

City of Cambridge

Official Plan Review

**Growth Management and Urban Structure
Draft Policy Paper**



May 2011

Please note that policy numbers and cross references are subject to change when the overall draft Official Plan is prepared

Table of Contents

1. Overview	1
2. Rationale for Changes	1
3. Proposed Official Plan Policies	2
Chapter 2: Growth Management Structure	2
2.1 Growth Management and the Urban Structure	2
2.2 Objectives	3
2.3 Population and Employment Forecasts	4
2.4 Urban Area Boundary	4
2.4.1 Urban Area Boundary Expansions	4
2.5 Designated Greenfield Area	5
2.6 Built-Up Area	6
2.6.1 Intensification within the Built-up Area	6
2.6.2 Urban Growth Centre	7
2.6.3 Community Core Areas	8
2.6.4 Nodes	8
2.6.5 Reurbanization Corridors	9
2.6.6 Major Transit Station Areas	10
2.7 Employment Lands	11
2.7.1 Planning for Employment Lands	11
2.7.2 Conversion of Employment Lands	11
2.7.3 Regeneration Areas	12
Chapter 8: Land Use Policies and Designations	12
8.7 Nodes	12
8.7.1 Regional Scale Node	12
8.2.2 Community Nodes	13
8.2.3 Neighbourhood Nodes	16
4. Glossary	17
5. Mapping Updates	17
6. Policies Proposed to be Deleted	17

1. Overview

This policy paper introduces a new chapter to the Cambridge Official Plan to provide policy direction with respect to growth management and the settlement pattern structure. The current Official Plan addresses growth and development in the urban area in Chapters 3, 4 and 5 Settlement Pattern. This Official Plan update changes the terminology from ‘settlement pattern’ to growth management and the urban structure. The proposed policies in this chapter have been drafted in accordance with the Provincial Policy Statement (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and the Provincially approved Regional Official Plan (2011). These policies, along with the associated maps, are considered to fulfill the City’s conformity requirements with respect to growth management and density and intensification target policies from the Growth Plan for the Greater Golden Horseshoe.

The City of Cambridge is forecasted to have a population of 173,000 by the year 2029 and 100,000 jobs. The urban area of Cambridge needs to be planned to accommodate this level of growth while preserving our natural features and agricultural areas from the pressure of development.

The policies proposed for the growth management and urban structure section of the Official Plan focus on the “complete community” concept. The Growth Plan for the Greater Golden Horseshoe explains that complete communities “meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure”. To support Cambridge as a complete community, growth management within the urban area will focus development within the existing built-up area of our city and will designate areas for higher density, mixed use development. These areas include the Urban Growth Centre, Community Core Areas, Nodes, and Reurbanization Corridors. Employment areas will be reserved and planned to accommodate a range and variety of employment uses to support our local and regional economy. New development within our designated greenfield areas will strive to create compact, vibrant, connected neighbourhoods that also achieve the attributes of the complete community concept.

2. Rationale for Changes

These policies are proposed for the Official Plan to implement elements of the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006) and to conform to the Regional Official Plan (Provincially approved 2010). These elements include new policies for growth management and the urban structure, intensification targets for the built-up area and density targets for the designated greenfield area, and employment land conversion policies.

The following provides a summary of the Provincial and Regional Official Plan policies that have been incorporated into the proposed new growth management section of the Official Plan:

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 Cambridge Official Plan must be consistent with the PPS.

Places to Grow Act and the 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.

Regional Official Plan

The Regional Official Plan (ROP) was approved by the Province in 2011. The 2011 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 and includes intensification targets and policies for the built-up area and density targets and policies for the designated greenfield area and employment lands.

3. Proposed Official Plan Policies

Chapter 2: Growth Management Structure

2.1 Growth Management and the Urban Structure

1. The policies of this Plan implement the Growth Plan for the Greater Golden Horseshoe and are intended to plan and manage growth in accordance with the *Complete Community* concept. Cambridge, as a *complete community*, will be a well-designed, compact vibrant city that provides:
 - a) an appropriate mix of jobs;
 - b) a range of housing options;
 - c) convenient access to local services and community infrastructure including affordable housing, schools, recreation and open space; and
 - d) access to a range of transportation options including public transit.

New based on Growth Plan involves deletion of 3.1.1 and 3.1.2

2. This Plan will guide land use planning in the City of Cambridge to the year 2029. New growth will be accommodated where municipal services are available within the urban area and a significant portion will be directed to the *built-up area* of the community. The urban structure of Cambridge is contained within the urban area boundary and consists of the *built-up area*, the *urban growth centre*, community core areas, nodes and *reurbanization* corridors, and the *designated greenfield area*. The urban structure is shown on Map __ of this Plan.

3. This Plan protects and preserves our rural, agricultural and natural heritage areas from urban development.

2.2 Objectives

- | | |
|--|--|
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">Updated 2.2 a</div> | a) To plan for a moderate and environmentally sustainable level of growth in the city of Cambridge to a forecast population of 173,000 by the year 2029; |
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">Updated 2.2 b and 2.2 c</div> | b) To encourage balanced growth between residential and employment uses; |
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">New based on Growth Plan</div> | <div style="font-size: 3em; vertical-align: middle; margin-left: -10px;">}</div> c) To direct and encourage new <i>development</i> within the <i>built-up area</i> of the city where appropriate to accommodate projected population and employment growth.
d) To plan new growth areas within the <i>designated greenfield area</i> as <i>complete communities</i> .
e) To support a balanced approach to growth in which the focus for new <i>development</i> will increasingly be shifted from greenfield areas to <i>intensification</i> within the <i>built-up area</i> .
f) To plan for compact urban development that maintains a balanced land supply, including residential, employment and commercial uses, and promotes mixed-use, <i>transit oriented development</i> . |
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">Existing 2.2 e</div> | g) To encourage the continued <i>development</i> of the Galt City Centre, Preston Towne Centre, and Hespeler Village as Community Core Areas of higher intensity and mix of land uses, promoting such elements as mixed use buildings, <i>intensification</i> , heritage conservation, social facilities, the reuse of existing buildings, and <i>infrastructure</i> renewal; |
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">Updated 2.2 f</div> | h) To identify and promote areas for intensified, mixed use activities generally serving more localized functions; |
| <div style="border: 1px solid black; padding: 5px; width: fit-content;">Existing 2.2 h</div> | i) 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;

Updated 2.2 i

- j) To provide for the *development* of new neighbourhoods which, through the use of sensitive urban design, are safe, attractive, pedestrian friendly, integrated with the natural heritage system, existing built areas and supporting facilities and services; and are readily linked by nearby travel routes to other areas of the city;

Updated 2.2 j

- k) To support the city's urban structure with adequate *infrastructure*, including transportation routes, public transit, fire protection, water, sewage treatment, stormwater management and other public services and community facilities;

Updated 2.2 l

- l) To promote the principles of conservation and sustainability, including the efficient use of energy and water; the intensification of *development* in the *built up area*, and the protection of the natural environment and *cultural heritage resources*; and

New
Based on ROP
2.A.1

2.3 Population and Employment Forecasts

1. The *City of Cambridge* will plan to accommodate by the year 2029:
 - a) a population forecast of 173 000 people and
 - b) a total employment forecast of 100 000 jobs.

Graphic to be added to show 2006-2029 pop and emp increase

New
Based on ROP
2.A.2

2. Longer term forecasts, beyond the 2029 planning horizon, may be used for *infrastructure* planning studies undertaken by or for the *City* provided that they are prepared using the same methodology as the *Region's* forecasts.

New
Based on ROP
2.B.2; involves
deletion of 3.2.1

2.4 Urban Area Boundary

The urban area boundary is established by the *Region* through the Regional Official Plan and is identified on Map 1A. The forecasted population and employment growth will be accommodated within the urban area to the year 2029.

New
Based on ROP
2.B.3. Involves
deletion of 3.2.1.3

2.4.1 Urban Area Boundary Expansions

1. An urban area boundary expansion is only permitted as part of the five-year *municipal comprehensive review* of the Regional Official Plan.
2. In accordance with the Regional Official Plan, expansions to the urban area boundary are not intended within the planning horizon of this plan.

