

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-058

Being a by-law to adopt Amendment No. 79 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as 777 Laurel Street and 308 Dolph Street

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. 79 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as Plan 716, Lot 216, Part of Lot 217, Plan 533, Part of Lot 3 to Part of Lot 6, RP58R9554, Parts 1 to 5, 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. 79 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached map, 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. 79 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. 79, By-law No. 24-058

The purpose and effect of Official Plan Amendment No. 79 (OPA 79) to the City of Cambridge Official Plan (2012), as amended, is to redesignate the lands municipally known as 777 Laurel Street and 308 Dolph Street in the City of Cambridge and Regional Municipality of Waterloo from from 'Business Industrial' to 'High-Density Residential' with Site-Specific Policy 8.10.115 to permit a maximum of 1,215 residential units and a maximum building height of up to 19 storeys.

Amendment No. 79 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 'Business Industrial' to 'High-Density Residential' 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 115 as shown on Schedule 'B' attached hereto;
3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 115 as shown on Schedule 'C' attached hereto;
4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

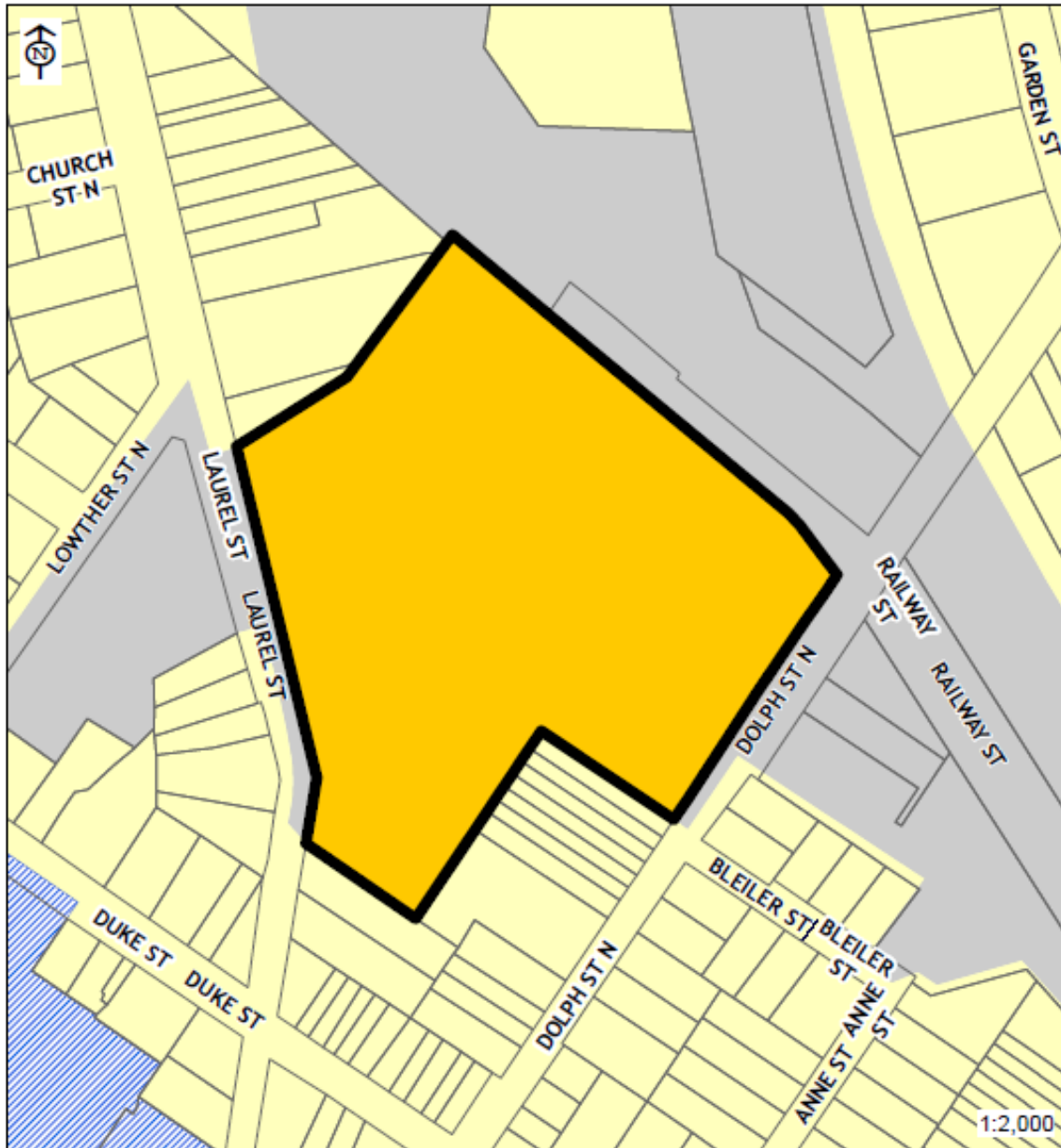
8.10.115 777 Laurel Street and 308 Dolph Street

