

## Growth Management and Urban Structure

### Highlights:

- Based on the 2006 Census Cambridge had 123,900 people & 75,220 jobs
- By 2029 it is projected that Cambridge will have 173,000 people and 100,000 jobs (Provincial Growth Plan & Regional Plan)
- Direct new development to appropriate locations within urban area as established in the Regional Plan
- Urban Area expansions may only be considered as part of a comprehensive 5 year review of the Official Plan
- Plan new “greenfield” areas as complete, compact communities with densities in keeping with Provincial Growth Plan
- Balance growth between greenfield areas and built-up areas as required by the Provincial Growth Plan and Regional Plan (45% of growth within built-up area of Region after 2015, with remaining growth on previously undeveloped lands or “greenfield” areas)
- In order to help achieve the density targets established in the Regional Plan the following densities will apply to greenfield development in the City, as measured over the entire greenfield area excluding provincially constrained environmental areas:

<b>Density Targets for the Designated Greenfield Area</b>	
<b>Greenfield Area</b>	<b>Minimum Density</b>
Residential as primary function	55 residents & jobs per hectare
Employment as primary function	40 residents & jobs per hectare
Prime Industrial/ Strategic Reserve (Serviced)	25 jobs per hectare

- Community plans and phasing policies will be developed for new residential and employment areas in the designated greenfield areas
- The built-up area has a fixed boundary based on the limits of development as of June 16, 2006
- Intensification, infill and redevelopment is expected to attract a significant portion of future population and employment growth

- Intensification of development is encouraged in:
  - The Urban Growth Centre (Galt City Centre – Map 1A),
  - Community Core Areas (Hespeler Village & Preston Towne Centre – Maps 3, 4 and 5)
  - Nodes (Figures 1 -4)
  - Reurbanization Corridors and Major Transit Station Areas (To be defined after Regional Plan Amendment)  
(See Map 2 for designations)
- The Urban Growth Centre will be planned for a density of 150 people and jobs per hectare
- Development in the Urban Growth Centre and Galt City Centre will be at a minimum of 0.75 Floor Space Index until more detailed community plan and urban design guidelines are approved
- The appropriate type and scale of development within intensification areas will be determined through community / secondary plans
- Infill development in existing neighbourhoods will be minor and designed to respect existing character
- Greyfields (former commercial sites) and brownfields (former industrial sites or sites with potential contamination) will be revitalized through intensification, redevelopment and adaptive reuse of existing buildings
- Regeneration areas are in transition from industrial uses to a mixed use community with residential, commercial and employment uses (Map 6)



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