

City of Cambridge

MAIN AND DUNDAS STREET SOUTH SECONDARY PLAN

May 16, 2023

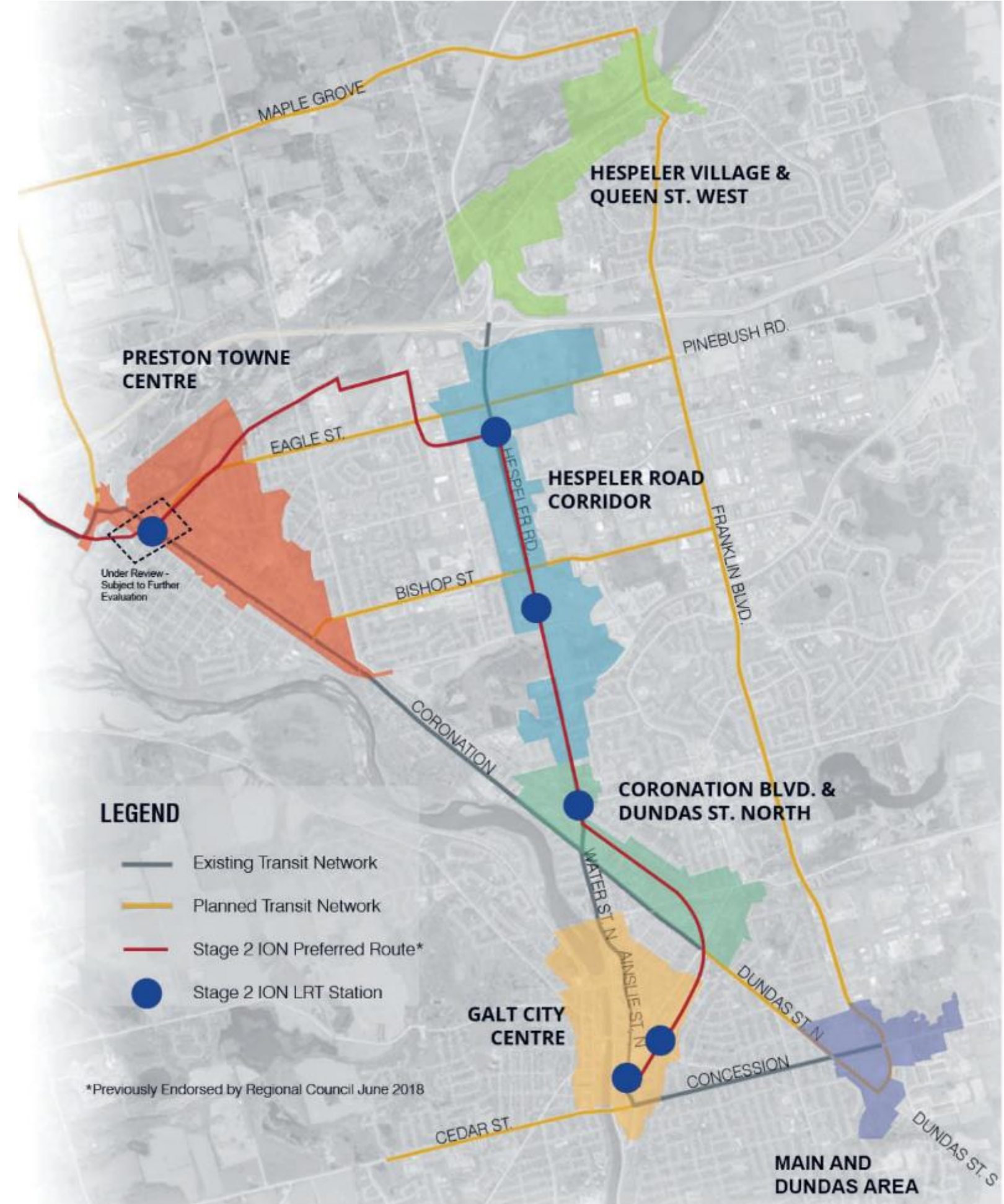


AGENDA

1. Introductions
2. Study Purpose, Context and Process
3. Draft Secondary Plans:
 - Main and Dundas Street South Secondary Plan
4. Implementation and Next Steps

