

1070 & 1140 MAIN STREET



March 4, 2025

STATUTORY PUBLIC MEETING

OR01 & 30T-25101

Zoning By-law Amendment

Official Plan Amendment

Draft Plan of Subdivision

APPLICANT: Madison Main (Cambridge) Limited | 416-661-4000

AGENT: Urban Initiatives (Polocorp) | 519-745-3249

CITY PLANNER: Melissa Mohr | 519-740-4680 ext. 4589

COUNCIL DECISION: June 6, 2025

Site

- Site Area = ~**17.95 hectares**
- ~355 metres of total frontage on Main St
- Vacant
- ~0.8 ha wetland feature



Site

North: Vacant

Woodlots & Agricultural

East: Employment & Industrial

South: Employment & Industrial

Residential, Greengate Subdivision

Vacant

West: Future Residential

Employment

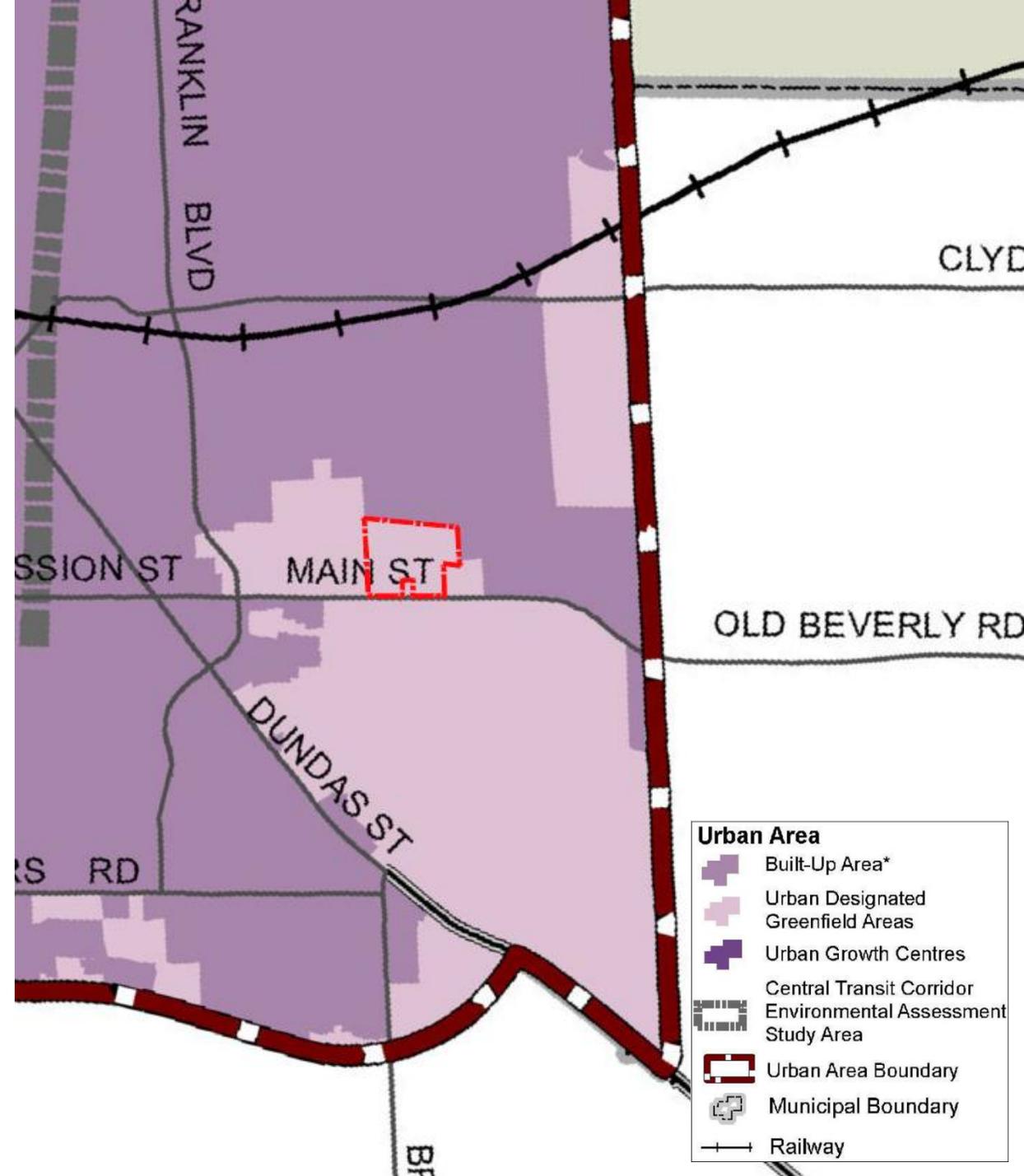


Planning Context

Regional Official Plan: Urban Designated Greenfield Area (per ROPA 6)

