



840 & 940 Main Street E and 345 Franklin Boulevard,
Cambridge
PROPOSED SUBDIVISION DEVELOPMENT

June 28, 2022

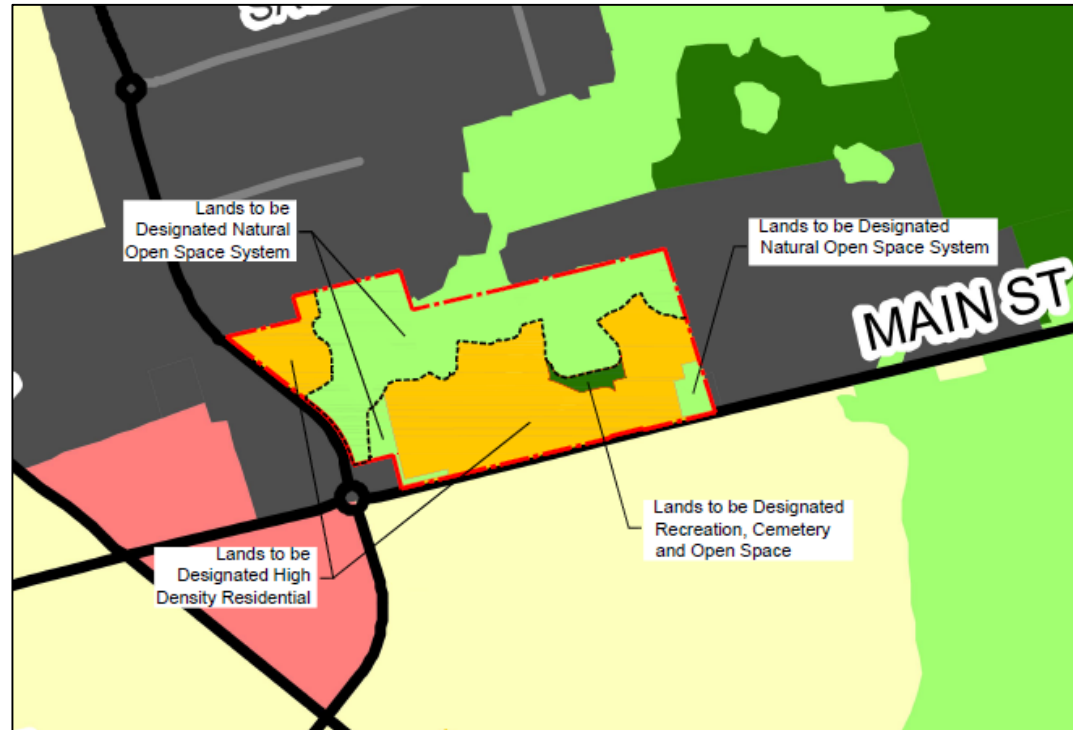
SITE LOCATION

- North side of Main Street and east side of Franklin Boulevard (24.84 hectares)
- Currently vacant
- Surrounding uses include:
 - North: open space and natural features, existing metal recycling
 - East: residential uses and natural features
 - South: residential uses
 - West: commercial and industrial uses
- Well-served by commercial, recreational, employment and institutional uses
- Convenient access to existing transit routes, existing and planned active transportation routes and the City and Regional road network
- Existing municipal services available



