

City of Cambridge

Official Plan Review

**Settlement Pattern / Growth Management Policies
Discussion Paper**



April 2010

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1. Introduction

The City of Cambridge Official Plan (OP) was last updated in the mid-1990's; adopted by City Council on September 22, 1997 and approved by the Regional Municipality of Waterloo on July 14, 1999. The policies in that plan reflect the direction of the 1996 Provincial Policy Statement and the 1995 Regional Official Policies Plan. Since that time, a new Provincial Policy Statement (PPS) was issued in 2005 and a new Regional Official Plan (ROP) was approved by Regional Council in 2009.

This discussion paper reviews the current Settlement Pattern and residential policies within the Official Plan and the changes to growth management policy in Ontario and the Region since the mid 1990s.

2. Current Cambridge Official Plan Policies

This discussion paper will focus on Settlement Pattern policies and policies related to residential areas of Cambridge. A separate discussion paper will address policies related to employment lands.

The following provides the section headings in the current Official Plan related to settlement pattern and the residential environment. The full text of the policies is contained in **Appendix 1**.

Section 1

Chapter 2: Land Use Objectives

2.2 Settlement Pattern

Figure 1 Conceptual Settlement Pattern to 2016

2.5 Residential Environment

Section 2: General Development Policies

Chapters 3, 4 and 5: Settlement Pattern

3.1 Basis for Settlement

3.1.2 Growth and Change

3.2 General Settlement Pattern

3.2.1 City Urban Area

3.2.1.1 Development Areas and Staging

3.2.1.2 Community Planning

3.2.1.3 Boundary Changes to the City Urban Area

3.3 Community Core Areas and Nodes

3.3.3 Nodes

3.4 Areas in Transition

Chapter 9: Residential Environment

9.1 General Residential Policies

- 9.1.1 Residential Land Supply
- 9.1.2 Range and Mix of Housing Types
- 9.1.4 Residential Compatibility
- 9.1.5 Location Criteria for Multi-Unit Residential Development
- 9.1.11 Monitoring
- 9.2 Community Core Areas and Nodes
 - 9.2.1 Intensification and Mixed Use Development
 - 9.2.2 Densities
- 9.3 Residential Districts
 - 9.3.1 Community Planning
 - 9.3.2 Density
 - 9.3.3 Complementary (Non-Residential) Uses in Residential Districts

A number of policies that relate to the settlement pattern overlap with other policy areas. The following policy areas will be reviewed in subsequent discussion papers:

- Community Core Areas
- Employment (Business Environment and Industrial)
- Commercial
- Housing

3. Legislative and Policy Changes since approval of Official Plan

3.1. Provincial Context

3.1.1. Provincial Policy Statement (PPS) 2005

The PPS provides policy direction on matters of provincial interest for land use planning and development. The PPS sets out policy for the development of settlement areas including intensification and redevelopment; expansion of settlement area boundaries; and development within designated growth areas. The PPS also sets out policy for the provision of an appropriate range of housing types and densities including affordable housing. The Cambridge Official Plan must be consistent with the PPS.

3.1.2. Places to Grow Act and Growth Plan for the Greater Golden Horseshoe

In 2006, the Ontario Government approved the Growth Plan for the Greater Golden Horseshoe. The Growth Plan contains a set of policies for managing growth and development to the year 2031 within the Greater Golden Horseshoe which includes the Region of Waterloo.

The Growth Plan sets targets for:

- Density of new development within designated greenfield areas;

- Minimum amount of development through infill and intensification within the built up area of the City; and
- Density for Urban Growth Centres.

The Built Boundary for Cambridge is a fixed line that establishes the boundary of the built up area of the City as of June 2006. Lands outside of the Built Boundary and within the Urban Area Boundary of the City of Cambridge are termed 'Designated Greenfield Area'. Refer to **Appendix 2** for a map displaying the Greenfield Area and Built Boundary of the City of Cambridge.

The designated Greenfield Area must meet a minimum density target of 50 persons and jobs combined per hectare. This target is measured across the entire designated greenfield area.

The Growth Plan requires that a minimum of 40% of new development by the year 2015 occur within the Built Up area of the City through intensification. The City of Cambridge has achieved approximately 20-30% of new development through intensification in recent years.

The Urban Growth Centre is considered to be the traditional downtown area of a municipality; it has the potential to become more vibrant, mixed use, and transit supportive. The Province, through the Growth Plan, recognizes the importance of revitalization in downtown areas. The Urban Growth Centre is to be planned to achieve a minimum gross density target of 150 persons and jobs by the year 2031. The boundary of the Urban Growth Centre is to be included in the Official Plan.

The Growth Plan also contains policies and criteria for settlement area boundary expansions. A municipal comprehensive review is required and must address the following:

- Availability of land to accommodate growth through intensification and in Greenfield areas within the regional market;
- Expansion does not exceed a twenty year time horizon for land availability;
- Expansion will not adversely affect achievement of intensification and density targets;
- Infrastructure to accommodate expansion can be provided in a financially and environmentally sustainable manner; and
- Does not impact prime agricultural lands or agricultural operations.

3.2. Regional Context

3.2.1. Regional Growth Management Strategy

The Regional Growth Management Strategy is a long-term strategic framework that identifies where, when and how future residential and employment growth will be accommodated in the Region. The strategy was released in 2003. The strategy introduced the countryside line concept to protect agricultural lands from urban sprawl; provided a framework for intensification of a central transit corridor to support rapid transit and supported the development of new employment lands in the vicinity of the Waterloo Regional Airport.

3.2.2. Regional Official Plan

The Regional Municipality of Waterloo adopted a new Regional Official Plan (ROP) on June 16, 2009. The 2009 ROP contains policies that implement the Province's Places to Grow Growth Plan and the Regional Growth Management Strategy.

Chapter 2 of the ROP is the policy framework for the Region's Urban Communities; it outlines the policies that direct a greater share of new urban development toward existing communities.

