

23-261-CD Appendix D – Public Comments Received and Comment Response Table

Issue	Policy Reference	Comment	Response
<p>Prestige industrial plaza (115 Dundas St N and 5 McLaren Avenue)</p>	<p>Chapter 8.10.104 – Site Specific Policy recommended to be added to the Secondary Plan.</p>	<ul style="list-style-type: none"> • request to redesignate property from Prestige Industrial to Mixed Use Medium Density Residential • Letter from Victor Labreche on behalf of Canadian Commercial (South Cambridge) Inc. and Tawse Realco Inc. (attached below) 	<ul style="list-style-type: none"> • Property rezoned commercial in March of 2009 to permit commercial plaza. • (H) Holding removed in 2010 • Site Specific Policy added to Chapter 8.10 to permit mixed use medium density residential provided introduction of sensitive use does not prohibit continuation of existing surrounding industrial uses
<p>Parks (Urban Greens and Squares)</p>	<p>20.2.1 vision – “mixed use higher density node will be supported by new parks, public spaces, trails” 20.2.2.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” 20.3.2.3.d) Provide accessible, pedestrian-oriented, and high-quality</p>	<ul style="list-style-type: none"> • Ensure policies provide opportunities for public space and parks to support future needs in the surrounding neighbourhood 	<ul style="list-style-type: none"> • The Potential New Public Spaces policy (20.3.3.7) has been updated to reflect opportunity for playgrounds and community parks to support existing and future needs in the surrounding neighbourhood. • Urban Greens and Squares policy added in line with wording from upcoming Parks Master Plan (20.3.3.7) • A definition for POPS (Privately Owned Public Spaces) has been added to the Official Plan to support their inclusion in future development.

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	<p>public realm with short walking distances to parks, trails, schools, other public service facilities, and transit services</p> <p>20.3.3.7 – new public spaces should be designed to be barrier free and be designed to include a mix of enhanced landscaping, shade trees, ample places for seating and public art.</p> <p>20.3.3.12.4 – landscaped setbacks and other private open spaces</p> <p>20.3.4.11 – “Active transportation infrastructure should provide continuous facilities and connectivity to transit stops, multi-use trails, parks, schools, recreational facilities and on-</p>		

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	street cycling network”		
Flex design (FADS)	20.3.1.6 – Housing – “shall be constructed accessible with barrier-free, universal or flex design.”	<ul style="list-style-type: none"> The secondary plan should specifically reference the City of Cambridge Facility Accessibility Design Standards (FADS) rather than ‘flex design’ 	<ul style="list-style-type: none"> Policy 20.3.1.6 has been updated to reflect this.
4 storey low density residential	20.3.2.6 – Maximum height of Low Density Residential set at 4 Storeys	<ul style="list-style-type: none"> Four storeys is not an appropriate height limit for Low Density Residential, it should be lowered to three storeys 	<ul style="list-style-type: none"> A four storey maximum height for Low Density Residential is an appropriate limit which reflects best practices. There is no minimum height requirement and nothing to compel property owners to build to four storeys.
Loss of commercial uses	OP Section 8.4.6.14: “Lands in a residential designation may be used for ... convenience commercial uses as specified in Section 8.6.1.5 of this Plan; and d) a compatible community facility or commercial use as specified in Section 8.4.7 of this Plan.”	<ul style="list-style-type: none"> A concern was raised that the existing grocery stores and convenience commercial uses will leave as properties redevelop. 	<p>The City cannot compel property owners to introduce specific commercial uses/stores however there are several commercial-supportive provisions in the Official Plan, as amended, and proposed secondary plan.</p> <ul style="list-style-type: none"> OP statements encouraging, incentivising, and/or identifying the City’s objective for BALANCED, MIXED, and COMPLETE land development and uses (thereby including commercial uses – see OP sections 2.2.F, 2.6.1.7, 2.6.4.3, 2.7.1.1-2.7.1.2, and 8.6) OP mechanisms that encourage commercial development compatible

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	<p>OP Section 8.4.7: “The City may permit the inclusion of a range of compatible, non-residential community facilities and commercial uses in residential neighbourhoods.”</p> <p>OP Section 8.6.1.5.1: Lands designated for residential, or employment uses ... may be zoned to permit convenience commercial uses ... that serve the day-to-day shopping needs of residents living in the surrounding neighbourhood or employees in the area.”</p> <p>OP Section 8.6.2.3: “... Consideration may be given to permitting medium</p>		<p>with existing community characteristics (OP s.8.4.2.1). The Main and Dundas Community Node is characterized in the OP by having “existing low rise commercial plazas surrounded by established residential neighbourhoods” (OP s. 8.7.2.B.1)</p> <ul style="list-style-type: none"> • OP provisions supporting the transformation of residential and industrial lands in areas like Main and Dundas to commercial mixed uses (sections 8.4.6.14, 8.4.7, 8.6.1.5.1, 8.6.2.3, 8.6.2.5, 8.7.2.B.5) <p>Additionally, where there is an increase in population there is an increase in demand for commercial uses such as grocery stores</p> <p>Key draft secondary plan supports includes principle statements which support mixed residential-commercial land use in the Main and Dundas area and protection of existing commercial functions. This is demonstrated in the draft secondary plan sections 20.2.1, 20.2.1.B, and 20.3.1.5</p> <ul style="list-style-type: none"> • 20.2.1: the area will “integrate a diverse mix of uses ... while continuing to have an important commercial function to support [community] needs”