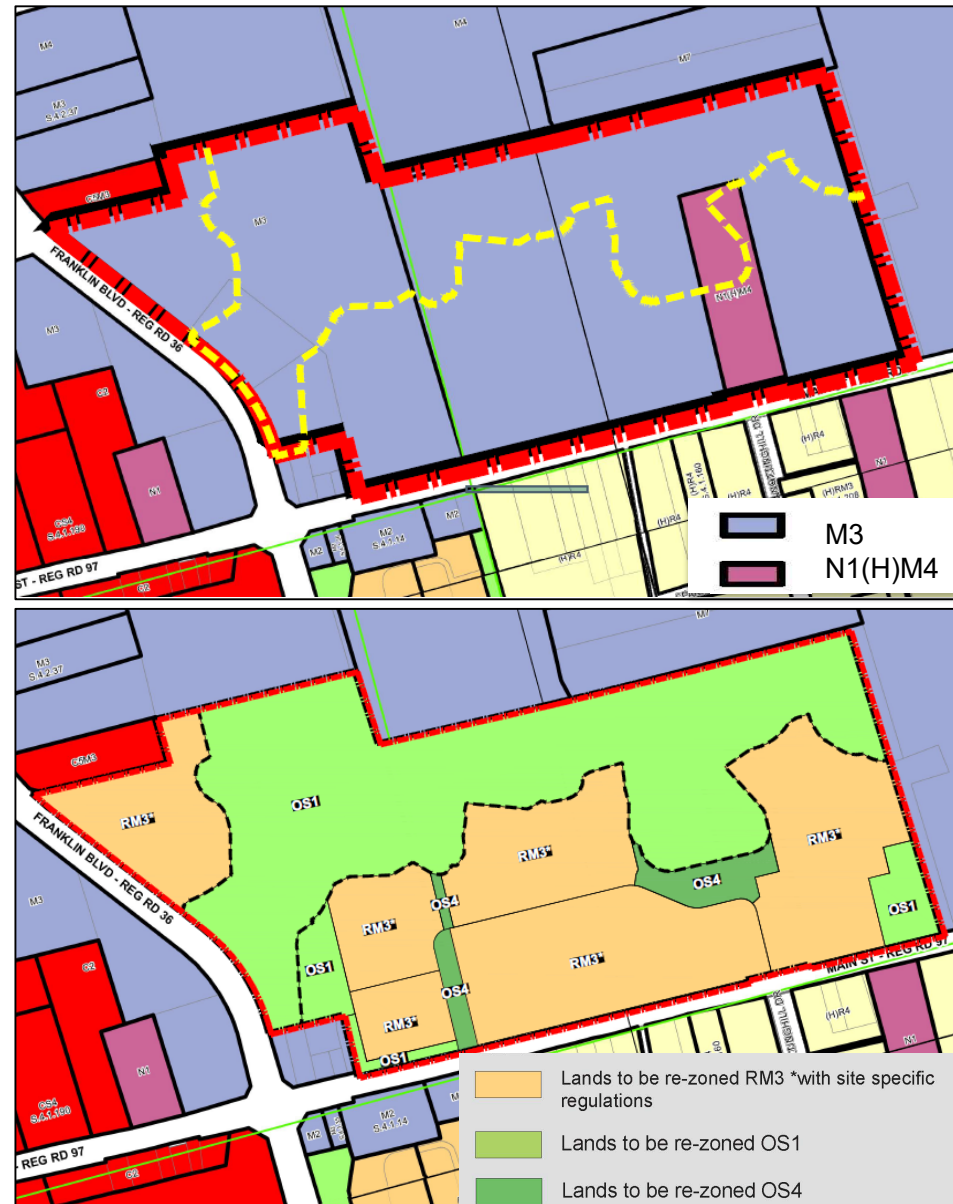
OFFICIAL PLAN AMENDMENT

- Official Plan designates the subject lands as:
 - Industrial and Open Space System
 - Subject to site specific policy 8.10.46 allowing employment conversion
- Official Plan Amendment to redesignate the lands:
 - High Density Residential
 - Recreation, Cemetery and Open Space
 - Natural Open Space System