1. *Population and Employment Forecasts* – Cambridge is projected to grow to a population of 173,000 and have 100,000 jobs by the year 2029; an increase of 49,100 people and 24,780 jobs.
2. *Countryside Line* – is the long-term boundary between existing and future Urban Area and the countryside.
3. *Urban Area and Urban Area Expansions* – Cambridge, Waterloo and Kitchener are designated as the Urban Areas of the Region. These municipalities are intended to accommodate the majority of growth to the year 2029. The ROP outlines policies for Urban Area expansions which includes justification for the expansion through a Regional Land Budget completed by the Region or a municipal comprehensive review.
4. *Reurbanization Target* – area municipalities are required to establish policies in their Official Plans to meet a reurbanization target of 45% of all new residential development within the Built Boundary by the year 2015 (as per Places to Grow).
5. *Urban Area Development Policies*
 - a. *Transit Oriented Development Policies* – establishes policies for the review of development applications for sites that are served by existing or planned rapid transit or higher frequency transit.
 - b. *Urban Growth Centres* – area municipalities are to designate UGC in their Official Plans.

- c. Major Transit Station Areas – area municipalities are required to designate Major Transit Station Areas in their OP and prepare station area plans for each station area located in their municipality. Redevelopment in station areas is encouraged.
- d. Reurbanization Corridors – area municipalities are required to designate reurbanization corridors in their OP and establish policies to encourage additional population and employment growth in these areas that are served by high frequency transit.
- e. Major Local Nodes – Area municipalities are required to designate, where applicable, existing or planned clusters of development located along or at key intersections of Transit Corridors.
- f. Urban Designated Greenfield Area – primarily residential areas within the Greenfield area will be planned to meet a minimum density of 55 residents and jobs per hectare and primarily employment areas will be planned to meet a minimum density of 40 residents and jobs per hectare. The prime Industrial/Strategic Reserve lands will be planned to meet a minimum density of 25 jobs per hectare. The region and area municipalities will work together to determine a process to distribute density requirements.

3.3. Local Context

Growth Management Strategy Land Inventory and Capacity Analysis (Hemson Consulting)

In 2009, Hemson Consulting was contracted to prepare a Land Inventory and Capacity Analysis for Cambridge. The Hemson study concluded that there is sufficient residential land supply to accommodate the projected population increase, meet the Region's minimum density requirements and meet the Region's minimum intensification target. The following summarizes the findings of the Hemson report:

- The Urban Growth Centre can achieve the target of a minimum density of 150 persons and jobs per hectare. However, it will require dramatic shifts in market preferences for housing types and changes in retail and office location trends. The targets may not be realized if the market does not respond.
- Meeting the Regional residential greenfield target (55 persons and jobs per hectare) will depend on a major shift in current market preferences. Specifically this will mean increasing the density of each housing type or increasing the market share for townhouse and

apartment units. Again, traditional market preferences may not respond to allow the targets to be achieved.

- Cambridge has sufficient residential land capacity to accommodate population growth to the year 2031.
- The Region's intensification target (45% of all residential development occurring within the Built Boundary after 2015) is achievable but requires strategic planning to encourage intensification in light of servicing and infrastructure constraints.

The following summarizes the recommendations of the Hemson report that are related to the Official Plan review:

- Urban design studies and guidelines should be prepared for the UGC and the Prime Intensification Areas (PIAs). These would provide guidance to new development regarding building form, height, density and streetscape to ensure that new development integrates well into surrounding neighbourhoods.
- For the UGC, the following specific policies should be applied:
 - The City should continue to treat the Galt Core Area as a single cohesive planning area and to treat the UGC as a statistical area for reporting purposes;
 - Urban design studies should be required for all development applications until overall urban design guidelines for the Galt Core are completed;
 - A minimum density of 0.75 FSI or 50 units per hectare should be established in the UGC in order to ensure that site capacity is utilized at medium density at a minimum. (Note: FSI or floor space index is a way to measure density. It is the ratio of floor area of a building to site area. For example, FSI of 1.0 is equivalent to a 1 storey building covering its entire site, or a 2 storey building covering half its site or a 4 storey building covering 25% of its site).
- Maximum densities should be established for the UGC and the PIAs in order to avoid developments with form, height and density characteristics that are incompatible with surrounding areas.
- A community plan should be developed for each area in the residential Greenfield. The purpose of these plans is to ensure that development occurs at densities and in forms that are consistent with the City's policies and density target requirements.
- Continue the City's current incentive programs concerning brownfield sites.
- Encourage higher employment densities on City-owned employment lands.

4. New Policy Directions and Required Updates

1. Introduction of a new chapter in the Official Plan to focus on Growth Management
 - Involves revision to Section 2 of the OP. Settlement Pattern policies need to be revised to incorporate Places to Grow and ROP urban structure policies, density targets and intensification requirements.
 - Will include new sub-sections to address:
 - Greenfield areas
 - Built Boundary
 - Urban Growth Centre
 - Major Transit Station Areas
 - Reurbanization Corridors
 - Intensification Areas / Nodes / Corridors
2. Revisions to Development Areas and Staging policies
 - Need to revise the policies for the Staging of Development Plan to include monitoring of the growth management targets and criteria for setting limits on greenfield development in support of meeting the intensification target.
3. Community planning policies to be updated to include the need for studies to implement urban growth centre policies, station area policies, reurbanization policies and others.
4. Urban Area boundary change policy to be updated to conform to the ROP.
5. Areas in Transition policies to be reviewed in response to new policy direction from Places to Grow. These areas will likely be incorporated into the Intensification Areas / Nodes / Corridors.
6. Updates to Chapter 9: Residential Environment in accordance with the Planning Act, Places to Grow, the PPS and the ROP:
 - Revisions to reflect density targets and intensification requirements and proposed intensification areas
 - Updates to provide support for mixed use and multi-residential developments
 - The density section needs to be reviewed in terms of new legislation and ROP policies
7. Updates to Chapter 14: Residential Environment Districts to maintain consistency between the general policies and the land use designations.

5. Proposed Revisions to Official Plan Table of Contents

The following table displays the existing Official Plan Table of Contents headings related to settlement pattern and the proposed revisions to incorporate new sections on growth management.

Existing Official Plan	Proposed Modifications to Official Plan
<p>Chapters 3, 4, and 5: Settlement Pattern</p> <p>Chapter 3: Overview</p> <p>3.1 Basis for Settlement</p> <p>3.1.1 Introduction</p> <p>3.1.2 Growth and Change</p> <p>3.1.3 Transportation Network</p> <p>3.2 General Settlement Pattern</p> <p>3.2.1 City Urban Area</p> <p>3.2.1.1 Development Areas and Staging</p> <p>3.2.1.2 Community Planning</p> <p>3.2.1.3 Boundary Changes to the City Urban Area</p> <p>3.2.2 Agricultural Resource Area</p> <p>3.2.3 Grand River as a Canadian Heritage River</p> <p>3.3 Community Core Areas and Nodes</p> <p>3.3.1 Community Core Areas</p> <p>3.3.1.1 General</p> <p>3.3.1.2 Galt City Centre</p> <p>3.3.1.3 Preston Towne Centre</p> <p>3.3.1.4 Hespeler Village</p> <p>3.3.2 Hespeler Road Retail Centre</p> <p>3.3.2.1 Retail and Service Commercial Corridor (Hespeler Rd Commercial District)</p> <p>3.3.2.2 Regional and Community Scale Shopping Centres</p> <p>3.3.2.3 Regional Power Centres</p> <p>3.3.3 Nodes</p> <p>3.4 Areas in Transition</p> <p>3.4.1 General</p> <p>3.4.2 Detailed Examination</p> <p>3.4.3 Transitional Considerations</p>	<p>2. Growth Management Structure</p> <p>2.1. Growth Projections</p> <p>2.2. Community Structure</p> <p>2.2.1. Urban Growth Centre</p> <p>2.2.2. Designated Greenfield Area</p> <p>2.2.3. Reurbanization Target</p> <p>2.2.4. Core Areas</p> <p>2.2.5. Blair Village</p> <p>2.2.6. Intensification Areas, Nodes, Corridors, Transit Station Areas</p> <p>2.2.6.1. Intensification and mixed use development</p> <p>2.2.6.2. Densities</p> <p>2.3. Residential Lands</p> <p>2.3.1. Land supply</p> <p>2.3.2. Range and mix of housing types</p> <p>Note: Employment lands will be included in the Growth Management Structure chapter of the Official Plan. Details will be reviewed in the Employment Lands Discussion Paper.</p> <p><i>Consider moving to Commercial Section</i></p> <p><i>To be incorporated into new Section 2.2.6</i></p>

6. Mapping

Current mapping in the OP will require updates to maintain consistency with new or revised policies. These include:

Map 1 City Urban Area, Agricultural Resource Area, Community Core Areas and Candidate Nodes

- To be replaced with a map that depicts the Places to Grow elements (built boundary, urban growth centre, greenfield area) and ROP elements (prime industrial, station areas, reurbanization corridor) and our own growth management elements (e.g. intensification areas, core areas, nodes).

Map 5 Candidate Areas in Transition

- To be updated or deleted based on policy direction for intensification areas

Map 15 General Land Use Plan

- To be updated to address changes to land use designations due to new policies for growth management
- Could include new land use designations; changes to boundaries or locations of existing designations; and/or changes to names of districts/designations.

7. Summary

The Official Plan Review provides an opportunity to bring the plan into conformity with the Provincial Policy Statement, the Places to Grow Act and the new Region of Waterloo Official Plan. This conformity exercise will result in the creation of a new section in the Official Plan to address growth management. The settlement pattern and land use policies, designations and mapping will be revised to include the Places to Grow elements.

APPENDICES

APPENDIX 1 – OFFICIAL PLAN EXTRACT

Chapter 2: Land Use Objectives

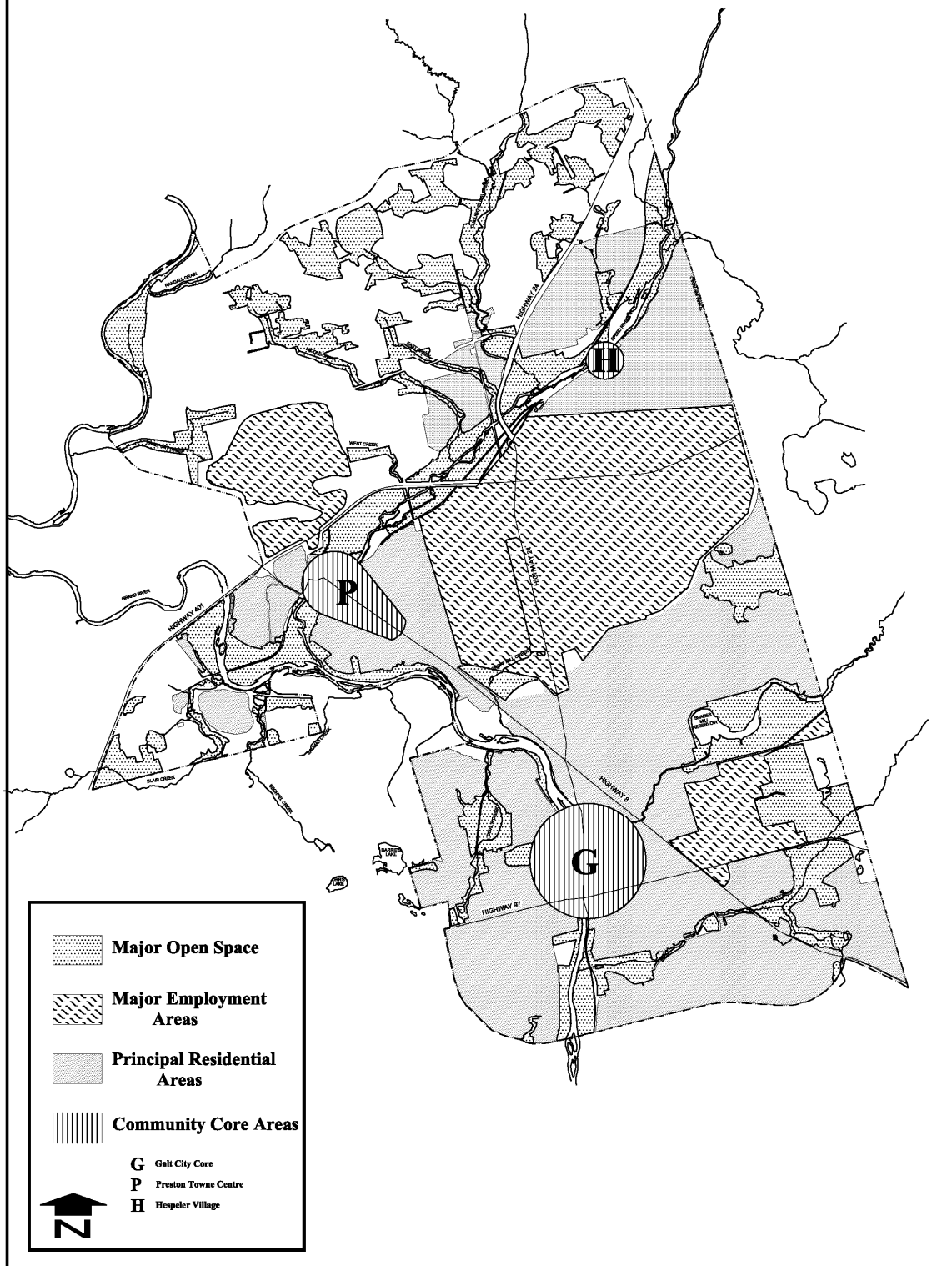
2.2 Settlement Pattern

It is the policy of the *City*:

- a) To plan for a moderate and environmentally sustainable level of growth in the City of Cambridge to a forecast population of 132,300 by the year 2016;
- b) To encourage balanced growth between residential and business uses, and where compatible, to integrate some of these uses;
- c) To implement a settlement pattern as conceptually shown on Figure 1 of this plan;
- d) To support social, cultural, artistic, educational and recreational initiatives that are sensitive to the widely ranging needs of all members of the community, including partnership arrangements which may result in new or better facilities, services and programs, cost sharing and revenue generation;
- e) To encourage the continued *development* of the Galt City Centre, Preston Towne Centre, and Hespeler Village as Community Core Areas of higher intensity and widely ranging land uses, promoting such elements as mixed use buildings, *residential intensification*, heritage conservation, social facilities, the reuse of existing buildings, and *infrastructure* renewal;
- f) To designate other areas of the City of Cambridge as Nodes of intensified, mixed use activities generally serving more localized functions;
- g) To locate a single civic centre, known as the Cambridge Civic Centre, in the Galt City Centre, the largest traditional downtown in the *City*;
- h) To encourage the development of a range of existing and proposed corridors in this plan to serve as key linkages with areas both within and outside the *City*, including roads, rail lines, rivers, and cycling and pedestrian routes; *City of Cambridge Official Plan*
- i) To provide for the *development* of new communities which, through the use of sensitive urban design, are as safe as possible, attractive, pedestrian friendly, integrated with the *City*'s natural areas, existing built areas and supporting facilities and services; and are readily linked by nearby travel routes to other areas of the *City*;
- j) To support the *City*'s settlement pattern with adequate *infrastructure*, including transportation routes, public transit, fire protection, water, sewage treatment, stormwater management and other public services and community facilities;
- k) To maintain the *City*'s *infrastructure* while also planning for timely improvements that may involve public and private sector partnerships;

- l) To promote the principle of conservation, including the efficient use of energy and water; the intensification of *development* in existing built up areas, and the protection of the natural environment, *built heritage resources* and *cultural heritage resources*;
- m) To protect the *City's* prime agricultural areas from urban *development*;
- n) To identify and protect *mineral aggregate* resource areas and to establish conditions under which their extraction may be permitted;
- o) To support the conservation, restoration and prominence of the *City's* built heritage as a key identifying feature of the community;
- p) To co-ordinate the *City's* heritage interests with property owners, local business improvement areas and other special interests;
- q) To promote built heritage as a key component of the community's local tourism strategy;
- r) To support the designation of *built heritage resources* under the Ontario Heritage Act;
- s) To maintain and support the rehabilitation of the *Heritage Conservation District*, located in the Galt City Centre, and to consider the establishment of such additional Districts;
- t) To actively make available or pursue funding opportunities to assist property owners in heritage conservation and restoration;
- u) To support and require where possible the identification, cataloguing, removal, analysis and relocation of *cultural heritage resources*, and in some cases the preservation of sites containing these resources.

Figure 1: Conceptual Settlement Pattern To 2016



2.5 Residential Environment

It is the policy of the *City*:

- a) To encourage the *development* of as wide a range of housing types as possible to accommodate the needs, preferences and economic resources of the *City's* households;
- b) To promote the maintenance of an adequate supply of both ownership and rental housing stock;
- c) To promote the use of sensitive urban design that reflects the physical and functional identity of Cambridge;
- d) To establish residential densities which are both appropriate to existing and new neighbourhoods and result in the compact *development* of the *City's* residential lands;
- e) To promote *residential intensification* that is compatible with existing and permitted uses on adjacent properties, as well as any other key natural and built heritage features;
- f) To provide policies limiting residential densities where factors such as environmental protection may be compromised;
- g) To support the removal of incompatible land uses, such as vacant, derelict housing, which may compromise health, safety or other factors;
- h) To pursue housing rehabilitation as a means of increasing the life of the existing housing stock, including funding programs of senior levels of government;
- i) To support the unique needs of persons in special circumstances with respect to income, social or physical limitations or other barriers, and who, without intervention, might not have adequate housing;
- j) To maintain a continuous ten year supply of land designated for residential *development*;
- k) To maintain a continuous three year supply of land for residential *development* in draft approved and registered plans of subdivision; and
- l) To provide opportunities for *affordable housing* compatible with existing and proposed *development*.

SECTION 2: GENERAL DEVELOPMENT POLICIES

Chapter 3: Overview

3.1 Basis for Settlement

3.1.1 Introduction

Settlement Pattern policies establish general directions for land use in the City of Cambridge. Policies included under Settlement Pattern are supported in the other Section 2 policies dealing with the Natural, Business, Residential and Social Environments, leading to the Land Use Policies and Designations of Section 3 of this plan.

3.1.2 Growth and Change

- 3.1.2.1 It is the policy of the *City* to plan for growth in Cambridge to the year 2016 consistent with the Regional Official Policies Plan forecast population of 132,300, including 51,200 households. A forecast employment level of 87,185 people is also anticipated by the year 2016. Should these forecasts change in a like manner as set out in Policy 19.4, this policy shall be read consistent with such changes.
- 3.1.2.2 The *City* recognizes the need for maintaining a balanced land supply, particularly for residential and employment-oriented uses, and that, where practical, such uses be permitted to co-exist. The maintenance of an adequate land supply will incorporate such considerations as the re-use of existing buildings, the preservation of the open space system and the conservation of *built heritage resources*. The *City's* land supply and associated policies will also reflect specific strategies and other community priorities, including a range of housing types, the maintenance of a *City-owned* industrial land portfolio, core areas revitalization, tourism, the ongoing development of a Cambridge-wide trail system, the preservation and enhancement of Cambridge's major river valleys, and the provision of required *infrastructure*.

3.2 General Settlement Pattern

3.2.1 City Urban Area

It is the policy of the *City* that lands shown on Map 1 as the City Urban Area may be *developed* and used for the purposes established in Section 3 of this plan at such time as municipal piped sanitary sewage works and water supply and distribution facilities are available to service such lands, unless otherwise provided for in Section 3 of this plan. *Council* may pass by-laws, install services, or enter into agreements with the owners of lands for the installation of services, impose *development*-related charges or otherwise facilitate or encourage the *development* of lands located in the City Urban Area. The City

Urban Area is expected to accommodate the forecast of population, household and employment growth to the year 2016, and may also include additional land supply that is not designated for urban *development* in Section 3 of this plan.

3.2.1.1 Development Areas and Staging

3.2.1.1.1 It is the policy of the *City* that the provision of municipal services to support new *development* shall only be given to the lands shown on Map 1 as the City Urban Area [and designated on Map 15 of this plan for urban *development*.] **Deferral No. 1 – Hunt Club Valley Inc. (lands shown on Map 15 as Deferral No. 23).**

3.2.1.1.2 *Council* may pass by-laws, provide municipal services, or otherwise facilitate or encourage the orderly *development* of lands within the boundaries of the City Urban Area. [The *City* may defer the installation of services where financial resources are not available or where for any other reasons, *development* is deemed to be premature by *Council*.] **Deferral No. 2 – Hunt Club Valley Inc. (lands shown on Map 15 as Deferral No. 23).**

3.2.1.1.3 The *City* will annually prepare a Staging of Development Plan for input into the Regional Integrated Infrastructure Staging Plan, and the *Regional* and *City* budgets, to indicate the priority to be given to *development* in specific areas or Districts for the purposes of coordinating local and *Regional* services. The Staging of Development Plan will address the following:

a) the staging of *development* projected over a five year or longer period, with the objective being to define a program of *infrastructure* requirements to provide for a continuous three year supply of serviced residential land; and

b) measures to ensure that *development* occurs in logical sequence, considering the rate and type of *development* in previously serviced areas, and market conditions.

3.2.1.1.4 The Staging of Development Plan will be reviewed annually and considered as part of development charge studies, in the establishment of rates, and in the preparation of the *City's* budget. Where possible, the programs of other agencies, such as School Boards and the Hydro Electric Commission of Cambridge and North Dumfries, will also be co-ordinated with the *City's* Staging of Development Plan.

3.2.1.2 Community Planning

It is the policy of the *City* to require Community Plans as an integral part of the planning process, providing a link between general land use policies and the more detailed approval stages of *development*. Community Plans may be used to establish a

development concept for large areas of proposed new *development* and for *Areas in Transition*. Community Plans will not be the instruments used to introduce new policy provisions which could be the basis for denying applications under the Planning Act, or for interfering with the natural justice rights of landowners and the public. Rather, Community Plans provide guidance and a framework within which approvals for amendment to this plan or for plans of subdivision, zoning, site plans and other applications can be considered, building on the other policies of this plan and recommendations of watershed and other special studies, to provide a greater level of detail on how an area will develop. The Community Plan implements such matters as the design and layout of trunk *infrastructure*, the protection of natural systems and *built heritage resources* (including the completion of Heritage Impact Assessments) over broad areas, the identification of hazard lands, and the planned function and coordination of individual *developments* for diverse and compatible land uses.

3.2.1.3 Boundary Changes to the City Urban Area

It is the policy of the *City* that the addition of lands to the City Urban Area by amendment to this plan will only be permitted in accordance with the Regional Official Policies Plan and after a detailed review by the *City*, which will include the following considerations:

- a) existing land supply;
- b) opportunities to remove incompatible land uses;
- c) minor rationalizations of existing boundaries;
- d) opportunities for preserving the natural environment;
- e) opportunities for conserving *built heritage resources*;
- f) servicing;
- g) financial implications; and
- h) overall impact on the planned Settlement Pattern as established in this plan.

The *City* may require additional information from the proponent, depending on the nature and location of the proposal.

3.3 Community Core Areas and Nodes

3.3.3 Nodes

3.3.3.1 The *City* also recognizes other areas of Cambridge, shown as Candidate Nodes on Map 1 of this plan, which contain or are anticipated to contain the following features and functions, particularly in support of developing or planned communities around them:

- a) mixed uses, including residential, employment, recreational and institutional activities;
- b) concentrated uses, including higher density residential forms;

- c) internal and external linkages (e.g. pedestrian, vehicular, cycling);
- d) public transit availability;
- e) destinations as well as places to live; and
- f) a variety of services and facilities oriented to particular areas of Cambridge (e.g. neighbourhoods and communities), and generally serving more localized functions than the *City's* three Community Core Areas.

3.3.3.2 The *City* will consider the designation of Nodes as described in Policy 13.2.2, as well as their consideration as *community improvement project areas*, as described in Policy 4.3, and for density bonuses, as provided for in Policy 9.2.2.5 of this plan.

3.4 Areas in Transition

3.4.1 General

The *City* recognizes that some areas of the municipality are changing from long established activities to other types of land uses. *Council* recognizes several candidate *Areas in Transition*, as depicted on Map 5 of this plan, which are promoted in this plan as areas of reinvestment for both the public and private sectors. Site or area-specific amendments to this plan will be considered which:

- a) address the objectives established in Section 1 of this plan;
- b) permit existing and adjacent land uses to continue, particularly business operations;
- c) permit, where appropriate, both residential and employment land uses on the same site or property;
- d) demonstrate that the site or property is to be *developed* to a use that is consistent with emerging land use patterns; and
- e) satisfy the land use compatibility provisions of Policy 4.2 of this plan.

3.4.2 Detailed Examination

Prior to amending this plan and/or the *City's* Zoning By-law, studies will be undertaken to define the boundaries of *Areas in Transition* and to analyze the feasibility of their transition. These studies will include a detailed examination of potential adverse effects expected during the period of transition and specific mitigation measures to deal with any identified adverse effects. Community Planning as described in Policy 3.2.1.2, may be used in undertaking such studies. The designation of *Areas in Transition* as *community improvement project areas*, described in Policy 4.3 of this plan, will also be considered.

3.4.3 Transitional Considerations

During the period of transition from existing to new land use patterns, situations may be created whereby incompatible land uses are in close proximity. The *City* recognizes that it may not be possible to achieve recommended *Provincial* separation distances between incompatible land uses during the transition period.

Chapter 9: Residential Environment

9.1 General Residential Policies

The general policies in this section are intended to provide the land use planning framework for residential *development* in Cambridge. This section also includes housing-related matters of *Provincial* and *Regional* interest, particularly land supply and housing affordability. These general policies apply to all forms of residential *development* throughout the municipality.

9.1.1 Residential Land Supply

- 9.1.1.1** The *City* will designate a continuous ten-year supply of land for residential *development* within the City Urban Area as shown on Map 1 of this plan.
- 9.1.1.2** Within the City Urban Area, the *City* will also maintain an inventory of at least a continuous three-year supply of land for residential *development* in draft approved and registered plans of subdivision.
- 9.1.1.3** The *City's* budget and Staging of Development Plan will address the capital works necessary to allow the planned residential growth to occur, as described in Policy 3.2.1.1. The *City* will request the *Region* to consider such capital works in its budget process, as well as in its Regional Integrated Infrastructure Staging Plan.

9.1.2 Range and Mix of Housing Types

- 9.1.2.1** The *City* will plan for a range and mix of housing that is affordable, *accessible*, and prioritizes safety, and will accommodate the varying needs, abilities, preferences and economic resources of Cambridge residents.
- 9.1.2.2** The *City* will encourage developers to make housing *accessible* and *adaptable* to people with disabilities.
- 9.1.2.3** The *City* may require that a proportion of dwellings in residential *developments* and redevelopments be *accessible* and *adaptable* to people with physical disabilities, generally in keeping with the proportion such people represent in the City of Cambridge.

- 9.1.2.4** The *City* will encourage the inclusion of a compatible residential component in the *development* of commercial projects in Community Core Areas, Nodes, or in specific elements of residential communities.
- 9.1.2.5** The *City* will allow for appropriate reductions in off-street parking requirements associated with the residential component of mixed use *developments*, to reflect the opportunities for the shared use of the parking spaces.
- 9.1.2.6** The *City* will encourage the creation of at least 5% of new housing units through infill, conversion and the redevelopment of built-up areas of the *City*, particularly in Community Core Areas and Nodes.
- 9.1.2.7** The *City* will promote the maintenance of an adequate supply of both ownership and rental housing stock to meet the varying needs of *City* residents by:
- a) encouraging *residential intensification* and the *development* of multi-unit residential projects in the Community Core Areas, Nodes and locations in residential communities meeting the criteria for compatible multi-unit residential buildings contained in Policy 9.1.5 of this plan;
 - b) providing opportunities for the *development* of smaller lot single and semi-detached dwellings, plexes, rowhouses, and apartments, recognizing the housing target described in Policy 7.6.3.1 d) of the Regional Official Policies Plan; and
 - c) encouraging the construction of affordable rental and ownership housing, including *assisted housing*.

9.1.4 Residential Compatibility

The *City* will encourage *development* in the Community Core Areas, Nodes and in residential communities which is in harmony with the location, density and other characteristics of surrounding land uses. Factors to be taken into consideration in assessing the compatibility of *development* include:

- a) the density, scale, height, massing, visual impact, building materials and architectural character of surrounding buildings and the proposed *development*;
- b) the conservation, protection and potential enhancement of the natural environment and *built heritage resources*;
- c) the continued viability of adjacent land uses;
- d) pedestrian and vehicular movement and linkages, as well as parking requirements and design in both existing and proposed *developments*;
- e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of existing and proposed *developments*;

- f) noise attenuation;
- g) odour, dust, and emission impacts;
- h) traffic implications; and
- i) transitions between different land uses and between sites having varying permitted uses.

9.1.5 Location Criteria for Multi-Unit Residential Development

The *City* will encourage the use of lands in residential communities and in Community Core Areas and Nodes to provide sufficient units in *multi-unit residential development* to meet the objectives established in Section 1 and to address Policy 9.1.2 of this plan. *Council* may pass by-laws or otherwise facilitate or encourage the *development* of lands for *multi-unit residential development* where, in the opinion of *Council*, a site proposed for such *development*:

- a) is located on an arterial or collector road, or is directly accessible to any such road through a local access road and is not likely to generate sufficient traffic to disturb the peaceful and quiet enjoyment of neighbouring residential properties located on such local access road;
- b) is conveniently located within reasonable distance of public transit, recreational open space and shopping facilities and, if the building is proposed to be designed for occupancy by households with children, is also located within convenient walking distance of an elementary school;
- c) has a suitable size and configuration to:
 - i. permit the separation or appropriate integration of on-site vehicular and pedestrian traffic;
 - ii. provide for adequate access and circulation by emergency vehicles;
 - iii. provide adequate on-site landscaping to: establish suitable outdoor amenities and recreational facilities for the building's occupants, screen parking areas, and provide effective buffering and screening to ensure the privacy of outdoor recreational areas on the site as well as on adjoining properties; and
 - iv. provide adequate grading and stormwater management features to ensure the drainage of surface waters to on-site stormwater management facilities or to public storm drainage facilities and not to adjoining properties.
- d) is proposed to be developed in such a manner and at such a scale that the site and building design, building height, setbacks, landscaping and vehicular circulation will ensure the compatibility of the proposed *development* with existing *development* on adjoining lands, as outlined in Policy 9.1.4 of this plan; and
- e) will include wherever possible the preservation and protection of the natural environment and *built heritage resources*.

