

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-056

Being a by-law to adopt Amendment No. 80 of the City of Cambridge Official Plan (2012), as amended, with respect to lands municipally known as 201 Water Street South and 66 Highman Avenue

WHEREAS Sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended, empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** amendment No. 80 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as Part Subdivision Lot 2 Concession 10 Egr North Dumfries Part 1, 67R2799; T/W 1481114; S/T Right In 1481114; Cambridge; Subject to an Easement as in WR777964, and Lot 40 Plan 1059, Cambridge; S/T 210502, 219025 in the City of Cambridge, Regional Municipality of Waterloo, and shown on Schedules 'A', 'B' and 'C' attached hereto and forming part of the by-law (herein referred to as 'the Lands');
2. **THAT** Amendment No. 80 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached maps, is hereby adopted;
3. **THAT** the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 80 to the City of Cambridge Official Plan (2012), as amended;
4. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 28th day of May 2024

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 80, By-law No. 24-056

The purpose and effect of this Official Plan Amendment No. 80 (OPA 80) to the City of Cambridge Official Plan (2012), as amended is to redesignate the majority of the subject lands from Low / Medium Density Residential and Natural Open Space System to High Density Residential (with the small floodplain area along the Water Street South frontage to remain in the Natural Open Space System designation), and to add site specific policies to permit increased density with a maximum of 330 residential units and increased building height to 15 storeys on the lands municipally known as 201 Water Street South and 66 Highman Avenue, City of Cambridge and Regional Municipality of Waterloo.

Amendment No. 80 to the City of Cambridge Official Plan

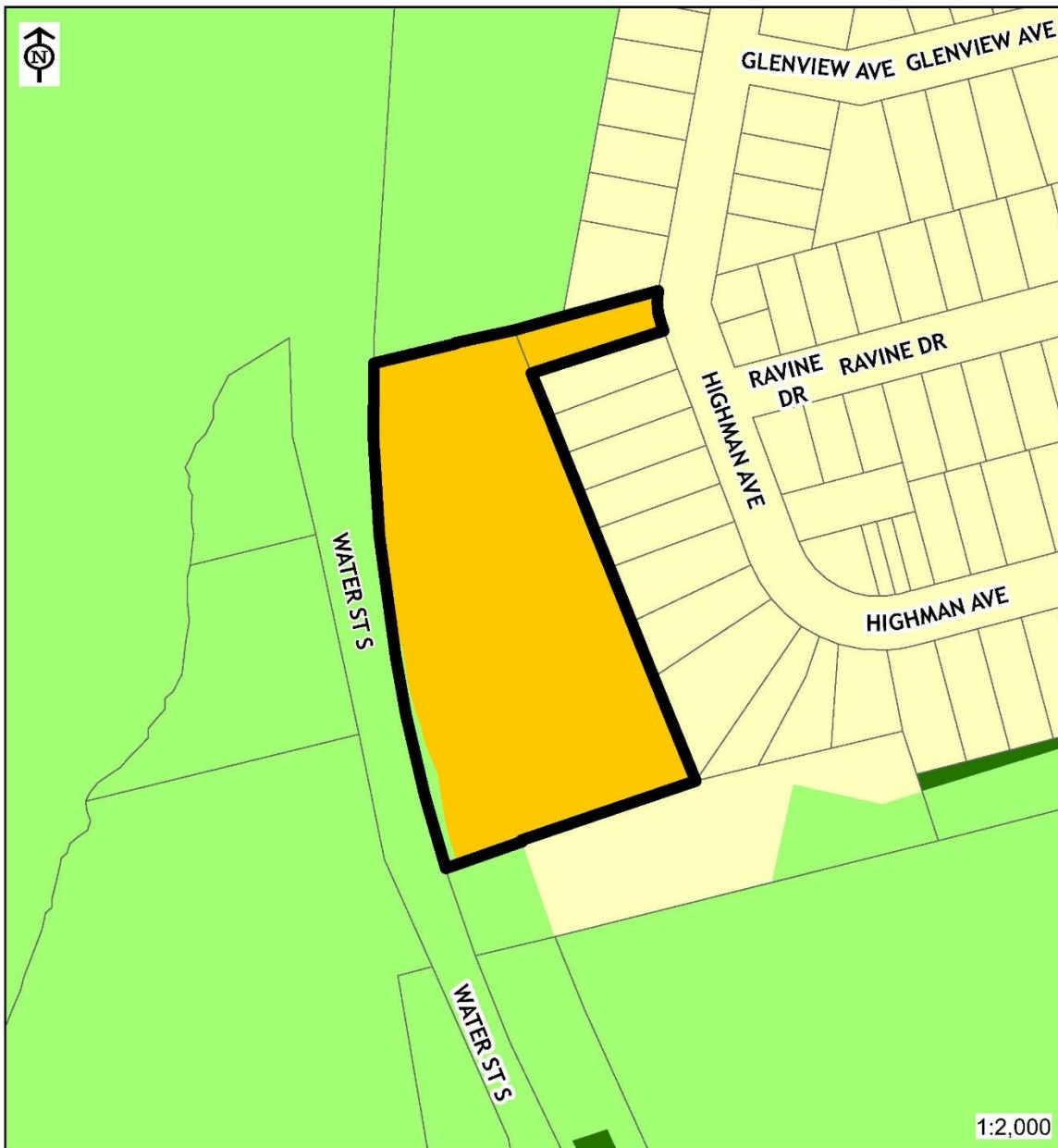
1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby amended by redesignating the lands from “Low / Medium Density Residential” and “Natural Open Space System” to “High Density Residential” and “Natural Open Space System” as shown on Schedule ‘A’ attached hereto;
2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site Specific 116, as shown on Schedule ‘B’ attached hereto;
3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 116 as shown on Schedule ‘C’ attached hereto; and,
4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.116 201 Water Street South and 66 Highman Avenue






1. Notwithstanding anything to the contrary, for the lands shown on Figure 116 and designated High Density Residential, the following site-specific policies shall apply:
 - a. A minimum and maximum Floor Space Index (FSI) shall not apply.
 - b. A maximum of 330 residential units shall be permitted.
 - c. The maximum building height shall be 15 storeys, including a maximum 6 storey podium, and the implementing zoning by-law shall include further restrictions on height for buildings adjacent to low rise residential areas.
 - d. No buildings are permitted on the property municipally known as 66 Highman Avenue, which are generally those lands within 57 metres of the Highman Avenue frontage.
 - e. The building design shall be architecturally sympathetic to the heritage building located on the south portion of 201 Water Street South.
 - f. Additional landscaping and/or fencing is to be provided by the developer on existing residential lots located along the west side of Highman Avenue and abutting the east property line of the subject lands, to provide additional buffering to the satisfaction of the City.
 - g. The implementing zoning by-law shall apply a holding (H) to the Lands to limit the development and/or site alteration until such time as:

- i. A Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, has been filed with the Ministry of Environment, Conservation and Parks, and a Ministry Acknowledgement Letter has been provided to the satisfaction of the City of Cambridge and the Region of Waterloo.
 - ii. Detailed transportation and stationary noise impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.
 - iii. A Monitoring Plan to monitor the re-establishment of the Regionally significant species has been submitted to the satisfaction of City Environmental Planning.
 - iv. An information pamphlet in accordance with the recommendations of the Environmental Impact Study has been submitted to the satisfaction of City Environmental Planning.
 - v. An updated Shadow Study is completed to the satisfaction of the City of Cambridge.
 - vi. The lands have been confirmed to be one (1) consolidated lot to the satisfaction of the City of Cambridge.
 - vii. Preparation of a pre- and post-construction inspection plan, to identify any impacts on existing nearby residential lots as a result of the development of the site, to the satisfaction of the City of Cambridge.
- h. The implementing zoning by-law shall limit development on the Lands, until such time as all applicable requirements of the holding (H) are satisfied.