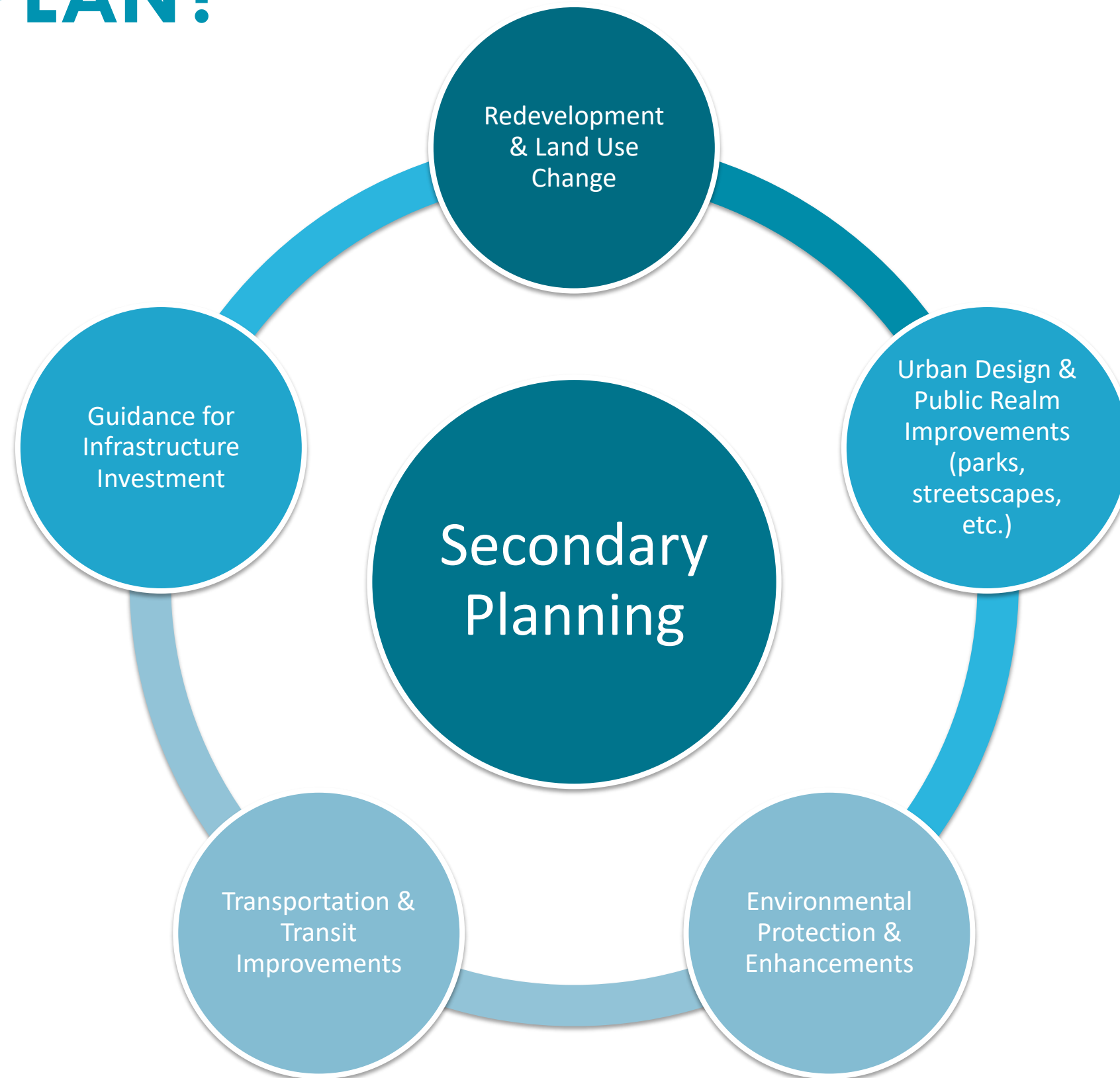
STUDY PURPOSE

- The purpose of this assignment is to prepare secondary plans for the City's main intensification areas:
 1. Galt City Centre
 2. Preston Towne Centre
 3. Hespeler Village & Queen St. West Node
 4. Hespeler Road Corridor
 5. **Main and Dundas Street South Area**
 6. Coronation Blvd. and Dundas St. North Area