9.1.11 Monitoring

The *City* will monitor the impact of its policies in promoting the creation of *affordable, accessible, and safe housing* that will accommodate the varying needs, abilities, preferences and economic resources of the *City's* residents through the preparation of an annual housing report and by maintaining a residential *development* monitoring system.

9.2 Community Core Areas and Nodes

The Community Core Areas in the City of Cambridge are: the Galt City Centre, the Preston Towne Centre and Hespeler Village, as shown on Map 1 of this plan. Other parts of the *City* where there are concentrations of mixed land uses and higher densities are described as Candidate Nodes and are also shown on Map 1 of this plan. The following policies apply specifically to residential land uses in the Community Core Areas and Nodes.

9.2.1 Intensification and Mixed Use Development

- 9.2.1.1 The *City* will promote compatible *residential intensification, residential development* and mixed use *development* in the Community Core Areas and Nodes, where *infrastructure* is or will be made available.
- 9.2.1.2 The *City* may permit the creation of an accessory apartment in detached and semidetached dwellings in the Community Core Areas and Nodes, where *infrastructure* is or will be made available.
- 9.2.1.3 The *City* will encourage the *development* of a residential component in or residential units above commercial establishments or offices in the Community Core Areas and Nodes.
- 9.2.1.4 The *City* will encourage the preservation and adaptive re-use of *built heritage resources* for compatible *residential intensification* and/or for other appropriate and *compatible uses*.
- 9.2.1.5 The *City* will encourage the *development* of land or existing buildings in Community Core Areas and Nodes for living and working uses which combine residential with office, commercial, business or other uses by:
 - a) allowing for the creation of a compound zoning category to encourage mixed use *development* (including a residential component);
 - b) providing incentives such as reductions in the parking requirements for the residential component of mixed use projects, *development* credits, and redevelopment allowances in the calculation of development charges assessed under the Development Charges Act; and

- c) requiring and assisting where possible with the remediation of *contaminated sites* to standards for residential occupancy in accordance with the *Province's Guidelines for Use at Contaminated Sites in Ontario* (June, 1996).

9.2.2 Densities

9.2.2.1 The *City* will allow compatible higher density residential *development* in the Community Core Areas and Nodes, and in locations which meet the criteria for *multi-unit residential development* outlined in Policy 9.1.5 of this plan.

9.2.2.2 The *City* encourages compatible higher density *development* on sites where such *development* will result in the preservation of significant natural, *cultural* or *built heritage resources*.

9.2.2.3 The following are the *City's* maximum permitted *net residential densities*:

AREA	MAXIMUM NET RESIDENTIAL DENSITY Dwelling Units per Net Residential Hectare
Galt City Centre	250
Preston Towne Centre and Hespeler Village	150
Nodes	100

9.2.2.4 Notwithstanding Policy 9.2.2.3, the *City* may establish a lower maximum density where the lower density is warranted by:

- a) the nature of the soils, topography, geomorphology, vegetation or other environmental characteristics of the lands proposed for *development*;
- b) the established character of the neighbourhood in which the lands proposed for *development* are located;
- c) the unacceptably high cost of providing required *infrastructure* such as water supply, sewage disposal, stormwater drainage or access road facilities;
- d) the projected negative impact of the proposed *development* on adjoining environmentally sensitive lands; and/or
- e) the nature and scale of the proposed *development*.

9.2.2.5 Notwithstanding Policy 9.2.2.3, the *City* may consider increasing the maximum densities where the proposed *development* meets the

compatibility policies outlined in Policy 9.1.4 of this plan, the location criteria for *multi-unit residential development* outlined in Policy 9.1.5, and one or more of the following objectives:

- a) at least 30% of the residential units will be *affordable housing*;
- b) it provides for the preservation or enhancement of the *City's* natural environment or *built heritage resources*, above and beyond the existing requirements of this plan;
- c) it provides for the removal of land uses which are incompatible with both existing and permitted uses on *adjacent lands*; and/or
- d) it provides other facilities, on-site amenities or services (such as child day-care facilities, public open space or recreational facilities accessible to the public) which, in the opinion of *Council*, are beneficial to the community.

9.2.2.6 The *City* may require the owner of the property on which the density bonus is being considered to enter into one or more agreements with the *City* (which may be registered against the title of the affected property) specifying the terms under which the density bonus will be granted.

9.3 Residential Districts

The Residential Districts established in established Section 3 of this plan include both existing and planned areas. The following policies apply to the land uses in these Residential Districts.

9.3.1 Community Planning

Community Plans will be prepared for designated future residential communities, including any supporting studies (e.g. traffic impact analysis) which may be required by the *City* or other approval authorities. Community Plans may include any of the following features, which may to be adopted by amendment to this plan or otherwise implemented:

- a) major roads and pedestrian/trail linkages;
- b) major natural features, parks and open spaces;
- c) nodes;
- d) major institutional uses;
- e) major commercial uses; and
- f) a range of residential densities.

9.3.2 Density

9.3.2.1 The *City* has established a minimum *net residential density* target of 22 units per hectare for the City Urban Area, to be implemented through such

means as the approval of plans of subdivision as well as site specific *development* applications. This net density excludes roads, natural areas and other community resources, as the intent is to increase densities while preserving the natural environment and *built heritage resources*.

9.3.2.2 The minimum *net residential density* target established in Policy 9.3.2.1 shall be reviewed periodically to monitor residential *development* trends.

9.3.2.3 The maximum permitted *net residential density* in Residential Districts (as defined in Section 3 of this plan) is 75 dwelling units per hectare. Density provisions may be further defined in the *City's* Zoning By-law.