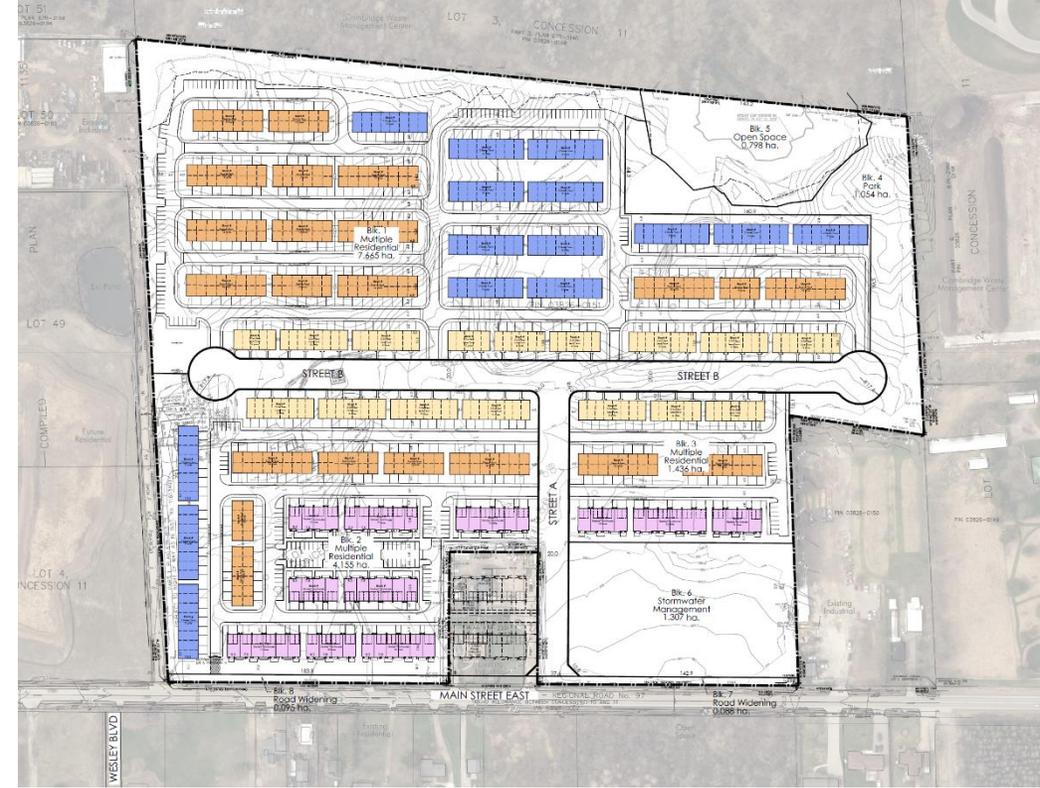
Cambridge Official Plan: Industrial
Natural Open Space System

Zoning By-law: Industrial (M4) Zone
Holding Provision
S.4.1.312



Proposed Development

- ~680 residential dwellings
- Mix of townhouse typologies
- ~3.15 ha of greenspace + amenity spaces
- ~1 km to South Cambridge Shopping Centre
- Area is in transition:
 - Planned iXpress route at Main Street & Franklin Blvd (~700m west)
 - Planned Bike Network Along Main Street
 - Future residential developments proposed west and south of site



Planning Applications

- Plan of Subdivision
- Official Plan Amendment
- Zoning By-law Amendment

Plan of Subdivision

- 600-1000 residential units
- Three (3) residential development blocks
- 1.05 ha Park block
- ~0.80 ha Open Space/Wetland block
- 1.30 ha SWM block
- Two public streets