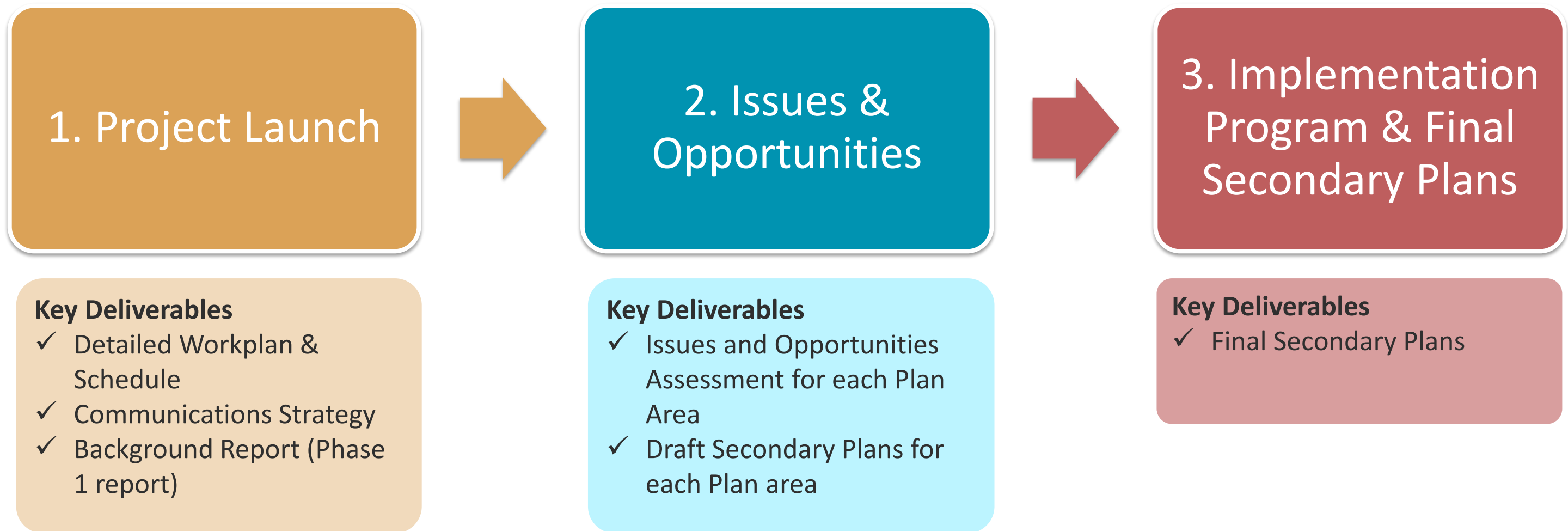
WHAT IS A SECONDARY PLAN?

- **Cambridge's Official Plan** provides the City-scale vision and policies for managing growth, protecting resources, directing infrastructure investment and promoting economic development
- **Secondary Plans implement the policies of the Official Plan** by providing more detailed plans for specific areas within the City
- Secondary plans provide **guidance for how future change should occur** within a specific area
- Once approved, the Secondary Plans will form a new chapter within the City's Official Plan

