



201 Water Street South and 66 Highman Avenue OR08/23 – Recommendation

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File Planner:

Mark Stone
stonem@cambridge.ca



01

Proposal

Residential intensification development proposed within Built-up Area



02

Official Plan and Zoning By-law Amendments

Existing Official Plan Designations: Low/Medium Density Residential and Natural Open Space System

Proposed Official Plan Designations: High Density Residential and Natural Open Space System

Policy	Proposed
Maximum Units	330
Maximum Height	15 storeys

Existing Zoning: Open Space (OS1) and Residential (R4)

Proposed Zoning: Multiple Residential (H-RM3) and Open Space (OS1) with site-specific provisions.

03

Response to Public Meeting Comments

- Building Height, Privacy and Shadowing
- Emergency Access
- Traffic and Parking
- Affordable Housing
- Impacts on Existing Residential and Buffering
- Impacts on Natural Environment
- Construction and Noise Impacts

04

Recommendation

It is the opinion of Planning Staff that the proposal is consistent with Provincial, Regional and City policies.

The proposal represents an efficient use of existing municipal services and infrastructure, and provides more housing options, including some affordable housing units.

Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendments.