

**PROPOSED AMENDMENT NO. _____ TO THE CITY OF CAMBRIDGE OFFICIAL
PLAN**

MAIN AND DUNDAS STREET SOUTH SECONDARY PLAN

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**PROPOSED AMENDMENT NO.____ TO THE OFFICIAL PLAN
OF THE CITY OF CAMBRIDGE**

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No.____ to the Official Plan of the City of Cambridge. Sections 1 to 3 provide an explanation of the amendment including the purpose, location, background, policy framework, description and rationale, and public engagement but do not form part of this amendment. Section 4 and Schedule 1 describe the additions, deletions and/or modification to the Official Plan of the City of Cambridge which constitute Official Plan Amendment No. ____.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to:

- 1) Amend the Official Plan to include the Main and Dundas Street South Secondary Plan which will introduce a policy framework to guide growth and redevelopment in the Main and Dundas Street South Secondary Plan Area.

SECTION 3 – BASIS OF THE AMENDMENT

3.1 Location and Description of Area

The Main and Dundas Street South Secondary Plan Area includes the lands identified as a 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.

The Main and Dundas Street South Secondary Plan is planning to achieve a density of 100 persons and jobs per hectare at build out and to facilitate 15-minute neighbourhoods.

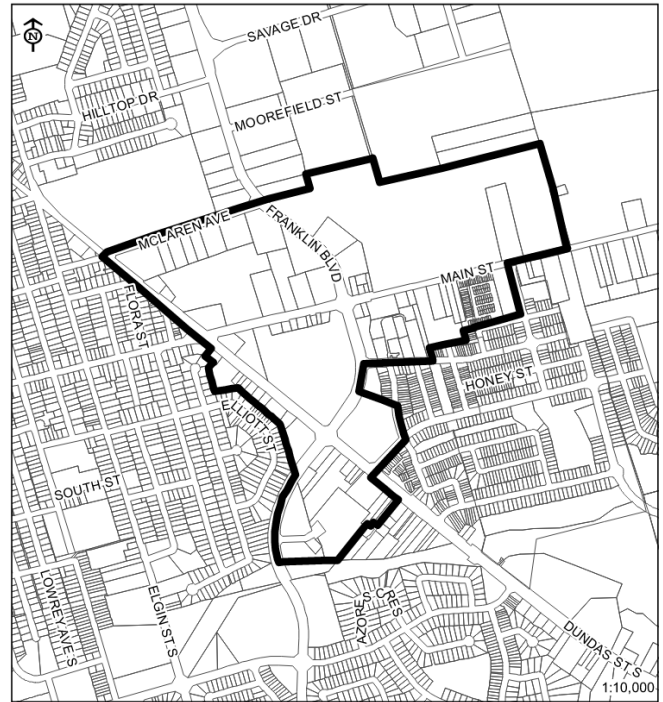


Figure 1: Secondary Plan Area

3.2 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, 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).

3.3 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).

3.4 Official Plan Amendment Description and Rationale

The City of Cambridge Official Plan is hereby amended by adding the attached “Chapter 20: Main and Dundas Street South Secondary Plan”.

In addition, the Amendment modifies Maps 1A, 2, 2A and 6 and Figure 3 in the Official Plan.

Map 1A is amended by removing the Regeneration Area designation from the Main and Dundas Street South Secondary Plan area.

Map 2 is amended by adding the boundary of the Main and Dundas Street South Secondary Plan area

Map 2A is amended by adding a site specific policy for the property at 486 Main Street.

Map 6 is amended by removing the Regeneration Area designation from the Main and Dundas Street South Secondary Plan area.

Figure 3 is amended by including the lands identified as “future study area for inclusion in node boundary” within the node boundary.

3.4.1 Secondary Plan

The purpose of the Main and Dundas Street South Secondary Plan is to guide the future planning and development of the Main and Dundas Street South Secondary Plan 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.

3.4.2 Proposed Land Use Changes

The Main 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 along 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 secondary 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 complimentary 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.

3.4.3 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 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 and 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 Hespeler Road Corridor 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 45 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 and Dundas Street South Secondary Plan was prepared based on the principles supporting the creation of complete, 15-minute, neighbourhoods, transit supportive design and uses and alternative transportation modes. The policy framework was developed to ensure appropriate and efficient growth.

The proposed Official Plan Amendment conforms to the Regional Official Plan.

City of Cambridge Official Plan

The Main 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 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), consider sustainability an energy efficiency in the design of both private and public realms (Section 5.8), and build a high-quality, attractive public realm (Section 5.5).

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

3.5 Public Engagement

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

- 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.

At the December 12, 2022, Public Information Centre. A proposed vision for the Main 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 also 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.

All feedback received during this process was considered when preparing the Secondary Plan.

SECTION 4 –THE AMENDMENT

Add new Chapter 20: Main and Dundas Street South Secondary Plan



In Association with:

Curtis Planning Inc
Tim Welch Consulting
Watson & Associates

City of Cambridge Main and Dundas Street South Secondary Plan



Draft April 2023

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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 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.

20.1.2 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.