9.3.2.4 Notwithstanding the permitted maximum density established in Policy 9.3.2.3, the *City* may limit the density of *development* of land in any Residential District to a lower maximum where the lower density is warranted by:

- a) the nature of the soils, topography, geomorphology, vegetation or other environmental characteristics of the lands proposed for *development*;
- b) the established character of the neighbourhood in which the lands proposed for *development* are located;
- c) the unacceptably high cost of providing *infrastructure* such as required water supply, sewage disposal, stormwater drainage or access road facilities;
- d) the negative impact of the proposed *development* at the density proposed on adjoining environmentally sensitive lands; and/or
- e) the nature and scale of the proposed *development*.

9.3.2.5 Notwithstanding Policy 9.3.2.3, the *City* may consider increasing the maximum density in Residential Districts (providing density bonuses) where the proposed *development* meets the compatibility policies outlined in Policy 9.1.4 of this plan, the location criteria for *multi-unit residential development* outlined in Policy 9.1.5, and one or more of the following objectives:

- a) at least 30% of the residential units will be *affordable housing*;
- b) it provides for the preservation or enhancement of the *City's* natural environment or *built heritage resources*, above and beyond the existing requirements of this plan;
- c) it is located in an *Area in Transition*;
- d) it provides for the removal of land uses which are incompatible with both existing and permitted uses on *adjacent lands*; and/or

- e) it provides other facilities, on-site amenities or services (such as child day-care facilities, public open space or recreational activities accessible to the public) which, in the opinion of *Council*, are beneficial to the community.

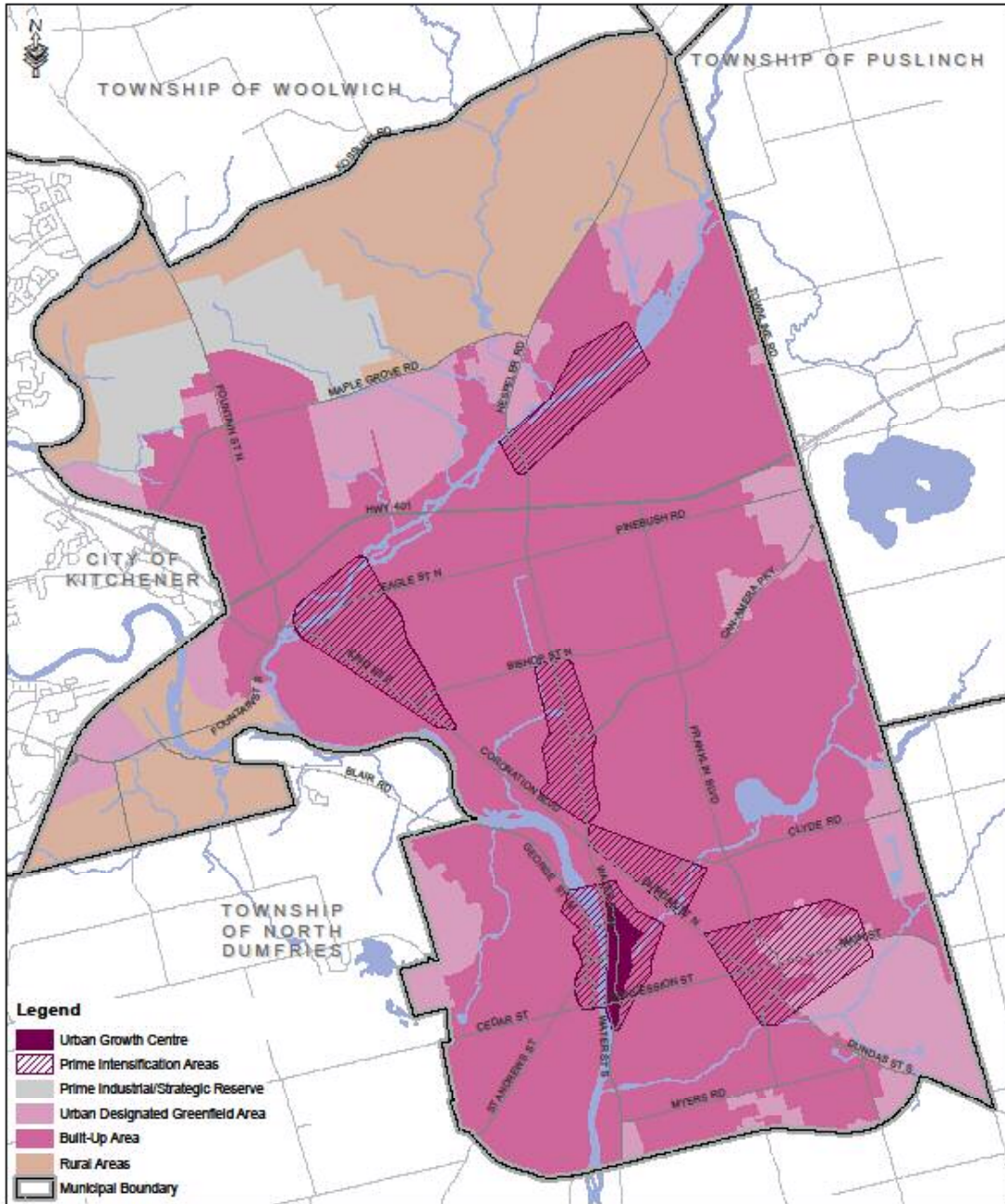
9.3.2.6 The *City* may require the owner of the property on which the density bonus is being considered to enter into one or more agreements with the *City* (which may be registered against the title of the affected property) specifying the terms under which the density bonus will be granted.

9.3.2.7 The *City* will promote compatible higher density *development* in locations which meet the criteria for *multi-unit residential development* outlined in Policy 9.1.5 of this plan.

9.3.3 Complementary (Non-Residential) Uses in Residential Districts

The *City* will permit the inclusion of a range of compatible, non-residential uses in residential neighbourhoods, primarily to serve the needs of its residents. Such uses may include schools, churches and other community facilities, as well as convenience commercial establishments. Where appropriate, such facilities will be grouped together as complementary uses.

APPENDIX 2



Cambridge Urban Structure



Cambridge Urban Structure - 2014
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