2.5 Designated Greenfield Area

1. The *Designated Greenfield Area* is shown on Map 1A of this Plan. The *designated greenfield area* is located between the urban area boundary and the *built boundary*.
2. *Development* within the *designated greenfield area* will be planned and designed to:
 - a) assist the *Region* in achieving or exceeding the following *density targets* in accordance with the Regional Official Plan:

New based on
ROP 2.D.17

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

- b) Contribute to the creation of *complete communities*;
 - c) Integrate with and provide connections to existing communities;
 - d) Support walking, cycling and transit; and
 - e) Provide a diverse mix of land uses, including residential and employment, to support vibrant neighbourhoods.
3. In accordance with the Regional Official Plan, the minimum *density targets* in Policy 2.5.1 will be measured over the entire *designated greenfield area* of the region, excluding only those areas that are identified as *provincially constrained environmental areas*.
4. Phasing policies and other strategies will be developed to ensure logical and orderly development of the *designated greenfield area*. Consideration will be given to the provision of municipal services, the early introduction of transit services and minimization of partially developed communities.
5. Community plans will be prepared for new residential and employment areas in the *designated greenfield area* to ensure that development occurs at the densities and form consistent with this Plan. Community plans will allocate appropriate density ranges to various areas based on their local characteristics, access to transportation, and availability of amenities (e.g. parks and schools).

New based on
ROP 2.D.19.

New from Hemson
Land Inventory
Report

2.6 Built-Up Area

New Section
based on
Growth Plan 2.2.3

The *built-up area* is identified on Map 1A through the delineation of the *built boundary*. The *built boundary* is a fixed boundary that identifies the limits of the developed urban area of the city of Cambridge as of June 16, 2006.

2.6.1 Intensification within the Built-up Area

New
ROP 2.C.2

1. By the year 2015 and for each year thereafter, a minimum of 45 percent of all residential *development* will occur within the *built-up area* of the region as a whole. Future development within the city of Cambridge *built-up area* will contribute to meeting the *Regional reurbanization* target.

New from
Growth Plan
2.2.3; and
incorporates
OP 9.2.1.1

2. *Intensification* is encouraged throughout the *built-up area* of Cambridge, particularly within the following areas:
 - a) The *Urban Growth Centre* (identified Maps 1A and 3);
 - b) Community Core Areas (identified on Maps 1A, 3, 4 and 5);
 - c) Nodes (identified on Figures 1-4);
 - d) *Reurbanization* Corridors in accordance with Section 2.6.5; and
 - e) *Major Transit Station Areas* in accordance with Section 2.6.6.

3. These areas for *intensification* are intended to attract a significant portion of future population and employment growth.

4. The appropriate type and scale of development within the areas identified for *intensification* in Policy 2.6.1.2 will be determined through community plans and/or secondary plans.

New
ROP 2.C.3

5. The *City*, in collaboration with the *Region*, will monitor development within the *built-up area* and where appropriate establish minimum density targets for *intensification* consistent with existing or planned transit service levels.

New
Growth Plan
2.2.3

6. *Intensification* within the *built-up area* will be planned and designed to:

- a) Support vibrant neighbourhoods through the inclusion of a diverse and compatible mix of land uses, including residential and employment uses;
- b) Provide for a range and mix of housing that takes into account *affordable* housing needs;
- c) Incorporate high quality public open spaces;
- d) Support transit, walking and cycling;
- e) Generally achieve higher densities than surrounding areas; and
- f) Ensure an appropriate transition of built form to adjacent areas.

Updated 9.2.1.5

7. The *development* of land or existing buildings in Community Core Areas, Nodes and *Reurbanization* Corridors is encouraged for mixed uses which combine residential with office, commercial, business or other uses. The City may provide support for mixed use *development* by:

- a) providing incentives such as reductions in the parking requirements for the residential component of mixed use projects; and
- b) requiring and assisting where possible with the remediation of *contaminated sites*.