1. Notwithstanding policy 2.8.3.3 of this plan, for the Lands shown on Figure 115 on Schedule C attached hereto, the following site-specific policies shall apply:
 - a. The maximum building height shall be 19 storeys and the implementing zoning by-law shall include further restrictions on height and setbacks for buildings.
 - b. A minimum and maximum Floor Space Index (FSI) shall not apply.
 - c. A maximum of 1,215 residential units shall be permitted.
2. As part of future Site Plan application, the following will be required:
 - a. The submission of an affidavit and a report from a Professional Engineer licensed to practice in the Province of Ontario that demonstrates that the proposed development has been designed in accordance with the Railway Association of Canada's "Guideline for New Development in Proximity to Railway Operations" (Dialog & J.E. Coulter Associated Limited, May 2013), to the satisfaction of the Regional Municipality of Waterloo and the City of Cambridge.
3. 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:
 - a. 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.

- b. Detailed transportation and stationary noise impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.

Schedule 'A' – Map 2



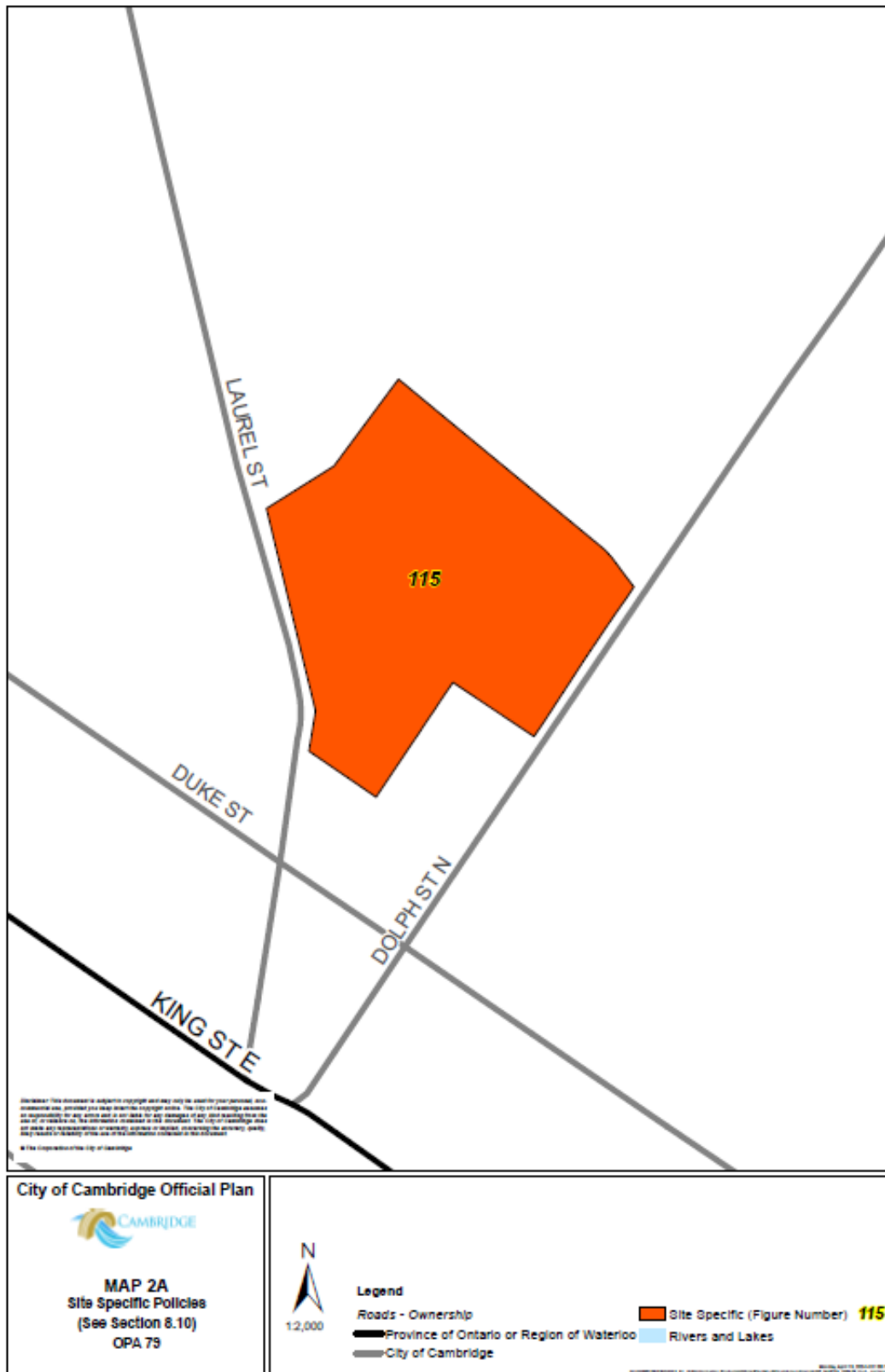
**Schedule A to Official Plan Amendment 79
Amendment to Map 2 of City of Cambridge Official Plan**