20.1.3 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

Footnotes, figures, graphics and images are provided for explanatory purposes only and are not considered to be part of the plan. 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 VISION AND GUIDING PRINCIPLES

20.2.1 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.

20.2.2 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.

20.2.3 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. 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.

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:

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

h) 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 a Natural Heritage Evaluation 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	Minimum density for freestanding residential development (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

20.3.2.8.1 SSP1 – Grand Valley Fortifiers - 486 Main Street

Grand Valley Fortifiers is a livestock feed production company that has existing industrial uses and facilities at 486 Main Street. It is identified as SSP1 on Schedule B. Notwithstanding the land uses permitted for the Mixed-Use Medium Density designation, the following land uses are permitted on the lands identified as SSP1:

- a) Light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, storage, packaging;
- b) Offices;
- c) Research and development including laboratories;
- d) Retail Commercial; and
- e) 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 will apply.

20.3.2.8.2 SSP2 – 840 and 940 Main Street, and 945 Franklin Boulevard

The lands subject to this subsection are identified as SSP2 on Schedule B. 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, on lands designated Mixed-Use Main Street, a mid-rise apartment building shall be constructed on these lands with the ground floor comprised of non-residential uses.

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.

20.3.2.8.3 SSP3 – Greentown Developments Corporation – 408 to 416 Dundas Street South

Notwithstanding the permitted uses and maximum permitted height and density in this Plan, the land identified as SSP3 will be permitted to develop at a maximum density of 75 units per hectare for the development of a four storey, 38 unit apartment building and 18, two storey townhouse units.

20.3.2.8.4 SSP4 – 61 to 65 Nottingham Drive

Notwithstanding the permitted density in this Plan, the land identified as SSP4 will be permitted a maximum residential density of 2.2 Floor Space Index.

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

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 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.

20.3.3.8 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.
- 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 60 metres long. 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 approximate 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. 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. 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 facade. Buildings on corner lots must be designed to have primary facades on both the front and side streets.
- 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 locating 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

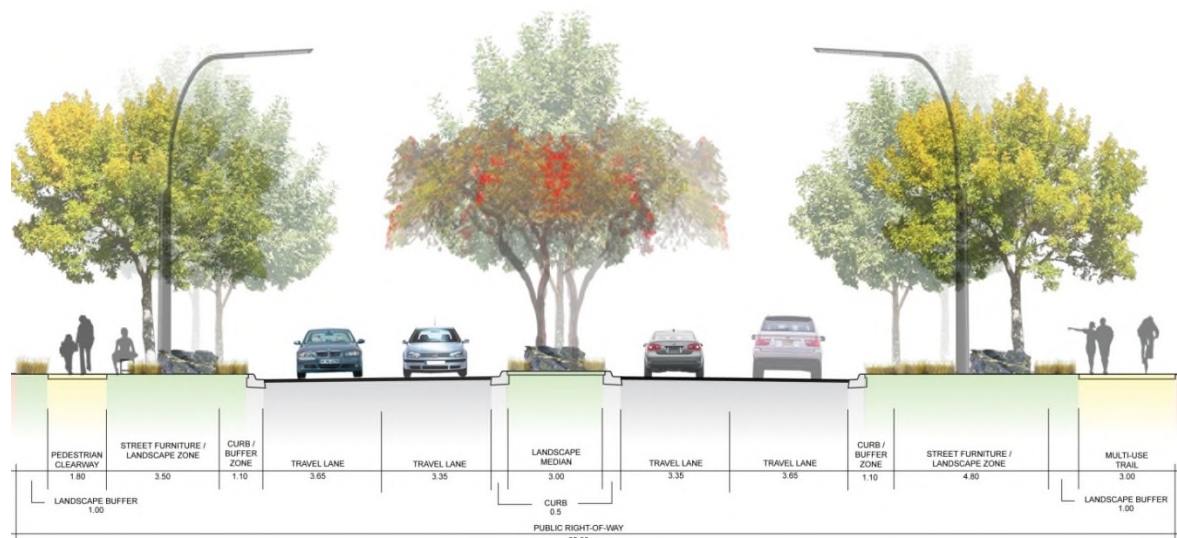
The existing and planned road network is depicted on Schedule E and is expected to accommodate the planned growth and intensification potential for the Area up to 2031. Intersections of major arterial roads should consider effective vehicle movements while providing safe pedestrian and cycling crossings.

Figures 20-1 to 20-3 illustrate 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

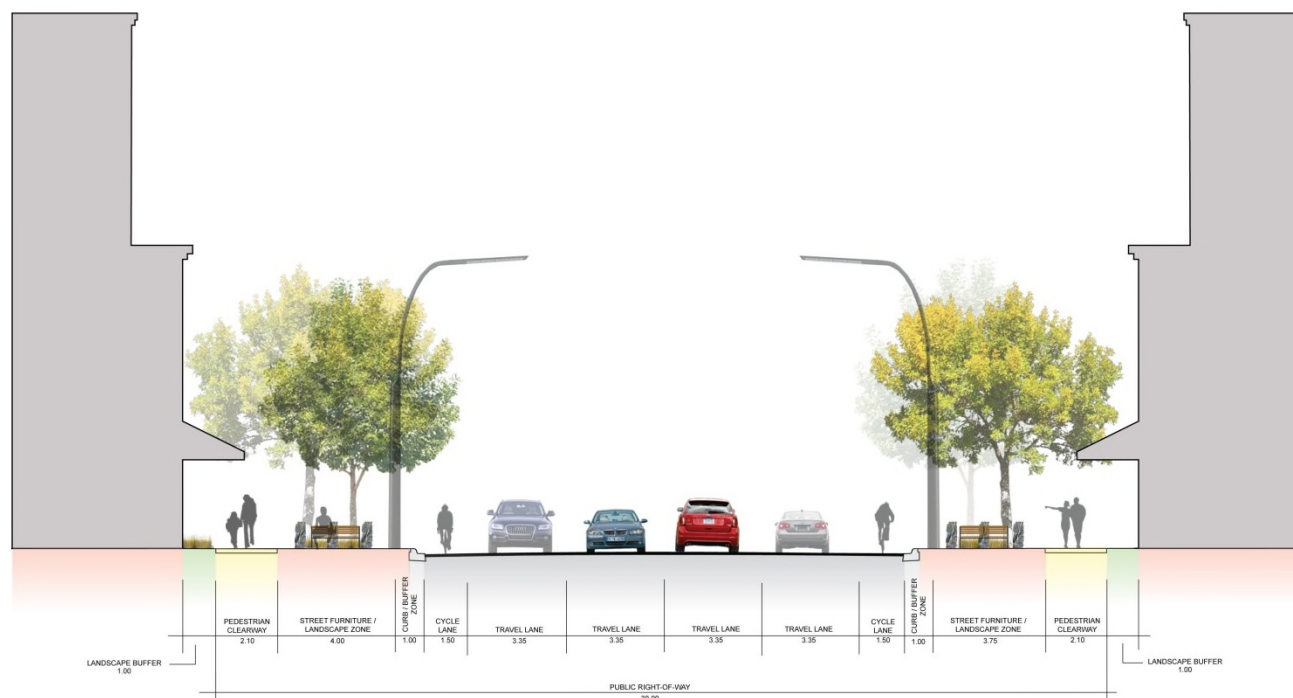
This is an excellent opportunity to coordinate active transportation and streetscaping with the Region of Waterloo. Main Street and Franklin Boulevard are Regional roads but streetscaping is a City of Cambridge responsibility. It is important to ensure sufficient setbacks and coordinated implementation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

Figure 20-1: Community Connector, Typical Cross Section

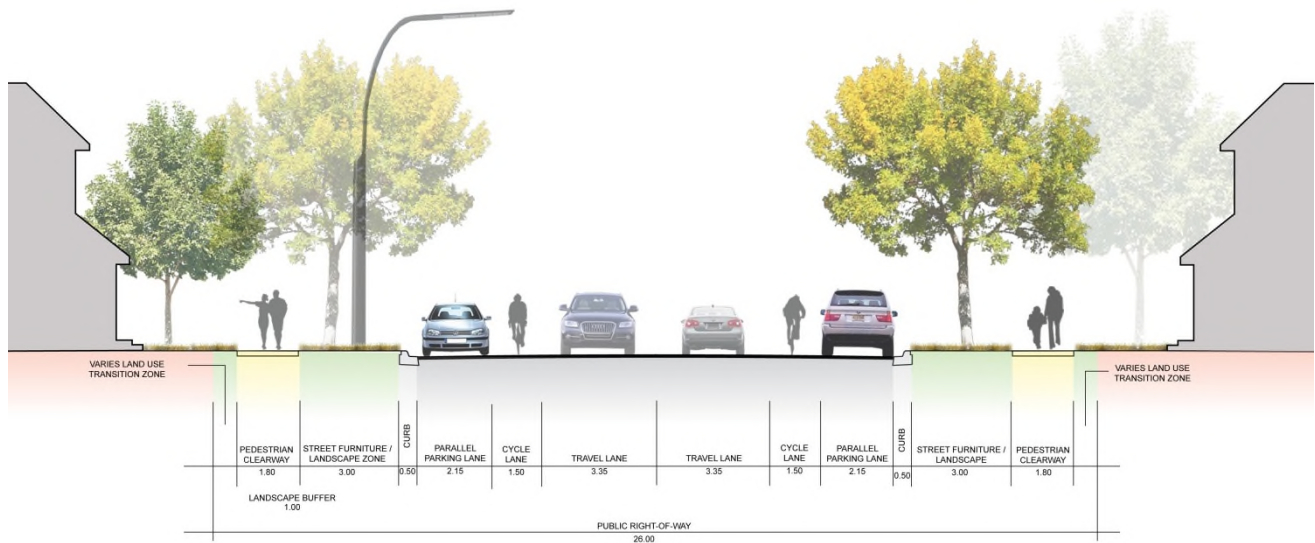


Reference Area(s): Franklin Boulevard; Main Street, between Franklin Boulevard and Dundas Street

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

Figure 20-3: Residential Connector, Typical Cross Section

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 right-of-ways 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 Entranceways

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 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.

20.3.6.1.3 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.

20.3.6.1.4 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.

20.3.6.1.5 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.