New

8. Infill and *redevelopment* within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages.

New

9. *Greyfield* and *brownfield* sites will be revitalized through *intensification*, *redevelopment* and/or the adaptive reuse of existing buildings in accordance with the policies of this Plan.

2.6.2 Urban Growth Centre

New Section
based on
Growth Plan
2.2.4

1. The area to the East of Water Street in the Galt City Centre Core Area is the *Urban Growth Centre*. The location and boundary of the *Urban Growth Centre* is identified on Maps 1A and 3.
2. The *Urban Growth Centre* will be planned to achieve a minimum gross density of 150 residents and jobs combined per hectare by the year 2029.
3. The *Urban Growth Centre* will be planned and designed:

- a) As the focal area for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses;
 - b) To accommodate and support major transit *infrastructure* and a *Major Transit Station Area*;
 - c) To serve as a high density major employment centre that will attract significant employment uses;
 - d) To accommodate a significant share of population and employment growth; and
 - e) As a pedestrian oriented, walkable centre with active streetscapes.
4. Development within the *Urban Growth Centre* will be sensitive to its context, preserve heritage character and provide an appropriate transition in height and massing from adjacent buildings.
5. A Community Plan and Urban Design Guidelines will be prepared for the *Urban Growth Centre* and the Galt City Centre to:
- a) Establish minimum and maximum densities; and
 - b) Address context, heritage character, height and massing and types and forms of *development*.
6. Until such time as a Community Plan and Urban Design Guidelines are prepared and approved for the *Urban Growth Centre* and the Galt City Centre, development proposals will be required to:
- a) Meet a minimum density of 0.75 *Floor Space Index*; and
 - b) Submit and adhere to an urban design study approved by the *City* that addresses alternative built forms, massing, building materials and the integration of the proposal into the surrounding neighbourhood.

New from
Hemson Study
recommendations
p. 47

2.6.3 Community Core Areas

{place holder} – Please refer to the Core Areas Commercial Draft Policy Paper

2.6.4 Nodes

1. Nodes are areas where a mix of land uses, such as housing, employment, and services are concentrated. Existing and potential nodes are designated on Figures 1 to 4 and generally identified on Map 1A. Nodes are generally located at major intersections and are served by transit. Additional nodes within the *built-up area* and the *designated greenfield area* may be identified through planning studies and will require an amendment to this Plan.

Revised Policy
3.3.3 and 13.2.2

Involves deletion
of Policy 3.4 Areas
in Transition

2. Nodes within the *built-up area* of the city are areas intended for *intensification*.
3. Nodes are those areas which contain or will be planned to contain the following features and functions:
 - 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) *transit oriented development*;
 - f) pedestrian scale development and pedestrian linkages;
 - g) employment activities, including office, retail and service commercial uses;
 - h) recreational and cultural activities; and
 - i) 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.
4. Planning studies will identify and/or confirm:

Revised Policy
13.2.2

- a) the boundaries of the Node;
- b) role and function of the Node including existing, permitted and proposed land uses in and adjacent to the Node;
- c) linkages between properties, buildings and uses of lands both within and adjacent to the Node;
- d) public transit availability;
- e) pedestrian, cycling and vehicular movement, including the findings of any traffic impact study;
- f) phasing of development, where appropriate;
- g) overall relationship of the Node to the rest of the city; and
- h) urban design guidelines.

2.6.5 Reurbanization Corridors

1. *Reurbanization* Corridors are recognized as areas located along an existing and planned transit corridor that link directly with rapid transit and have considerable potential for medium and higher density *reurbanization*. *Reurbanization* corridors are generally located, and

New Section
Based on ROP
2.D.11-13

serve as connectors, between the *Urban Growth Centre, Major Transit Station Areas* and Nodes.

2. *Reurbanization* Corridors will be designated in accordance with the Regional Official Plan upon the completion and approval of the Rapid Transit Environmental Assessment and associated Regional Official Plan Amendments.
3. *Reurbanization* Corridors will be planned and developed to:
 - a) Accommodate additional population and employment growth served by rapid transit and or frequent transit service;
 - b) Achieve higher development densities to support and ensure the viability of existing and planned transit service levels; and
 - c) Provide a mix of residential, office, institutional and commercial development, wherever appropriate.
4. The designation of *Reurbanization* Corridors will require an amendment to this Plan.

