OR08/22 – Official Plan Amendment and  
Zoning By-law Amendment

November 5, 2024

File Planner:  
Vincent Wen  
[wenv@cambridge.ca](mailto:wenv@cambridge.ca)



# Proposal

- Residential development within:
  - Built-up Area (front portion of property)
  - Designated Greenfield Area
  - Main and Dundas Secondary Plan area
- 233 residential units
  - 185 apartment dwelling units
  - 48 stacked townhouse units (4 blocks)
- Locally significant wetland to be retained and enhanced



# Official Plan Amendment

## Proposed Official Plan Designation

- High Density Residential with site-specific policy and Natural Open Space System

Policy	Main and Dundas Secondary Plan	Proposed OPA 83, Site-Specific Policy 8.10.119
Building Height	Medium Density Residential <ul style="list-style-type: none"><li>• Minimum/maximum height of 3-8 storeys</li></ul>	High Density Residential <ul style="list-style-type: none"><li>• Minimum height of 3 storeys for multiple residential uses such as mixed terraces (stacked townhouses)</li></ul>

# Zoning By-law Amendment

- Existing Zoning:
  - Residential – (H)R4
- Proposed Zoning:
  - Multiple Residential – (H)RM3 with a Holding and site-specific provision 4.1.479
  - Open Space – OS1 and OS4

Development Standard	Proposed (H)RM3 s.4.1.479
Front Lot Line	Main Street
Rear Lot Line	Opposite of Main Street and along Ferncliffe Street
Minimum Front Yard Setback	3 m
Minimum Rear Yard Setback (mixed terrace/stacked townhouse building)	1.8 m
Minimum Interior Side Yard (apartment building)	9 m
Minimum Interior Side Yard (mixed terrace/stacked townhouse building)	1.5 m
Minimum Density	150 units per net residential hectare
Minimum Common Amenity Area	3 m <sup>2</sup> per unit
Minimum Private Amenity Area	2 m <sup>2</sup> per unit
Minimum Parking Stall Width	2.75 m

# Response to Public Meeting Comments

- Noise impacts
- Building height, privacy and shadowing
- Alignment with Main and Dundas Street Secondary Plan
- Parking, traffic and access to Main Street
- Wetland protection
- Housing affordability
- Site servicing

# Recommendation

- The proposal is consistent with Provincial, Regional and City policy and meets the intent of the Council adopted Main and Dundas Secondary Plan.
- The proposal will provide additional residential density and a mix of housing options within one of the City's intensification nodes.
- Planning staff recommend approval of the proposed Official Plan Amendment and Zoning By-law Amendment.