20.3.6.1.6 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.

20.3.6.1.7 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 Monitoring Program

The City will prepare a monitoring program to track the implementation of the Secondary Plan and report on the progress of its implementation. The monitoring program should identify development statistics for residential intensification and the status of the various actions identified in this Plan (such as the Community Improvement Plan and various streetscape projects).

The Secondary Plan monitoring should be undertaken in conjunction with other monitoring activities described in the Secondary Plan chapter of the Official Plan.

20.3.6.2.4 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.

20.3.7 GLOSSARY

This glossary provides additional or updated terms to the glossary of the Official Plan. If a term italicized in the body of this Plan is not defined within this glossary, the definition from the glossary of the Official Plan shall apply.

15-minute neighbourhoods - compact, well-connected places such as mixed-use neighbourhoods that offer support and opportunities for people of all ages and abilities and at all times of year to conveniently access the necessities for daily living within a 15-minute trip by *active transportation*, and where other needs can be met by taking direct, frequent, and convenient transit, wherever possible. *15-minute neighbourhoods* 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. Active at-grade 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.

Floor space index - is the gross floor area of all buildings on a lot divided by the area of the lot (excluding the areas permitted by this Plan) on which the buildings are developed.

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.

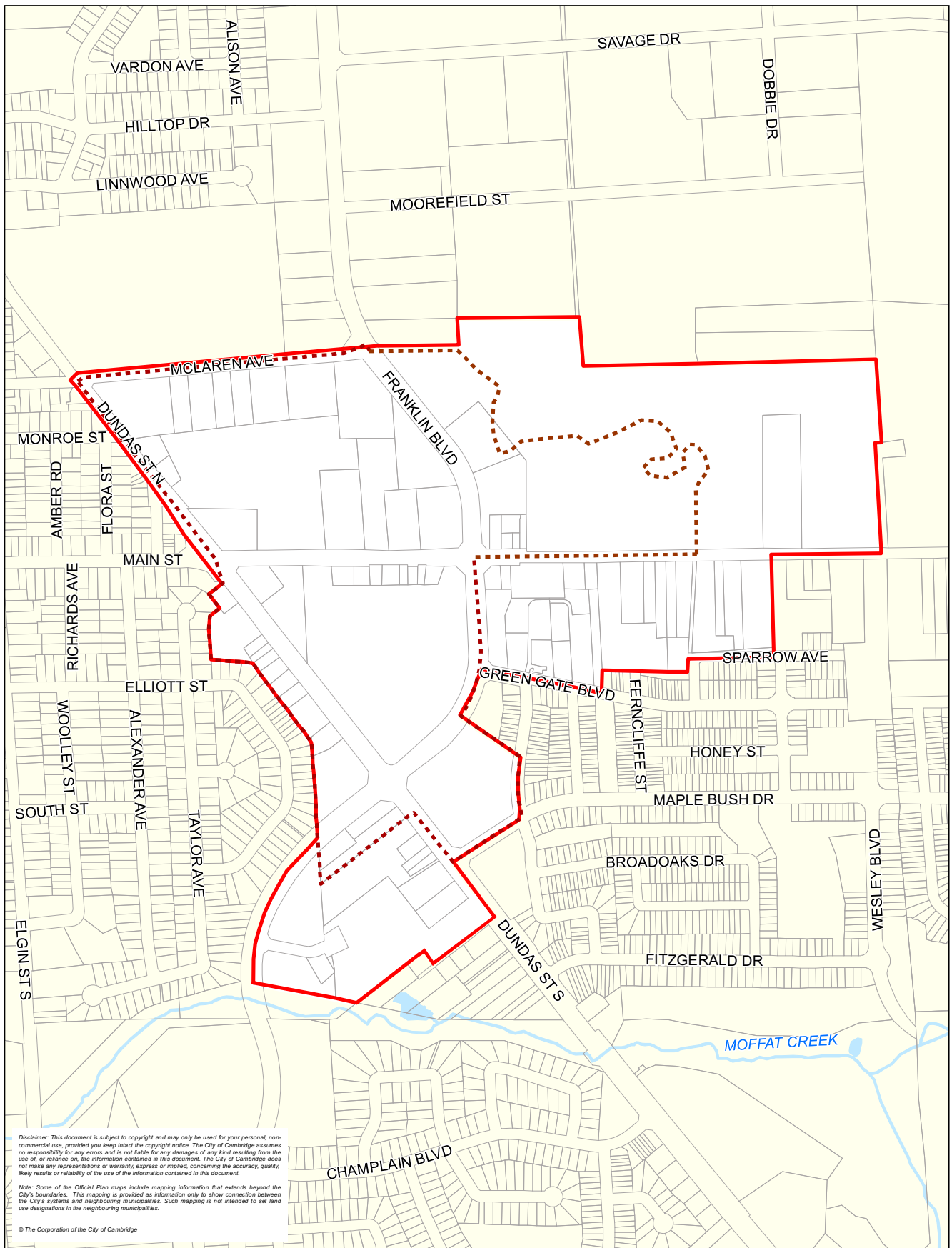
Mid-rise - any building that is 5 to 8 storeys in height.