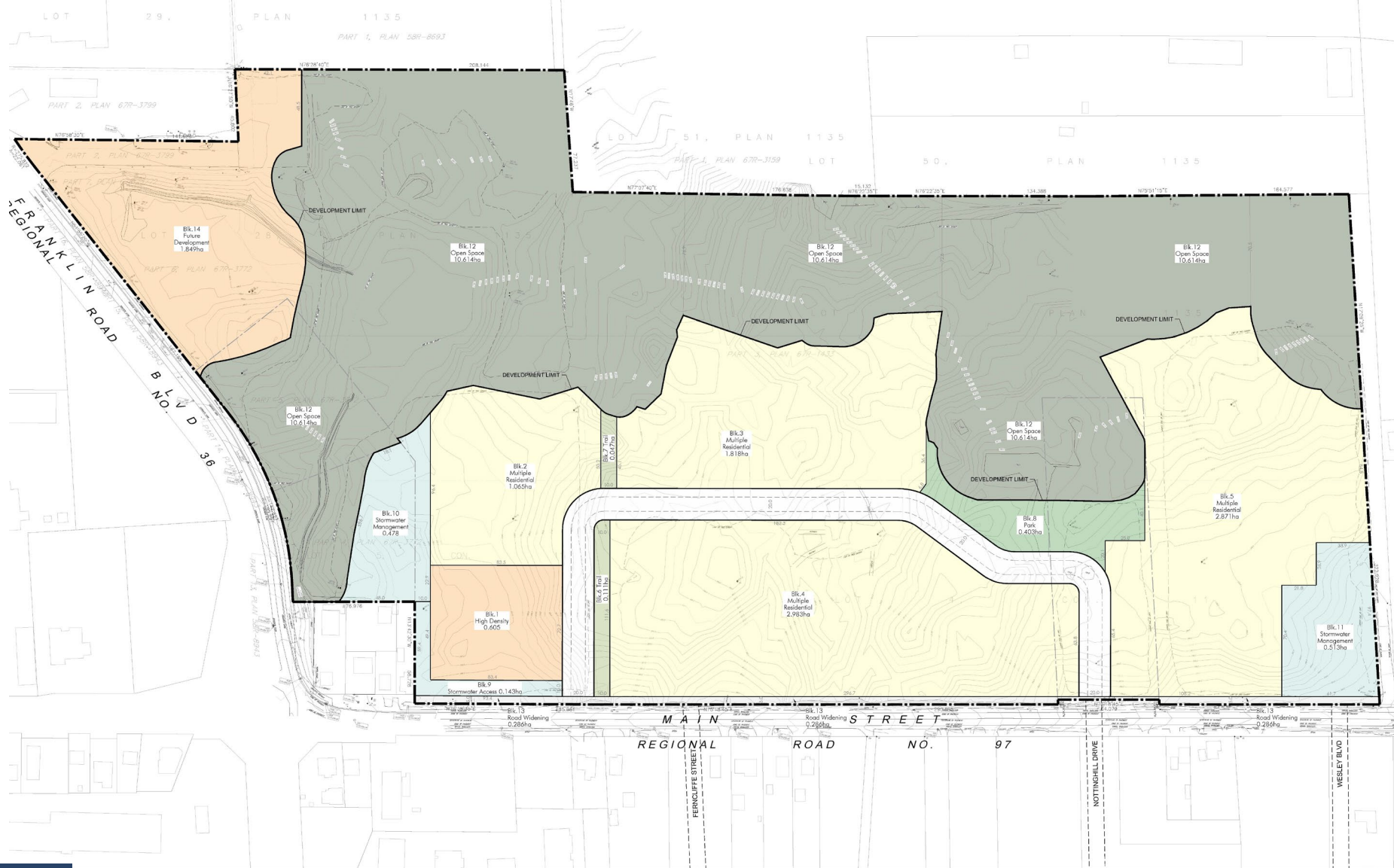
ZONING BY-LAW AMENDMENT

- Current zoning is M3 and N1(H)M4
- Application proposes to zone the lands:
 - Multiple Residential Blocks (RM3 with site specific provisions)
 - Open Space and SWM Blocks (OS1)
 - Parks and Trails (OS4)
- Proposed zoning results in 10.6ha (42% of the total subject lands) being rezoned from industrial to open space for the protection of the delineated natural features



RENDERED CONCEPT





SUBDIVISION DESIGN CONSIDERATIONS

- Density of 135 residents and jobs per hectare and 59 units per hectare (approximately 829 units proposed)
- Provision of housing type to address the 'missing middle'
- Integrated community comprised of a range and mix of residential uses, parks, trails and stormwater management facilities
- Long-term protection and enhancement of natural heritage features
- Well-connected network of streets, sidewalks and trails
- Safe and pedestrian friendly environment which encourages active transportation and connects residents with parks and trails
- Promotes sustainable design throughout the community
- High standards of urban design
- Serviced by municipal infrastructure

PARKS, TRAILS & OPEN SPACE CONCEPT



PROPOSED HOUSING TYPES



Stacked Townhouses



Back-to-back Townhouses

Final design to be determined through
the Site Plan Approval Process

PROPOSED STREETScape



Final design to be determined
through Site Plan Approval process

NOISE CONSIDERATIONS

- Main Street and Franklin Boulevard were identified as potential sources of road noise traffic
- Industrial and commercial facilities to the east and north were identified as potential sources of stationary noise
- Recommendations include:
 - Noise warning clauses
 - Central air conditioning
 - Building components to include special wall, window and door construction to reduce indoor sound level
- Subdivision design considerations allow for the orientation of building to mitigate noise impacts

PRELIMINARY DOCUMENTS & REPORTS

- Draft Plan of Subdivision
- Planning Justification Report
- Urban Design Brief
- Interim Phase One and Two Environmental Site Assessment Report
- Source Water Protection Contamination Study
- Stage 1-2 Archaeological Assessment
- Functional Servicing Report
- Noise Impact Study
- Geotechnical Investigation
- Hydrogeological Assessment
- Groundwater Monitoring Program
- Environmental Impact Study
- Transportation Impact Study
- Section 59 Notice

MORE INFORMATION

Digital copies of submitted information relating to the applications are located on the City of Cambridge Website:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

CONCLUSION

The proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision represents good planning.

- Addresses Provincial and Regional Policy Framework
- Conforms to the broader policy framework of the City of Cambridge Official Plan
- Contributes to the greenfield density and growth management objectives
- Contributes to the range of residential building types in the community (missing middle)
- Provides for on-site amenities including parks and trails
- Results in the appropriate protection of existing natural heritage features
- Adequately serviced by existing municipal infrastructure



THANK YOU