Official Plan Amendment

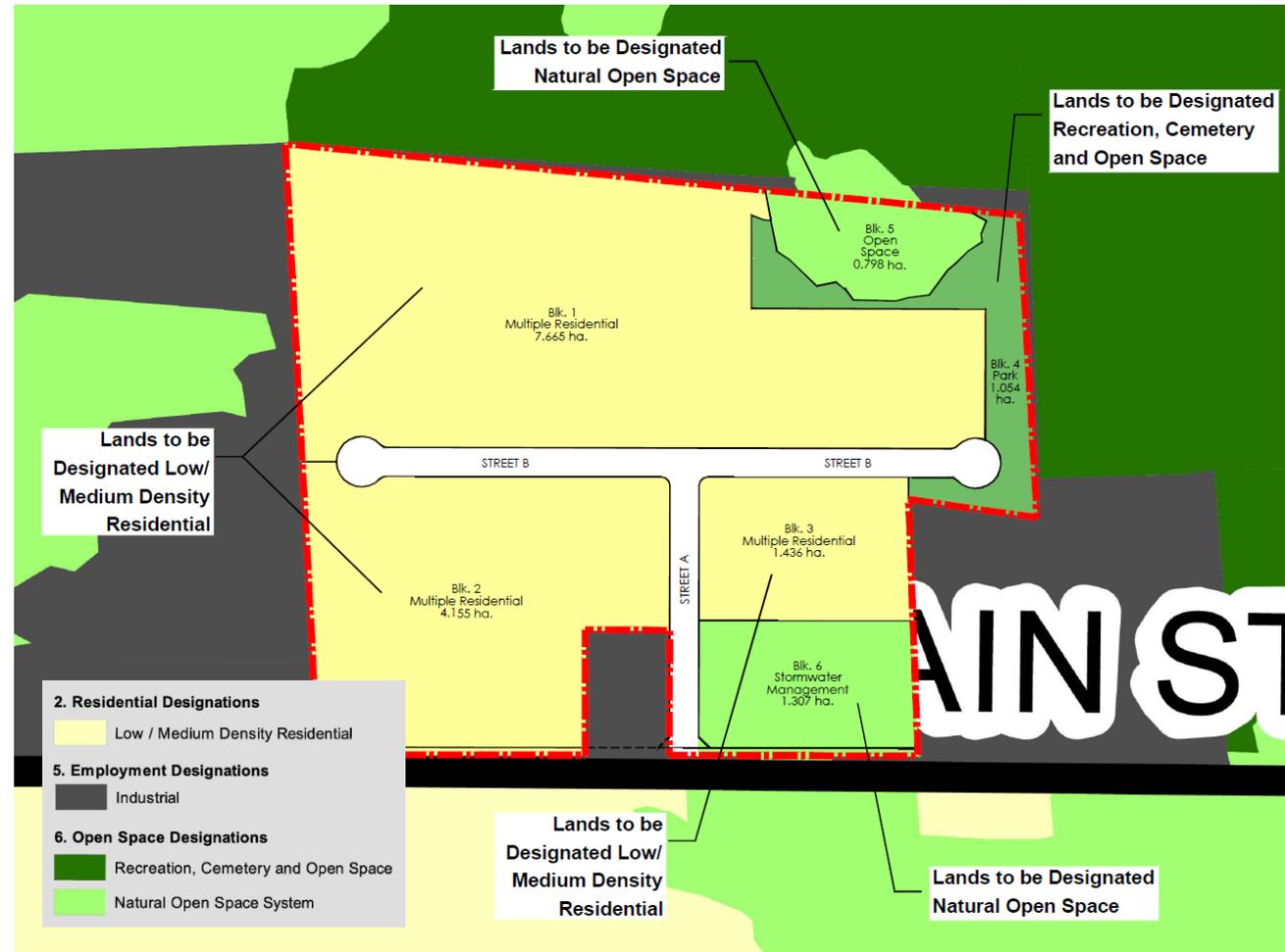
Current :

- Industrial
- Recreation, Cemetery and Open Space
- Natural Open Space System



Proposed:

- Low/Medium Density Residential
- Recreation, Cemetery and Open Space
- Natural Open Space System