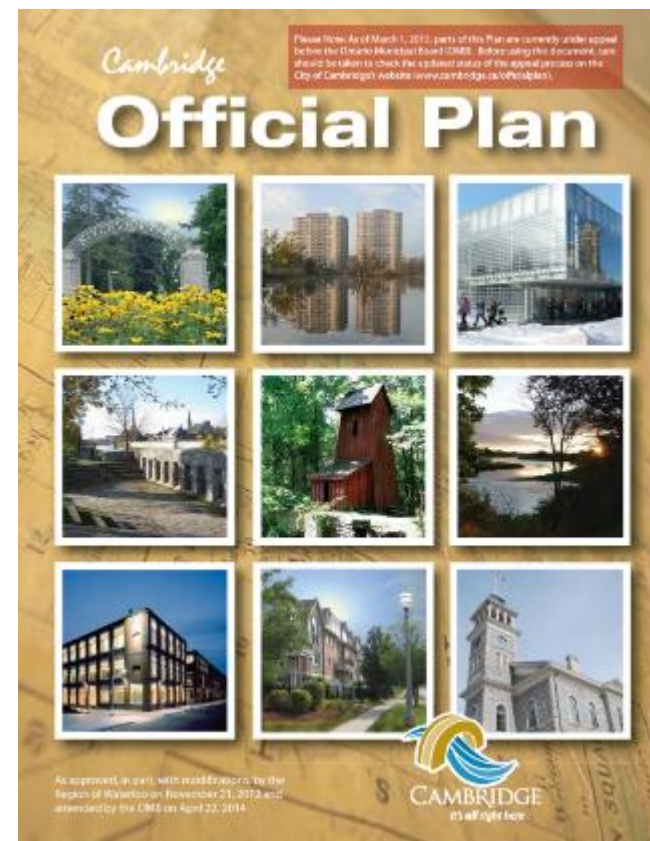
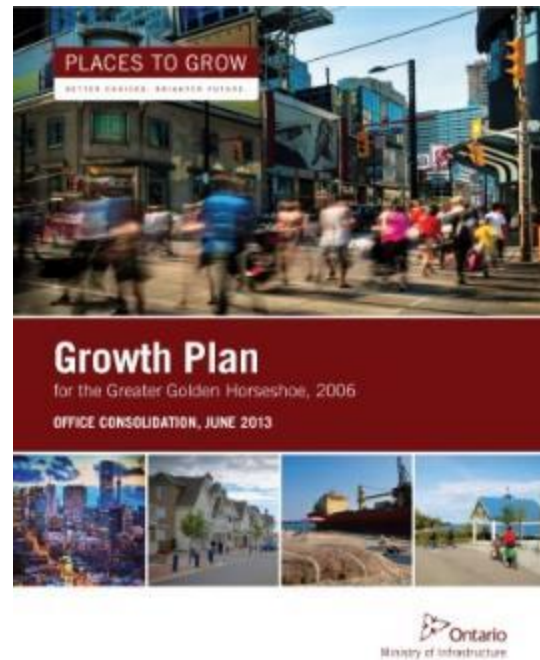


SECONDARY PLAN PROCESS

Each Secondary Plan follows a similar three step process:



WHY DO WE NEED TO PREPARE SECONDARY PLANS?



- Regional Official Plan (ROPA 6) 65% Intensification target for Cambridge
- Pinebush, Cambridge Centre and Can-Amara Pkwy MTSAAs minimum density target of 160 ppl+jobs/ha
- Proactively plan land uses to align with Regional transit investment (ION) and also implement provincial policy

PURPOSE OF TONIGHT'S MEETING

Tonight's event is required to satisfy legislative requirements under the Planning Act. It is your opportunity to:

- Learn about the study, planning process and project steps;
- Learn about the draft Secondary Plans for Main and Dundas; and
- Provide your input and comments on the draft Secondary Plans as part of the public process prior to the project team bringing forward the final Secondary Plans to be adopted by Council.

COMPLETE COMMUNITIES

Compact, well-connected places where people can meet their daily needs for goods, services and employment within a short trip from home by walking, cycling and rolling, and where other needs can be met by using direct, frequent, and convenient transit