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	<p>or high-density residential development as appropriate ... [if it is] demonstrated that the proposed residential use(s) will not compromise the planned function of the lands or result in a reduction in the existing gross leasable area of commercial uses on the lands.”</p> <p>OP Section 8.6.2.5: Identifies that new or expanded retail commercial centres exceeding 42,000m² are permitted in Main and Dundas area as it is a Community Node</p> <p>OP Section 8.7.2.B.5: “The conversion of approximately 36 hectares of land in the northeast quadrant of Franklin</p>		<ul style="list-style-type: none"> • 20.2.1.B: “Maintain the node’s important commercial function” • 20.3.1.5: Existing large-format commercial uses are permitted to continue... [and] should be redeveloped into compact medium to high density mixed-use developments

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	<p>Boulevard and Main Street from employment lands to other purposes has been justified in keeping with the provisions of the Provincial Growth Plan, based on the Council approved Hemson Growth Management Study.”</p>		
<p>Mix of 2 and 3 bedroom units</p>	<p>20.3.1.6 – Housing – “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</p>	<p>A comment was raised at the public meeting asking why the mix of unit types was different than that proposed in the Hespeler Road Corridor Secondary Plan.</p>	<ul style="list-style-type: none"> • The Hespeler Road Corridor Secondary Plan Area consists of Major Transit Station Areas (MTSAs) which are intended to accommodate a majority of growth within the City. The Main Street and Dundas Street South Secondary Plan Area does not have direct access to rapid transit and the area generally contains lower density, ground oriented development. The Hespeler Road Corridor Secondary Plan proposes a higher percentage of multiple bedroom units to provide a better mix of residential options than currently exist. • Regulations cannot be put in place to require a mix of 2 and 3 bedroom units but a Community Improvement

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	percent of the total number of units as 3-bedroom or larger units.”		<p>Plan (CIP) may be able to further incentivize dwellings with higher bedroom counts. Recent changes to the Development Charge Act prorate DCs for rental units based on the number of bedrooms.</p> <ul style="list-style-type: none"> • No change recommended to policy 20.3.1.6.
840 and 940 Main St. E and 945 Franklin Blvd.	<p>20.3.2.2 – (excerpt) 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.</p> <p>20.3.3.12.1e) – All buildings oriented toward public streets, must have clearly defined primary entry points that open directly on</p>	A comment letter was submitted requesting a site specific provision for reduction in minimum required percentage of non-residential floor area as well as site specific provisions for relief from a requirement for doors to address the street where grading or other challenges exist.	Noted. Discussions regarding the development proposal are ongoing with the applicant. Site specific provisions have been added in Chapter 8.10.102 as requested.

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	<p>to the public sidewalk. 20.3.3.12.3 - 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.</p>		



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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.

Mr. Matthew Blevins, MCIP, RPP
City of Cambridge
May 11, 2023

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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KITCHENER
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May 15, 2023

Matthew Blevins
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Dear Matthew:

**RE: Draft Main Street and Dundas Street South Secondary Plan
840 & 940 Main Street East and 945 Franklin Boulevard, Cambridge
OUR FILE 'Y509AD'**

On behalf of our clients, South Cambridge GP Inc., we are pleased to submit comments regarding the Draft Main Street and Dundas Street South Secondary Plan, April 2023 (the "draft Secondary Plan").

As you are aware, our clients submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications for the lands municipally known as 840 & 940 Main Street East and 945 Franklin Boulevard (the "subject lands") in December 2021. The applications proposed the development of the subject lands with a residential plan of subdivision containing a range of unit types. Based on feedback received at the public meeting and in the circulation comments, a revised submission has now been filed with the City. This resubmission addresses circulation comments and is currently under review by the City, Region and agencies.

We have reviewed the revised draft Secondary Plan and are supportive of the proposed land use designations for the subject lands as well as the policy framework proposed. We appreciate that the comments on the previous draft of the Secondary Plan, as outlined in our January 15, 2023 correspondence and subsequent meetings, have been substantially addressed through revisions to the proposed land use designations that apply to the subject lands, the inclusion of Site Specific Policy 2, and other policy modifications.

Please accept these further, minor comments for consideration in the final draft of the Secondary Plan.

Mixed Use Main Street

The Mixed Use Main Street designation applies to the southwest portion of the subject lands. These lands are proposed to be developed with a mixed-use building including retail uses at-grade and residential uses above.

Section 20.3.2.2 of the Draft Official Plan requires that 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.

The site specific policy that applies to the subject lands allows for a mid-rise apartment to be constructed on these lands with a ground floor comprised of non-residential uses. We suggest a minor revision to this policy to explicitly indicate that the non-residential requirements of Section 20.3.2.2 do not apply. Our suggested language is underlined below:

In addition, notwithstanding the minimum non-residential gross floor area requirements of Section 20.3.2.2, on lands designated Mixed-Use Main Street, a mid-rise apartment building shall be constructed with the ground floor comprised of non-residential uses.

Active Frontages

Through our previous correspondence and discussions, we requested that the draft Secondary Plan be revised to allow for flexibility to respond to site conditions that would make it difficult to have a front entrance facing the street. We appreciate that the following language, underlined below, has been included to address our comments:

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. (Section 20.3.3.12.3)

However, there are still a few references in the draft Secondary Plan which require front doors facing the street (Section 20.3.3.1.12.1e), Section 20.3.3.12.3). We respectfully request that policies 20.3.3.1.12.1e and 20.3.3.12.3 be revised similarly to allow for flexibility in design in cases where front doors facing the street cannot be provided or where it is not practical, based on site conditions.

Thank you for consideration of these minor comments. We look forward to continuing to work with you.

Yours truly,

MHBC



Emily Elliott, MCIP, RPP
Associate

cc. Jeff Robinson, Kevin Fergin