Zoning By-law Amendment

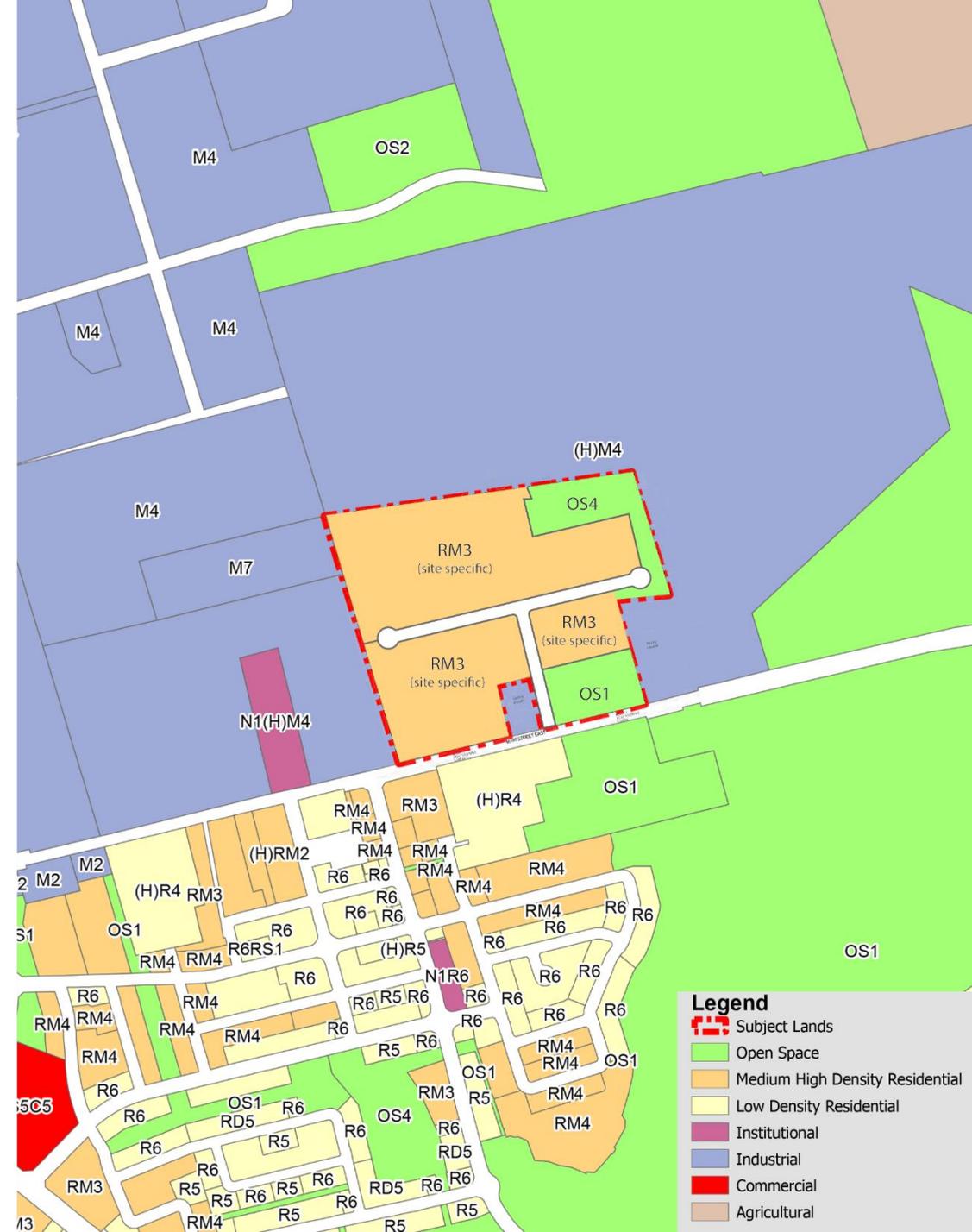
Current:

- Industrial (H)M4 Zone S.4.312



Proposed:

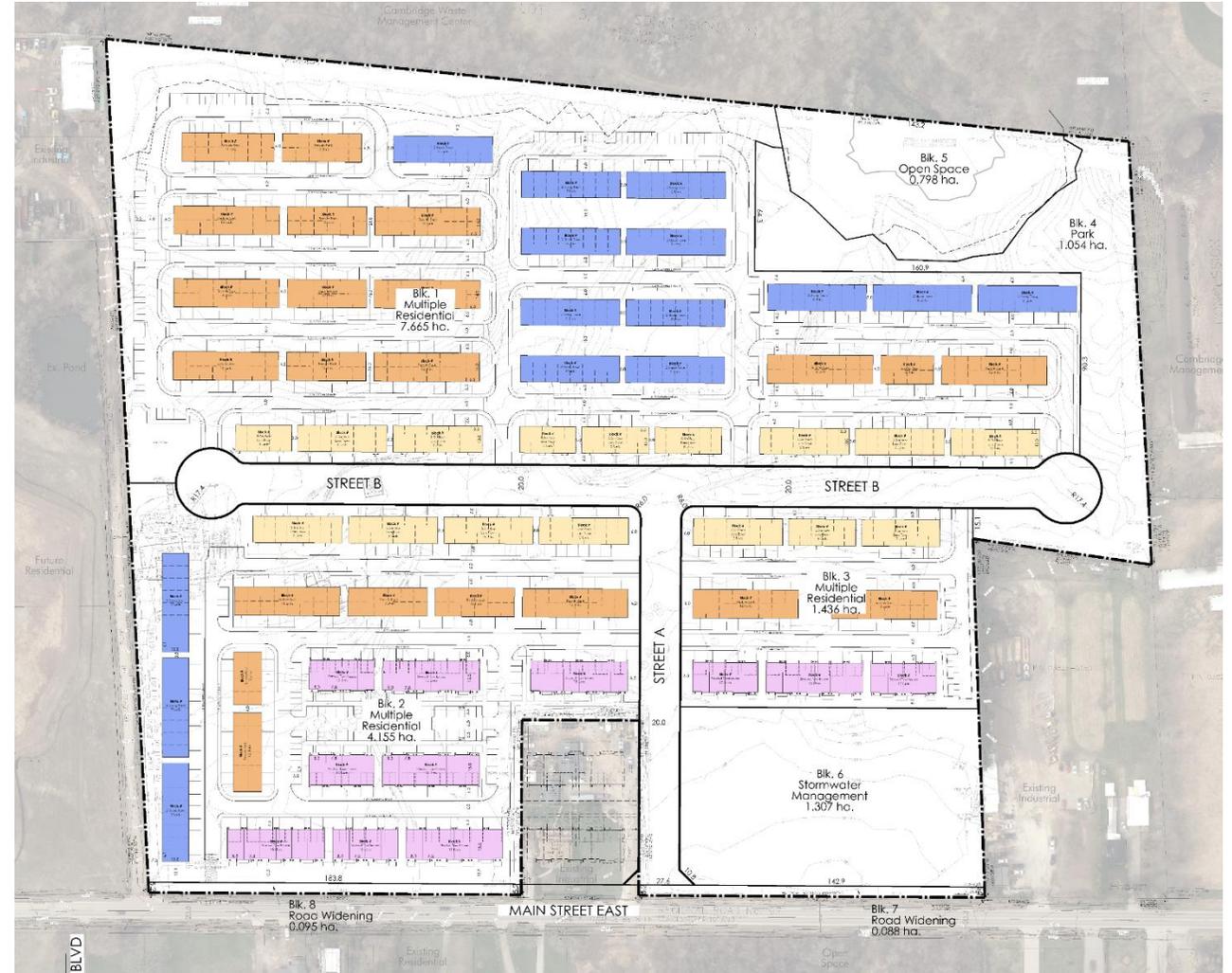
- Site Specific Residential (RM3) Zones
- Open Space (OS1 & OS4) Zones



Zoning By-law Amendment

Site Specific Provisions :

- Density
- Front Yard
- Interior Side Yard
- Rear yard
- Private Amenity Area
- Common Amenity Area
- No. of Attached Units
- Landscaped Area
- Access Aisle/Parking Location
- Prohibition of Geothermal Wells
- Noise Guidelines
- Regulations Apply to Block as whole



Completed Studies

- Planning Justification Report
- Urban Design Brief
- Land Use Compatibility Study
- Environmental Site Assessment (Ph I & II)
- Geotechnical Report
- Hydrogeological Assessment
- Environmental Impact Study
- Arborist Report
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Transportation Impact Study
- Noise Feasibility Study
- Air Quality and Odour Survey
- Chloride Impact Assessment

Conclusion

- Consistent with the **Provincial Planning Statement, 2024**.
- Conforms to the **Regional Official Plan** and meets the general intent of the **City of Cambridge Official Plan**.
- The proposed development will contribute to the minimum density target of **55 residents and jobs per hectare** for this area of the City of Cambridge and will contribute to the City's growth management objectives.
- The proposed development has been designed to **integrate with the emerging community** and will contribute to the range of residential building types in the City of Cambridge and the community.
- **Ideal location** with respect to, existing parks, community and recreational uses, public transit and to existing and future schools.
- The proposed development can be **adequately serviced** through connections to municipal infrastructure.

Questions & Feedback