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.

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.



City of Cambridge Official Plan



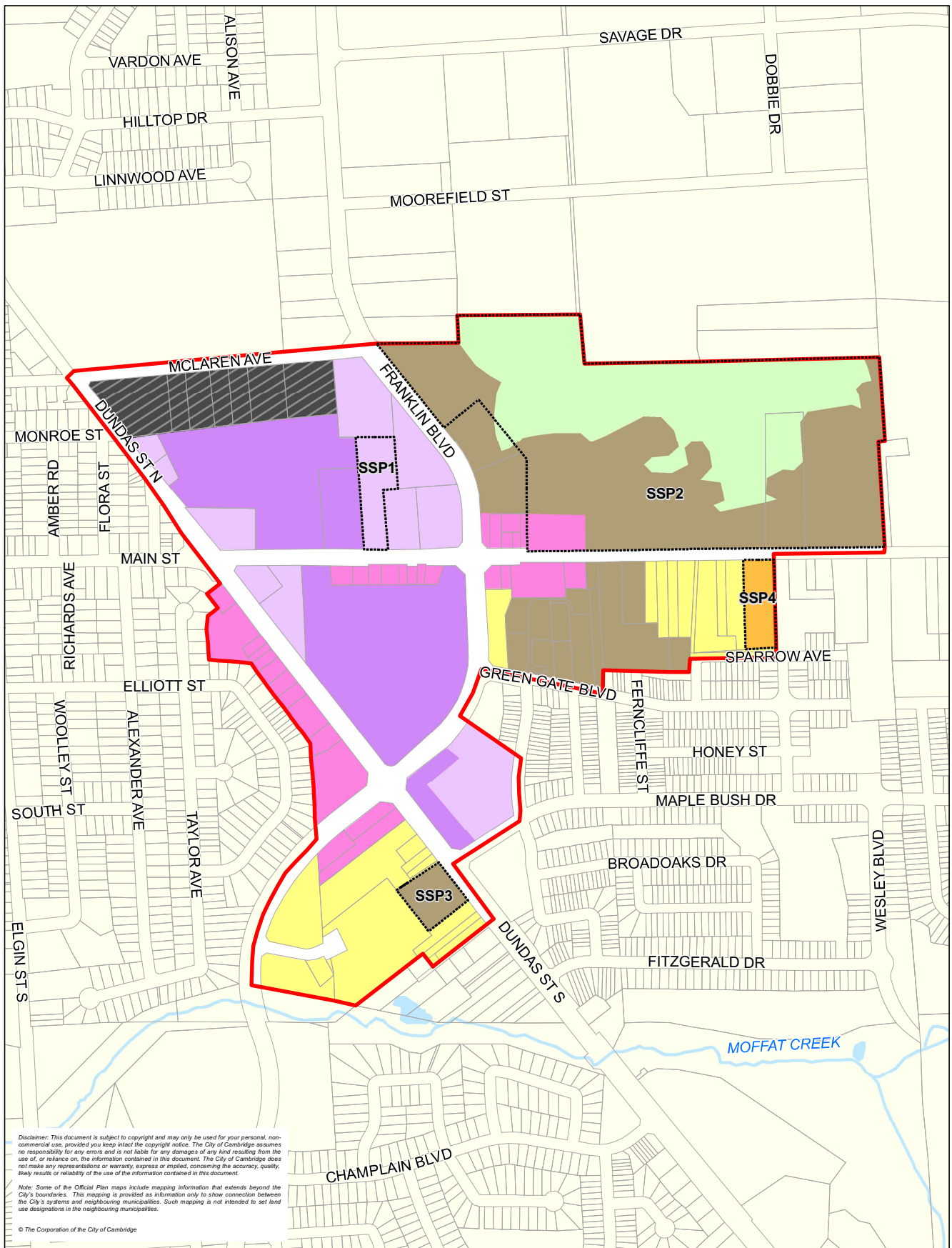
Schedule A Secondary Plan Boundary and Community Node Limits




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Legend

- Main Street and Dundas Street
Secondary Plan Boundary
- Community Node Limits
- Parcels
- Watercourse