PROMOTE
INDIVIDUAL
HEALTH AND
WELL-BEING



PROVIDE ACCESS
TO HIGH QUALITY
PARKS AND
URBAN
GREENLANDS



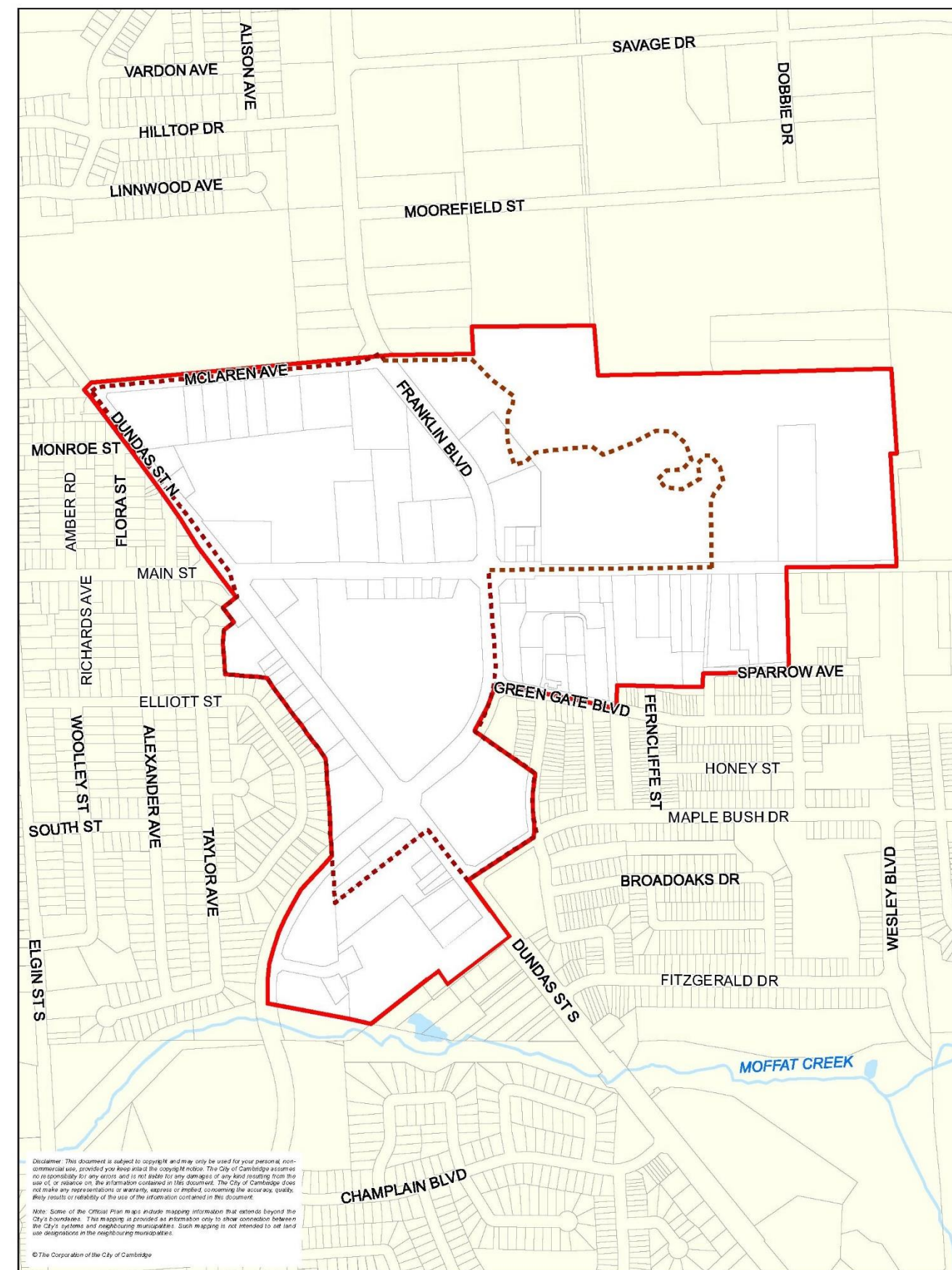
REDUCE ENERGY
NEEDS BY
MINIMIZING THE
NEED FOR
AUTOMOBILE
TRAVEL TO
SUPPORT CLIMATE
CHANGE



SUPPORT A
DIVERSE MIX OF
LAND USES AND A
RANGE OF
HOUSING
OPTIONS

MAIN AND DUNDAS VISION

- Transition into a compact, complete, sustainable, vibrant, and integrated node that supports active transportation and transit service.
- Integrate a diverse mix of uses to build complete communities while continuing to have an important commercial function to support the needs of the broader southeast Cambridge community.
- Provide new parks, public spaces, trails, and community amenities that are well connected to the existing public realm network.
- Provide a full range of mobility options, but will prioritize and facilitate active transportation and transit.



City of Cambridge Official Plan



Schedule A Secondary Plan Boundary and Community Node Limits



Legend

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

SECONDARY PLAN PRINCIPLES

- Intensify and increase the supply of housing, employment, and amenities
- Transition to a vibrant and *complete community* providing a mix of uses
- Build *complete communities*
- Support transit service and ridership
- Improve connectivity for active transportation
- Sensitively integrate with adjacent existing neighbourhoods
- Provide an appropriate range and mix of housing types, forms, tenures, and affordability



SECONDARY PLAN PRINCIPLES

- Support the prosperity of existing businesses and provide opportunities for new economic development and employment
- Be well-designed public and private realm developments
- Create a connected, functional and attractive network of parks, public spaces, natural open spaces, and trails
- Implement *sustainable design*
- Phase implementation to align with market demand and infrastructure investment

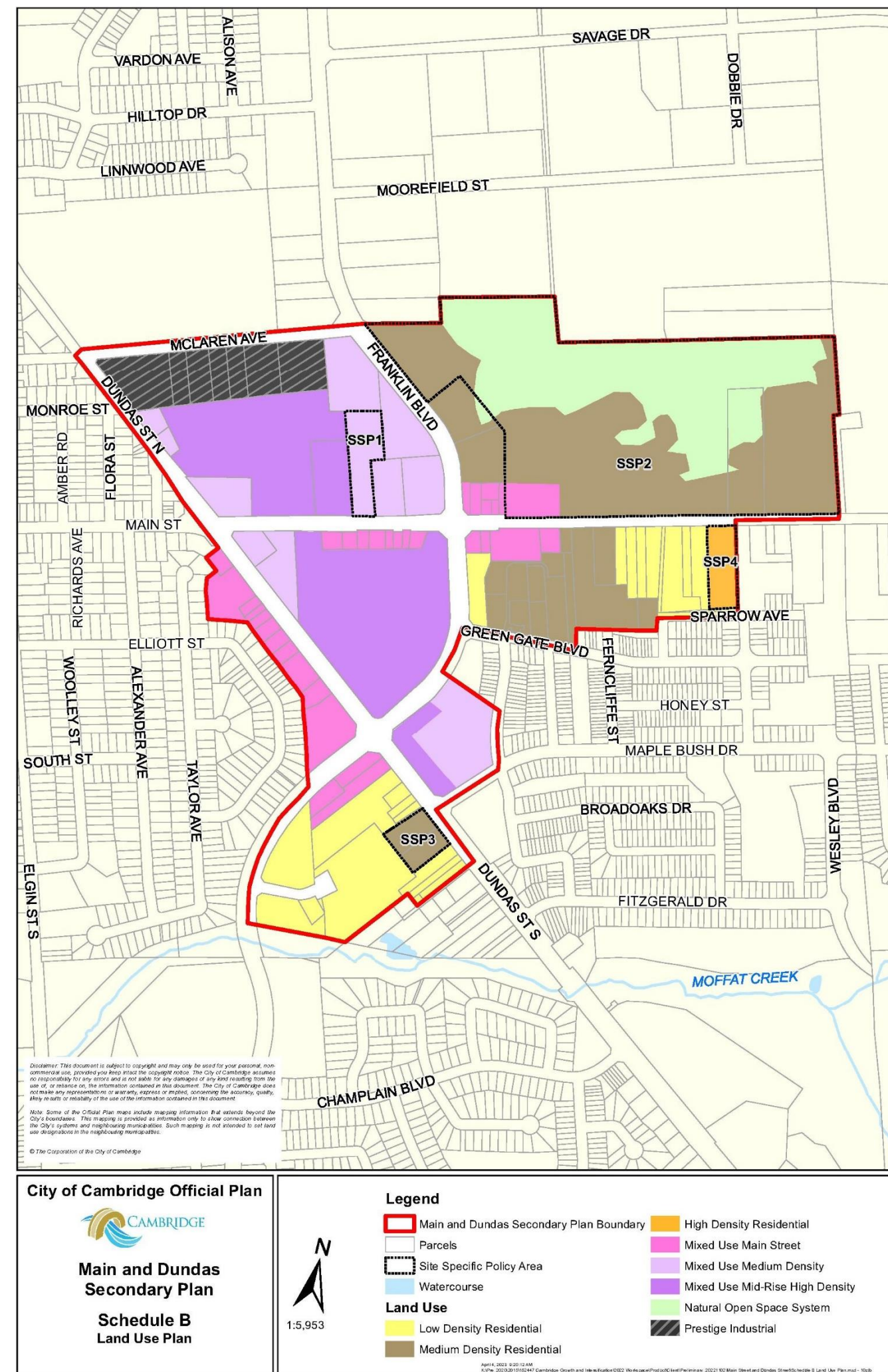


DRAFT LAND USE PLAN

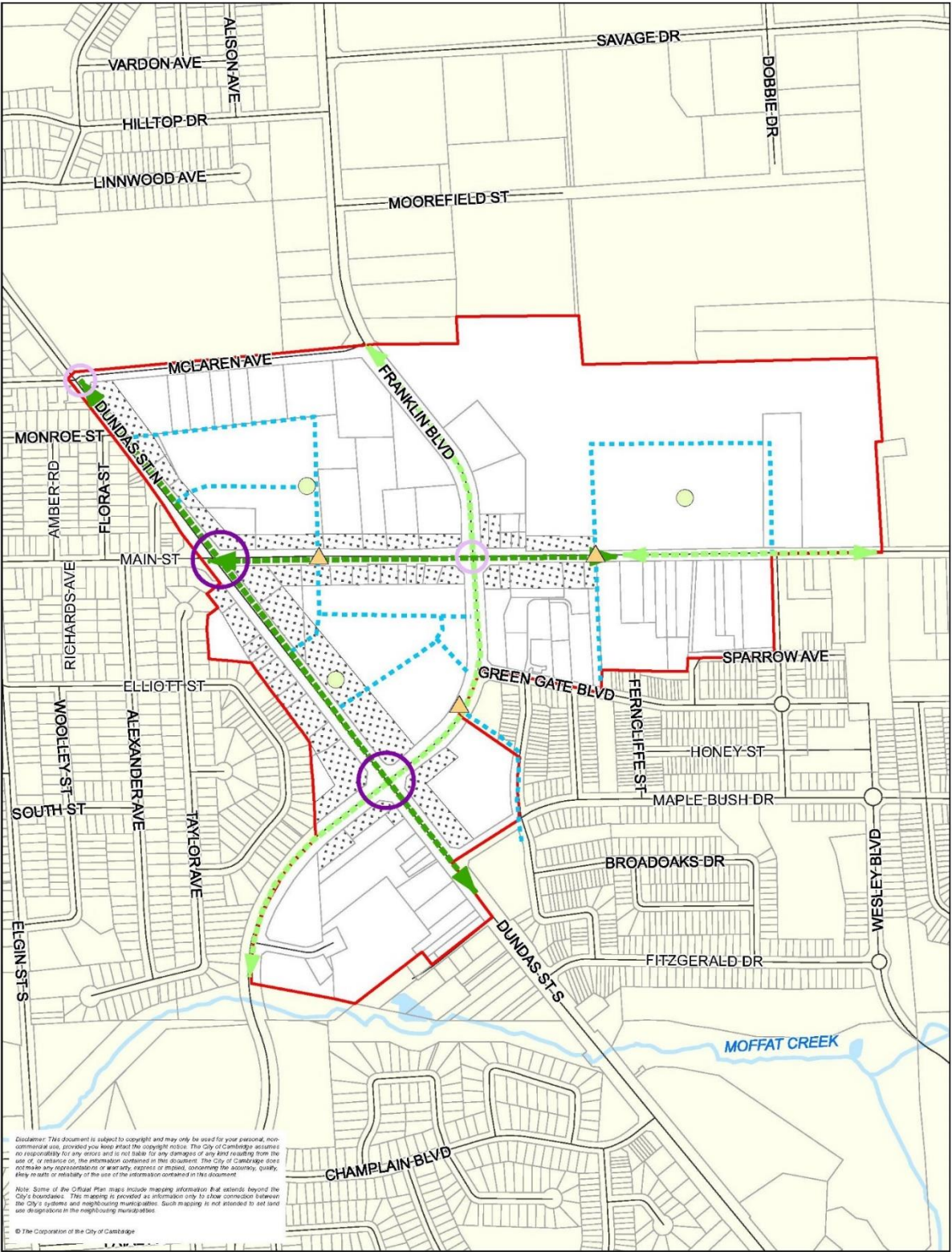
- Proposed building height and densities take into account opportunities for transit-supportive development

| 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 |

| Designation | Height (Storeys) |
|---------------------|------------------|
| | Maximum |
| Prestige Industrial | 8 storeys |



DRAFT PUBLIC REALM IMPROVEMENT PLAN



City of Cambridge Official Plan

**Main and Dundas
Secondary Plan**

**Schedule D
Public Realm Improvement Plan**

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

1:6,000

© The Corporation of the City of Cambridge

2023-01-11 10:00 AM
C:\Users\jdoyle\OneDrive\Documents\Main and Dundas Secondary Plan\Main and Dundas Secondary Plan Improvement Plan.mxd