New
ROP 2.D.11

2.6.6 Major Transit Station Areas

1. *Major Transit Station Areas* include a transit station or a planned transit station area and the lands surrounding the station.
2. *Major Transit Station Areas* will be designated through an amendment to this Plan in accordance with the Regional Official Plan upon the completion and approval of the Rapid Transit Environmental Assessment and associated Regional Official Plan Amendments.
3. A Station Area Plan will be prepared for each *Major Transit Station Area* located outside of the *Urban Growth Centre* in collaboration with the *Region* and in accordance with the Regional Official Plan.
4. *Major Transit Station Areas* will be planned to:
 - a) Achieve increased residential and employment densities to support and ensure the viability of existing and planned transit service levels;
 - b) Achieve a mix of residential, office, institutional and commercial development where appropriate; and
 - c) Provide access from various transportation modes to the transit facility; including consideration of pedestrians, bicycle parking and commuter pick up/drop off areas.

New Section
Based on Growth
Plan 2.2.5 and
ROP 2.D.6-10

New Section
Based on Growth
Plan 2.2.6 and
ROP 4.A

2.7 Employment Lands

Employment Lands are identified on Map 2.

2.7.1 Planning for Employment Lands

1. The *City* will plan to provide a sufficient supply of employment lands for a variety of employment uses to accommodate the forecasted employment growth to the year 2029.
2. Economic development and competitiveness will be promoted by:
 - a) Allowing for an appropriate mix of employment uses through the designation of lands for industrial, commercial and institutional uses to meet long term needs;
 - b) Ensuring that opportunities exist for a diversified economic base that includes a range and choice of suitable sites for employment uses supporting a wide range of economic activities and ancillary uses;
 - c) Planning for, protecting and preserving *employment areas* for current and future uses;
 - d) Ensuring the necessary *infrastructure* is provided to support current and forecasted employment needs;
 - e) Permitting *major office* and major institutional development within the *Urban Growth Centre*, *major transit station areas*, *Reurbanization Corridors* or areas with existing frequent transit service and within the vicinity of Highway 401; and
 - f) Designating and preserving lands within the vicinity of existing major highway interchanges, rail yards and airports as *employment areas*.

2.7.2 Conversion of Employment Lands

New Section
Based on Growth
Plan 2.2.6 and
ROP 4.A.5

1. The conversion of employment lands within *employment areas* to non-employment uses may only be permitted through a *municipal comprehensive review* where it has been demonstrated that:
 - a) There is a need for the conversion;
 - b) The employment forecasts pursuant to this Plan will be met;
 - c) The conversion will not adversely affect the viability of the *employment area*, and achievement of the *intensification* target, density targets and any other policies of this Plan;
 - d) There is existing or planned *infrastructure* to accommodate the proposed conversion;
 - e) The lands are not required over the long-term for the employment purposes for which they are designated; and
 - f) Cross-jurisdictional issues have been considered.

2. Policy 2.7.2.1 only applies to those *employment areas* that are not designated as an *Urban Growth Centre* or situated in a Community Core Area as delineated on Map ___. For these areas, Policy 1.3.2 of the PPS, 2005 applies.

2.7.3 Regeneration Areas

New Section
Based on Growth
Plan and PPS

1. Regeneration Areas are areas within the city where a transition of use from industrial to another use is anticipated during the planning horizon of this plan. Regeneration Areas are identified on Maps 1A and 6.
2. Regeneration areas may be the subject of planning studies to determine appropriate land use designations.
3. For the purposes of Policy 2.7.2, regeneration areas are not considered to be *employment areas*. Applications for Official Plan Amendments to expand the range of uses from industrial to other appropriate land use designations for sites within the regeneration areas will be considered in accordance with the policies of this Plan.