City of Cambridge Official Plan



**Main and Dundas
Secondary Plan**

**Schedule B
Land Use Plan**

Legend

Main and Dundas Secondary Plan Boundary

Parcels

Site Specific Policy Area

Watercourse

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

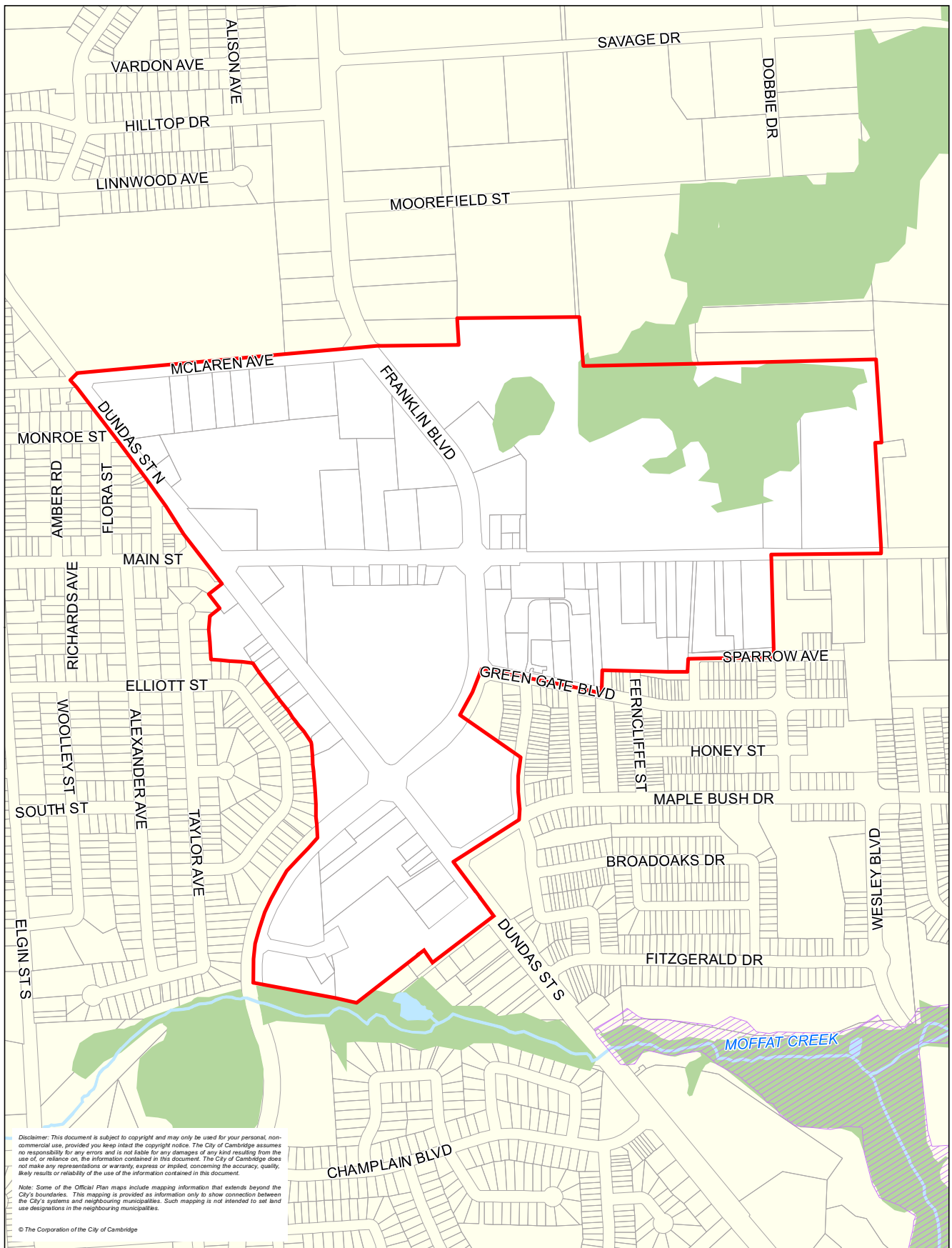
Prestige Industrial

Land Use

North Arrow

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April 4, 2023 9:20:15 AM
K:\Pw_2020\2015152447 Cambridge Growth and Intensification\2022 Workspace\ProductClient\Preliminary_20221102Main Street and Dundas Street\Schedule B Land Use Plan.mxd - 102p