DRAFT TRANSIT AND ACTIVE TRANSPORTATION PLAN



City of Cambridge Official Plan

**Schedule F
Transit and Active
Transportation Plan**

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 Lanes - In Service
- Wide Shared Lane - Planned

1:6,000

© The Corporation of the City of Cambridge

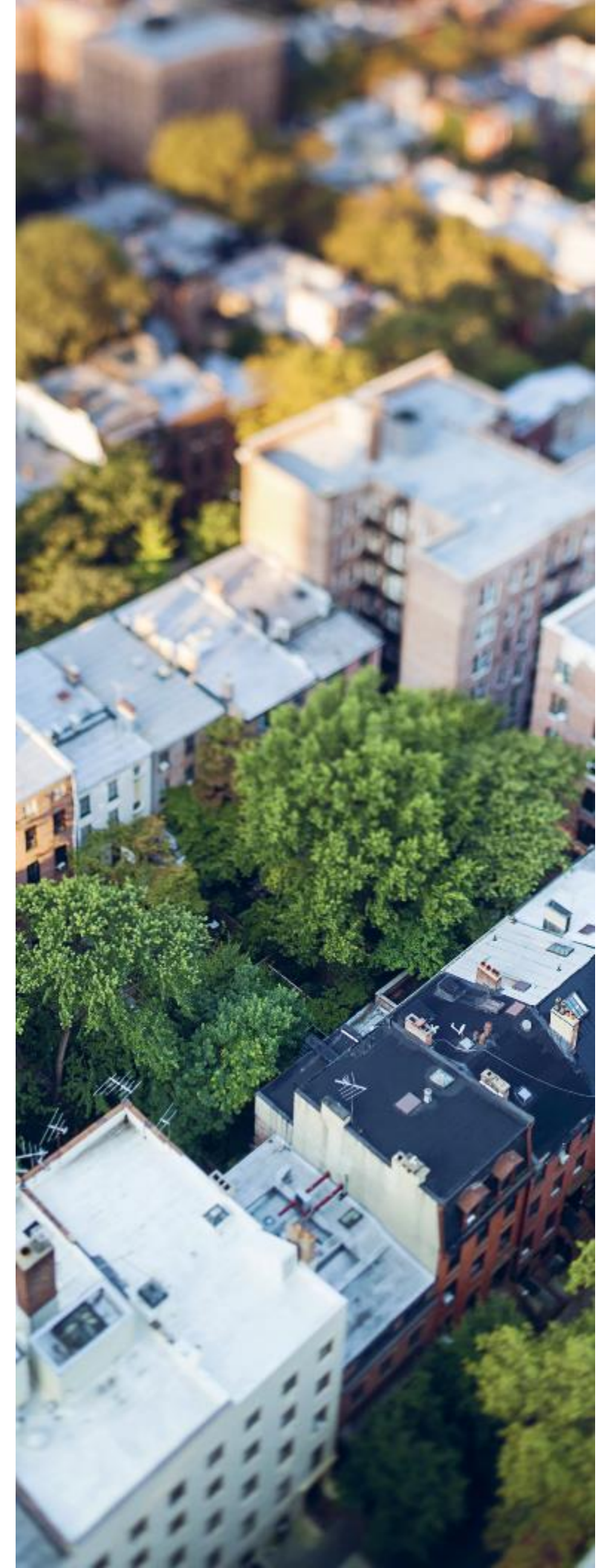
2023-01-11 10:00 AM
C:\Users\jdoyle\OneDrive\Documents\Main and Dundas Secondary Plan\Main and Dundas Secondary Plan Improvement Plan.mxd

IMPLEMENTATION

- The Plans will be implemented through a variety of tools:
 - The planning and development application process, through tools such as site plan approval, plans of subdivision and condominium and consents to sever
 - The City of Cambridge Zoning By-law
 - Additional plans/studies and other tools, such as City and Regional capital planning exercises
- City should monitor the implementation of the plan and modify the plan as required.

NEXT STEPS

- Finalize the Secondary Plans
- City of Cambridge Council approval and adoption, planned for Q4 2023



THANK YOU

Presented by:

CITY OF CAMBRIDGE

MAIN AND DUNDAS STREET SOUTH SECONDARY PLAN TEAM