-  SITE
-  Galt City Centre; Preston Towne Centre; Hespeler Village
-  Low / Medium Density Residential
-  High Density Residential (Subject to Section 8.10.115)
-  Business Industrial

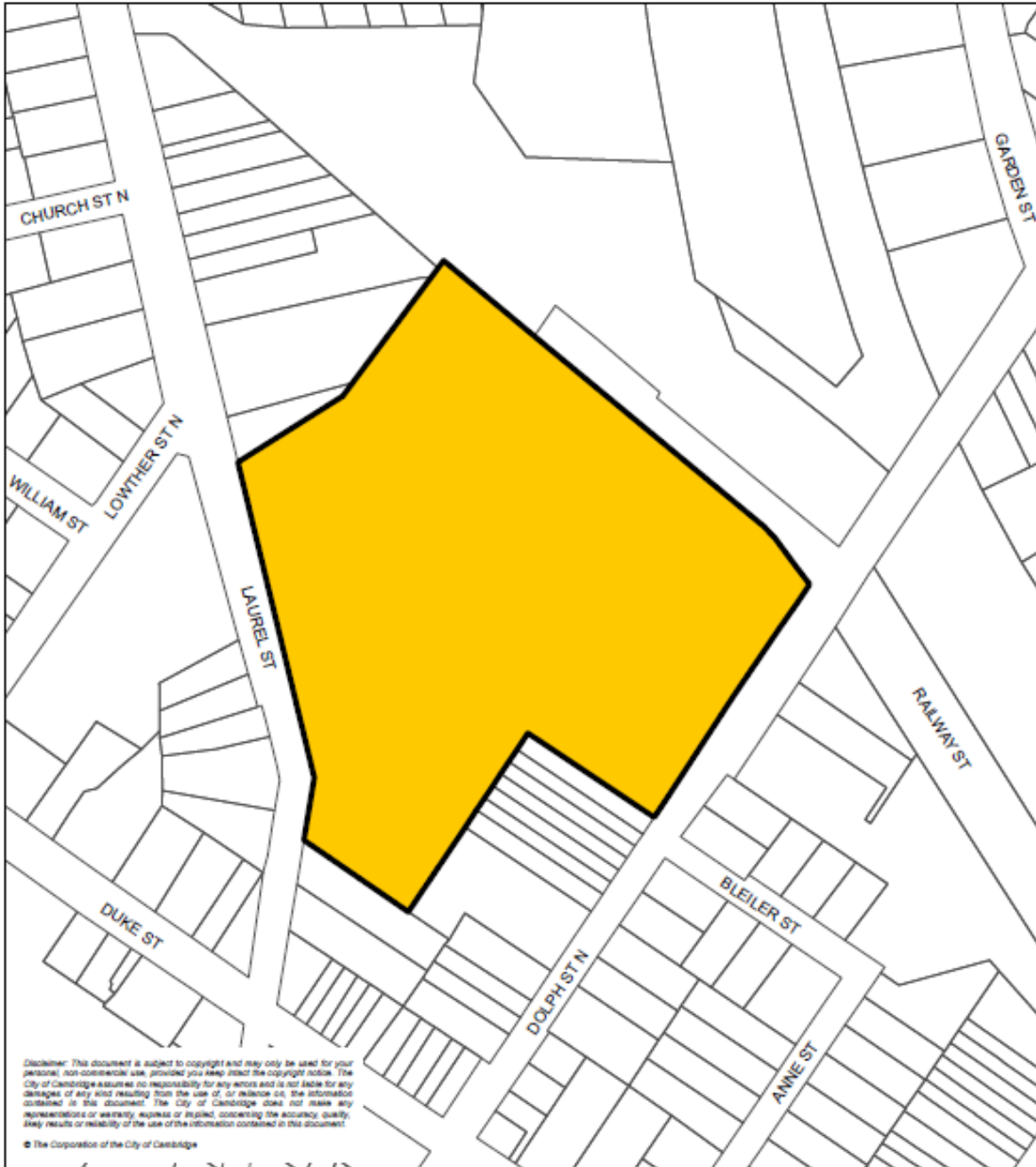





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Schedule 'B' – Map 2A



Schedule B – Figure 115



 <p>Figure 115 777 Laurel Ave 308 Dolph</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Lands  High Density Residential (Subject to Section 8.10.115) <p>Scale: 1:2,000</p> <p>North Arrow: N</p> <p><small>Map Date: 2024-05-15 10:00 AM</small></p>
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