City of Cambridge Official Plan



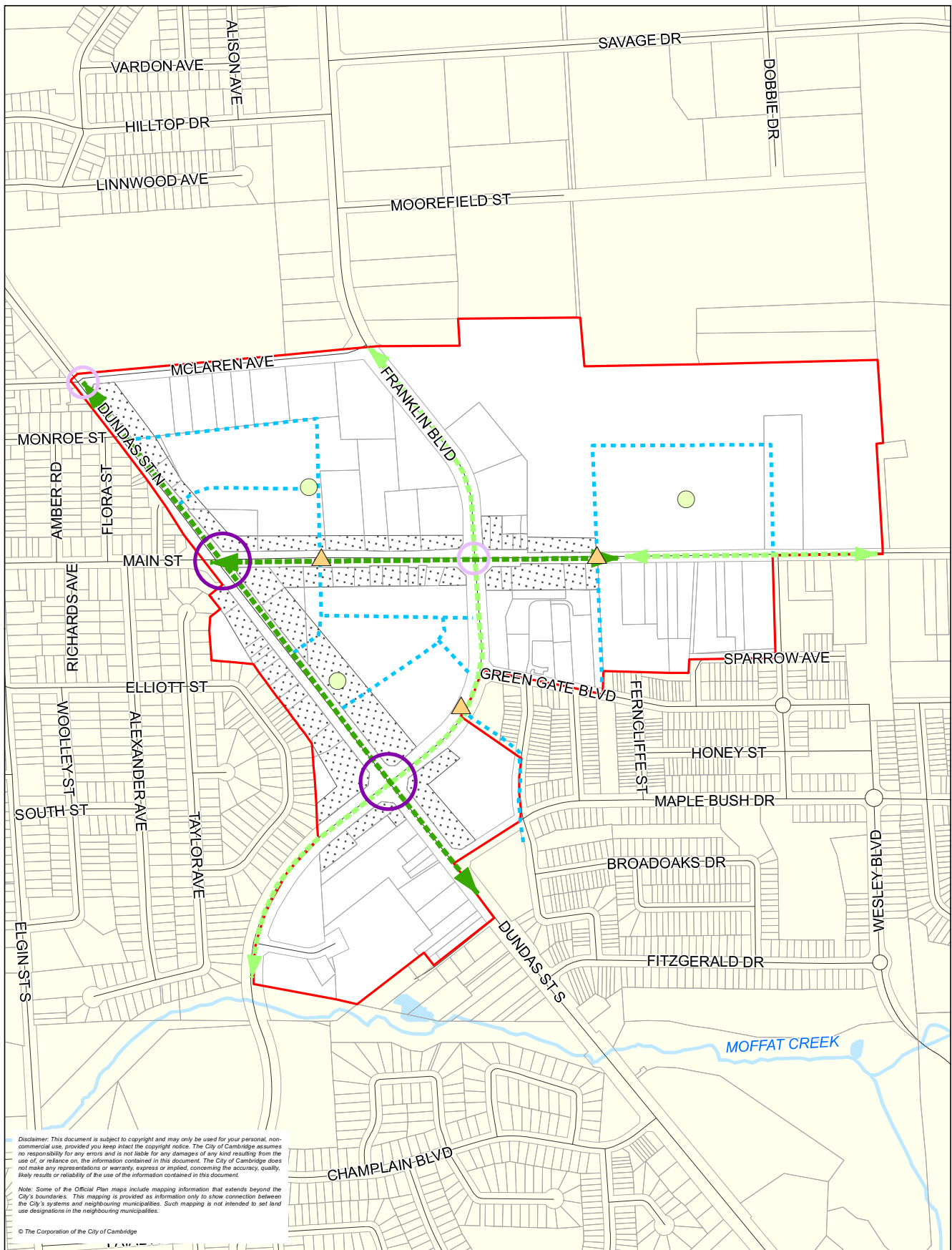
Schedule C Natural Heritage and Natural Hazards



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Legend

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



City of Cambridge Official Plan



Main and Dundas Secondary Plan

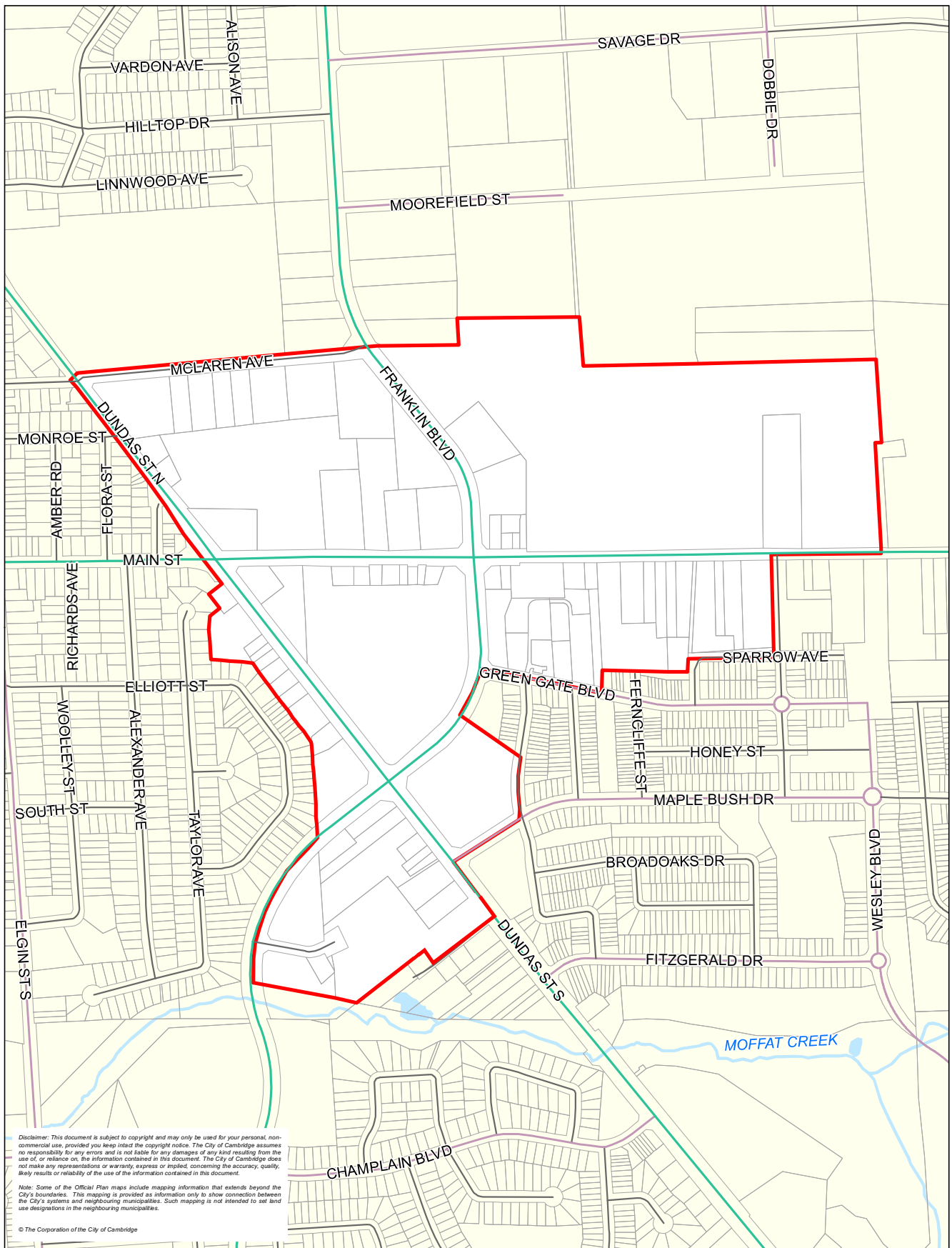
Schedule D Public Realm Improvement Plan



