

CAMBRIDGE

Heritage

Until recently, Cambridge has grown as an essentially rural area along Highway No. 1. Residents regard themselves as a distinct community among the four embraced by the Village boundary of Cornwallis Square. Despite the intensification of land uses through the establishment of institutions such as the Kings Regional Rehabilitation Centre, Kings County Correctional Facility, the Young Offenders Facility, and major industry like the Michelin Tire Plant, the community identifies strongly with the surrounding rural character.

Commerce

Commercially, Cambridge can be described as pockets of commercial and light industrial uses fronting along Highway No. 1, interspersed with farming, vacant land and residential uses. Businesses range from local convenience, to nurseries, to construction companies.

Amenities

Two elementary schools (one private) and one district high school constitute the major amenities of the Growth Centre. The indoor pool facilities at the Young Offenders Facility is available for use by the public.

Opportunities

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| Industrial | This area is the site of the Kings County Municipal Airport which, along with Michelin, may stimulate additional industrial development at, or in proximity to, the airport. |
| Commercial | There is considerable vacant land along the Highway No. 1 commercial strip for land extension and highway commercial uses. This area may become more marketable with the construction of a new Highway 101 interchange providing more direct access to the Michelin site and the west end of this strip. |
| Institutional | The substantial existing institutional facilities provides a solid basis for attracting future institutional development into the community. |
| Residential | Although it is a major employment centre, Cambridge has not attracted a proportionate share of residential development. Lands in the east end of the Growth Centre will likely increase in value as a residential asset. |

Future Growth

Residential growth over the past 15 years has been relatively slow, averaging only three units annually, but increased to seven units/annum over the past five years. Approximately 75 homes have been built in the surrounding area over the same period and some of this demand may be directed into the growth center in the future. The low projection reflects the 15 year historical trend while the high projection anticipates attracting a portion of the surrounding area demand into the growth center.

Cambridge

GROWTH PERFORMANCE

POPULATION		
1	1976 Population	445
2	1981 Population	406
3	1986 Population	424
4	1991 Population	539
5	Population Growth 1976-91	94 (21.1%)
1991 HOUSING MIX		
6	Apt. Bldgs. (16+ unit size)	0 units (.0%)
7	Apt. Bldgs. (8-15 unit size)	12 units (7.8%)
8	Apt. Bldgs. (3-7 unit size)	0 units (.0%)
9	Total Apt. Units	12 units (7.8%)
10	Duplex Units	30 units (19.5%)
11	Mobile Home Units	1 units (0.6%)
12	Single Detached Units	111 units (72.1%)
13	Total Housing Units	154 units (100 %)
RESIDENTIAL GROWTH		
14	No. of Housing Units 1976	114 units
15	New Units 1977-81	2 units
16	New Units 1982-86	5 units
17	New Units 1987-91	33 units
18	Total Added 1977-91	40 units
19	15 Yr Average Annual Trend	3 units/annum
20	Last 5 Yr Average Annual Trend	7 units/annum
21	Residential Land Developed 1980-90	9 gross acres
22	New Housing in Vicinity 1973-89 (40 units)	4 units/annum
POTENTIAL HOUSING SUPPLY		
23	Approved Vacant Residential Lots 1991	20 lots
24	Total Potential Lots @ 2 Lots/Acre	260 lots
25	Multi-Unit Factor (@ 10% of Single Units)	26 units
26	Total Potential Housing Supply	306 units
PROJECTED GROWTH RATES		
27	Low	4 units/annum
28	High	10 units/annum
PROJECTED CAPACITY (IN YEARS)		
29	Low Growth Trend Capacity	U years
30	High Growth Trend Capacity	30 years

{U – Unlimited (supply exceeds 40 years)}