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City of Cambridge  
Community Development Department, Planning Services  
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Date: May 11, 2023

Our Ref: 100037

Subject: Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc.  
Proposed Official Plan Amendment  
Proposed Main Street and Dundas Street South Secondary Plan

Dear Mr. Blevins,

We are providing you this letter on behalf of our clients, Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc., who collectively own the properties addressed as 115-125 Dundas Street North and 5 McLaren Avenue in the City of Cambridge. The subject properties are located at the northwest limit of the proposed Secondary Plan. The property was developed as a service commercial plaza in approximately 2011 and its main tenants include Shoppers Drug Mart, Bulk Barn, Anytime Fitness, Meridian Financial along with smaller service commercial tenant space/units as well as a health care office. The subject lands are located within the 'Main St. and Dundas St. S. Community Node' as illustrated on Figure 3 of the City of Cambridge Official Plan.

Within the current draft Main Street and Dundas Street South Secondary Plan the proposed Secondary Plan designation is 'Prestige Industrial'. Given that the properties are entirely developed with service commercial retail uses the properties should be designated 'Mixed-Use Medium Density'. Further, it is relevant to note that the subject lands are currently zoned 'CS5 – Local Shopping Centre zone' and are proposed to be zoned 'CC1 – Community Commercial 1 Zone' in the final draft proposed new city-wide Zoning By-Law.

With regard to the policies within the Main St. and Dundas St. S. Community Node noted in Section 8.7.2.B of the Official Plan, it notes in sub-policy #6 the following

*6. The preparation of a Secondary Plan for this node will be required, which will take into consideration the results of available City-wide studies, such as the Comprehensive Commercial Review and Sanitary Servicing Master Plan. The Secondary Plan will be based on achieving a significant level of intensification, which was the basis for conversion of employment lands in keeping with the Provincial Growth Plan. The final boundaries of this Community Node will be determined through the Secondary Plan process, and implemented through a further amendment to the Official Plan. In addition a Tertiary Plan may also be needed for those lands being converted from an employment designation as a component of the overall Secondary Plan for this Community Node.*

This policy, recognizes that some properties within this community node have converted over recent years from employment/industrial land uses to more intensified commercial and or residential uses.

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Based on the forgoing and as previously noted above, we request that the subject lands be designated 'Mixed-Use Medium Density' as the correct designation in the proposed Secondary Plan given the properties are entirely developed as a Commercial Retail Plaza recognized as primary permitted use in the Mixed-Use Medium Density designation.

Thank you for your consideration to the above comments and our request. We are available at your convenience to this discuss this matter in further detail if you wish.

Sincerely,

**ARCADIS PROFESSIONAL SERVICES (CANADA) INC.**



Victor Labreche, MCIP, RPP  
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