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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



City of Cambridge Official Plan



Schedule E Transportation Plan

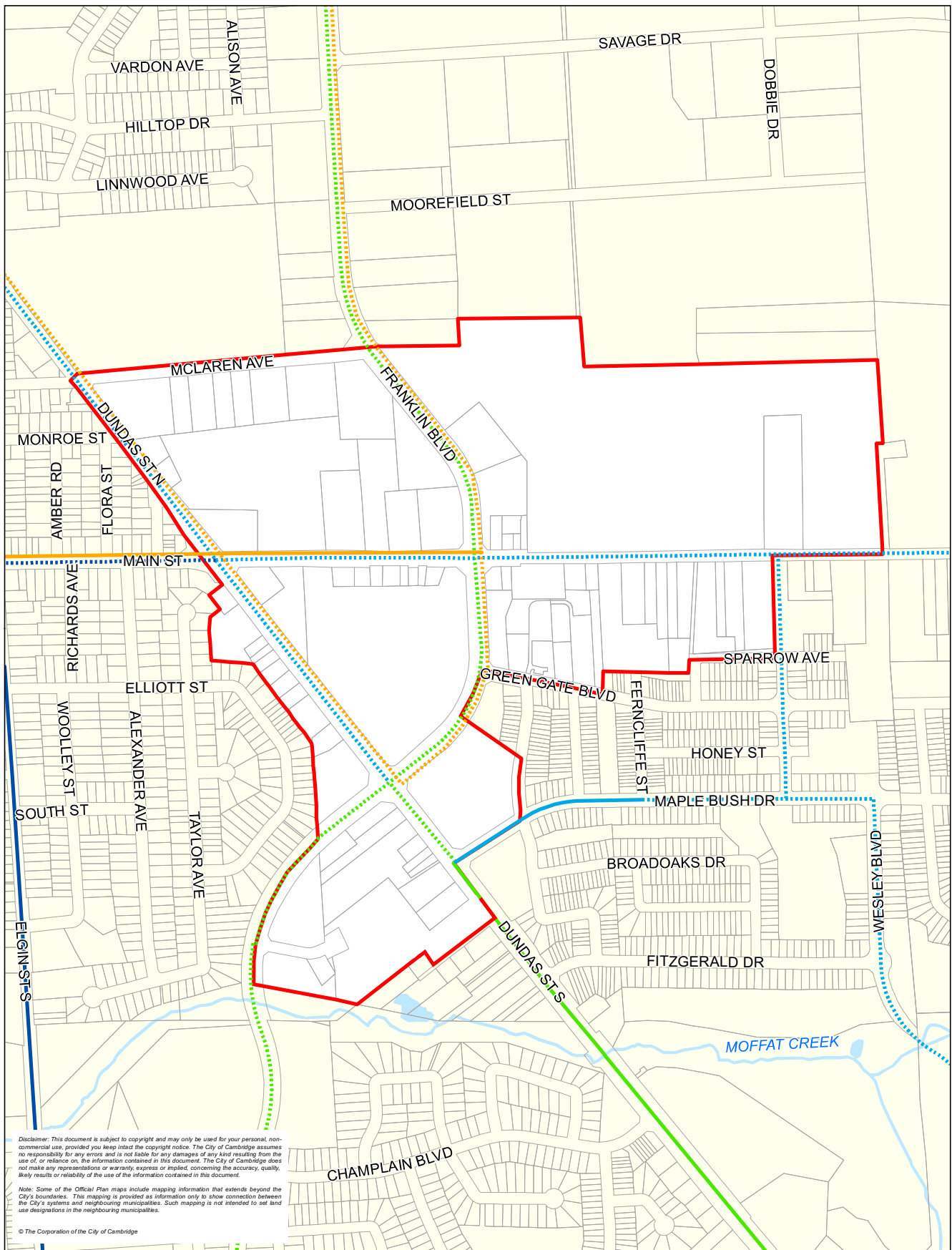


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Legend

- Main Street and Dundas Street
Secondary Plan Boundary
- Parcels
- Watercourse

- Major Arterial
- Collector Road
- Local Road



City of Cambridge Official Plan



Schedule F Transit and Active Transportation Plan



1:6,000

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