Schedule 'A' – Map 2



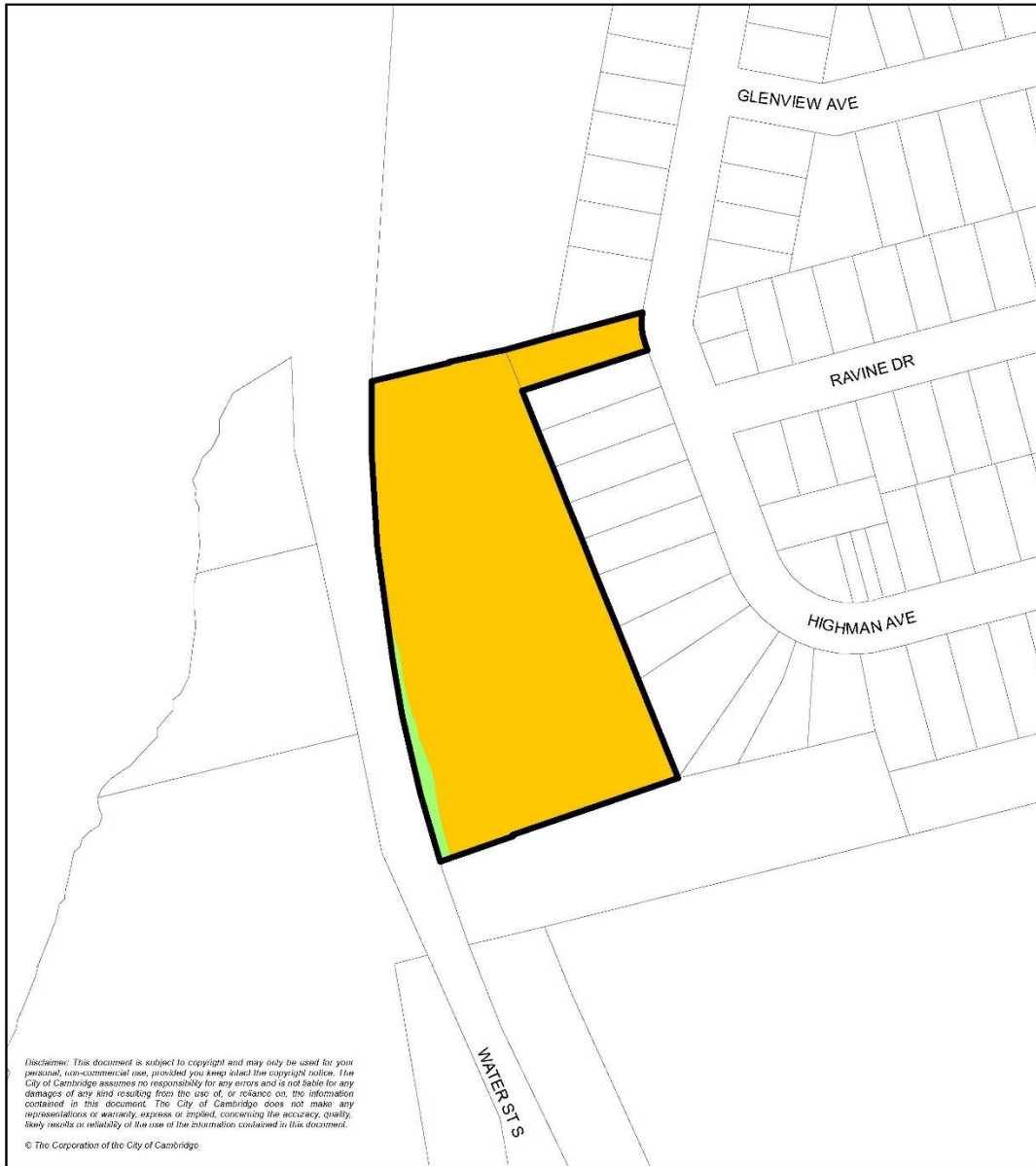
**Schedule A to Official Plan Amendment 80
Amendment to Map 2 of City of Cambridge Official Plan**

-  SITE
-  Low / Medium Density Residential
-  High Density Residential (Subject to Section 8.10.116)
-  Recreation, Cemetery and Open Space
-  Natural Open Space System



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Schedule 'B' – Figure 116



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 <p>Figure 116 201 Water St S 66 Highman Ave</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Lands  High Density Residential (Subject to Section 8.10.116)  Natural Open Space System <p>N 1:2,000</p> <p><small>Figure 116 11.05.13 (1).indd 4 13:01:24 © 2013 Bentley Systems, Incorporated. All rights reserved.</small></p>
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