Chapter 8: Land Use Policies and Designations

8.7 Nodes

8.7.1 Regional Scale Node

Introduction to Chapter 8 will include reference to the General Land Use Map which displays each land use designation

1. The Regional Scale Node is located at the intersection of Hespeler Road and Eagle Street / Pinebush Road. This node benefits from its location along the Highway 401 corridor and is a service centre for the travelling public offering a range of retail and service uses that serves the broader regional market area. The node is intended to evolve over the horizon of this Plan to include high density residential and additional employment uses in support of a *major transit station*.
2. The following land uses are permitted within the Regional Scale Node:
 - a) *Major office*
 - b) Office
 - c) Commercial
 - d) Major Retail

New Section – based on staff background work to identify nodes and Planning Partnership’s Intensification Study

- e) Retail and service commercial
 - f) *Regional Power Centre* in accordance with Section 8.6.2.6
 - g) High and medium density residential
 - h) Hotel, convention centres and banquet facilities
 - i) Recreational and cultural activities
 - j) Open Space
3. Industrial uses are not permitted in the Regional Scale Node.
4. *Development and redevelopment* within the Regional Scale Node will:
- a) provide and improve pedestrian linkages both within and between properties;
 - b) Achieve a density and mix of uses that supports a *major transit station*; and
 - c) Adhere to urban design guidelines as prepared by or approved by the *City* and to the urban design policies of Chapter 5 of this Plan.
5. The following height requirements apply to the Regional Scale Node:
- a) Minimum building height of two storeys
 - b) Maximum building height of fifteen storeys
6. The *Regional Power Centre* is not permitted to expand in terms of site area or *gross retail commercial floor area*.

8.2.2 Community Nodes

1. Community Nodes are situated at major intersections along arterial roads and provide services to surrounding neighbourhoods. These nodes are planned to be medium to high density mixed use centres.
2. The following land uses are permitted within the Community Nodes:
- a) Uses permitted in the Class 2 (Community Shopping Centre) Commercial Designation
 - b) High and medium density residential
 - c) Institutional
 - d) Live-work
 - e) Recreational and Cultural activities
 - f) Open space
3. Industrial uses are not permitted within the Community Nodes.

4. *Development and redevelopment* within the Community Nodes will:
 - a) Provide and improve pedestrian linkages both within and between properties;
 - b) Achieve a density and mix of uses that supports transit; and
 - c) Adhere to urban design guidelines as prepared by or approved by the *City*.
5. Lot consolidation is encouraged to support and encourage higher density mixed use developments.
6. The following height requirements apply to the Community Nodes:
 - a) Minimum building height of two storeys
 - b) Maximum building height of twelve storeys
7. There are three defined Community Nodes shown on Figures 2, 3 and 4. The establishment of new Community Nodes will only be considered through a planning study and will require an amendment to this Plan. The following additional policies apply to the defined Community Nodes:

8.2.2.2 Can-Amera / Hespeler Road Community Node

1. The Can-Amera / Hespeler Road Community Node (Figure 2) is planned as a mixed use node and will accommodate a range of housing including townhouses and apartment buildings.
2. This node is a proposed transit station area and as such will be developed at transit supportive densities and at a pedestrian scale.
3. This node occupies a gateway site and the design and layout of buildings at the intersection of Can-Amera and Hespeler Road will reinforce the street and provide visually interesting facades.
4. Mixed use multi-storey buildings are encouraged along the Hespeler Road frontage.
5. Appropriate height transitions between buildings in the node and to surrounding existing developments are required.
6. Open space linkages from the node and views of the Dumfries Conservation Area will be provided and enhanced.

New from
Planning
Partnership's
Intensification
Study report

7. Auto-oriented uses such as auto sales and service are restricted to the southeast quadrant of the node.
8. The following urban design principles apply to the Can-Amera / Hespeler Road Community Node:
 - a) Redevelopment to provide a clearly defined hierarchy of streets and open spaces;
 - b) Buildings to be designed to frame the major arterial streets;
 - c) Open space to be provided with clear linkages between Dumfries Conservation Area and existing open space to the east of the node;
 - d) Ground related uses to be provided to enliven the streets;
 - e) Variety in building massing and heights to be incorporated into site design; and
 - f) Parking areas to be discreet.

8.2.2.3 Main and Dundas Street Community Node

1. The Main and Dundas Street Community Node (Figure 3) is characterized by existing low rise commercial plazas surrounded by established residential neighbourhoods. Industrial lands are situated to the north and east. Future development and redevelopment within the node will occur at a higher density with a focus on a mix of uses including the introduction of medium to high density housing.
2. Large surface parking areas are discouraged.
3. Pedestrian linkages and pedestrian scale development is encouraged.
4. Future expansion of the Main and Dundas Street Community Node will require an amendment to this Plan and may only be considered through a planning study and/or Comprehensive Commercial Policy Review.

8.2.2.4 Queen Street and Holiday Inn Drive Community Node

1. The Queen Street and Holiday Inn Drive Community Node (Figure 4) is a gateway site that is intended to develop into a medium to high density mixed use centre.

New from
Planning
Partnership's
Intensification
Study report

2. A range of housing types including apartment, townhouse and live-work units are permitted.
3. Development of this node will include a food store.
4. Large surface parking areas and single storey, single purpose buildings are discouraged.
5. The following urban design principles apply to the Queen Street and Holiday Inn Drive Community Node:
 - a) Site development to provide a strong gateway presence;
 - b) Scale of buildings to ensure an appropriate transition to the surrounding community;
 - c) Buildings to be situated on the site to frame the streets;
 - d) Mix of housing types to be provided;
 - e) Ground related uses required to enliven the street; and
 - f) Visual massing elements to be included to generate a focal point.

8.2.3 Neighbourhood Nodes

1. Neighbourhood Nodes provide a mix of uses to support the surrounding neighbourhood. These nodes are developed at the pedestrian scale and provide access to basic community amenities and services.
2. The following land uses are permitted in Neighbourhood Nodes:
 - a) Uses permitted in the Class 3 (Neighbourhood Shopping Centre) Commercial Designation
 - b) Recreational and Cultural Activities
 - c) Open Space
3. Industrial uses are not permitted within Neighbourhood Nodes.
4. Additional Neighbourhood Nodes may be established through a planning study and will require an amendment to this Plan.

4. Glossary

Please see separate glossary.

5. Mapping Updates

Maps in the current Official Plan will require updates to maintain consistency with new or revised policies for the growth management structure, to implement Places to Grow and maintain consistency with the Regional Official Plan. 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 (countryside) and any of our own additional growth management elements.

Map 5 Candidate Areas in Transition

- To be deleted based on policy direction for dealing with *intensification* within the *built-up area*

Map 15 General Land Use Plan

- To include nodes

New Map for Regeneration Areas

- Addition of map displaying the regeneration areas as per the proposed Employment Conversion policies

6. Policies Proposed to be Deleted

The following policies are proposed to be deleted from the Official Plan.

3.2.1 City Urban Area

It is the policy of the City that lands shown on Map 1 as 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 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.

Reason: This policy is proposed to be deleted and replaced by new policies that specifically address servicing and the time horizon of the updated Official Plan. The Growth Management and Urban Structure policies will address the updated time horizon for the Official Plan which is 2029 and will provide policy direction and mapping for the updated City Urban Area. New policies will also be drafted that specifically address servicing and the requirements for servicing prior to development occurring. Therefore, this policy has been deemed to be redundant.

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.

Reason: This policy is proposed to be deleted and replaced with a new Urban Area Boundary Expansion policy in accordance with the policy in the 2010 Provincially approved Regional Official Plan. Also, recent changes to provincial policy (PPS and Places to Grow) for urban area boundary expansions necessitate the amendments to this policy.

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.

Reason: The areas in transition policies are proposed to be deleted and replaced by policies for nodes. This also involves changes to the Nodes policies (3.3.3 and 13.2.2). The proposed revised Official Plan policies re-define the areas in transition and candidate nodes as nodes and provide policy direction and permitted land uses along with requirements for additional study to the defined nodes.