



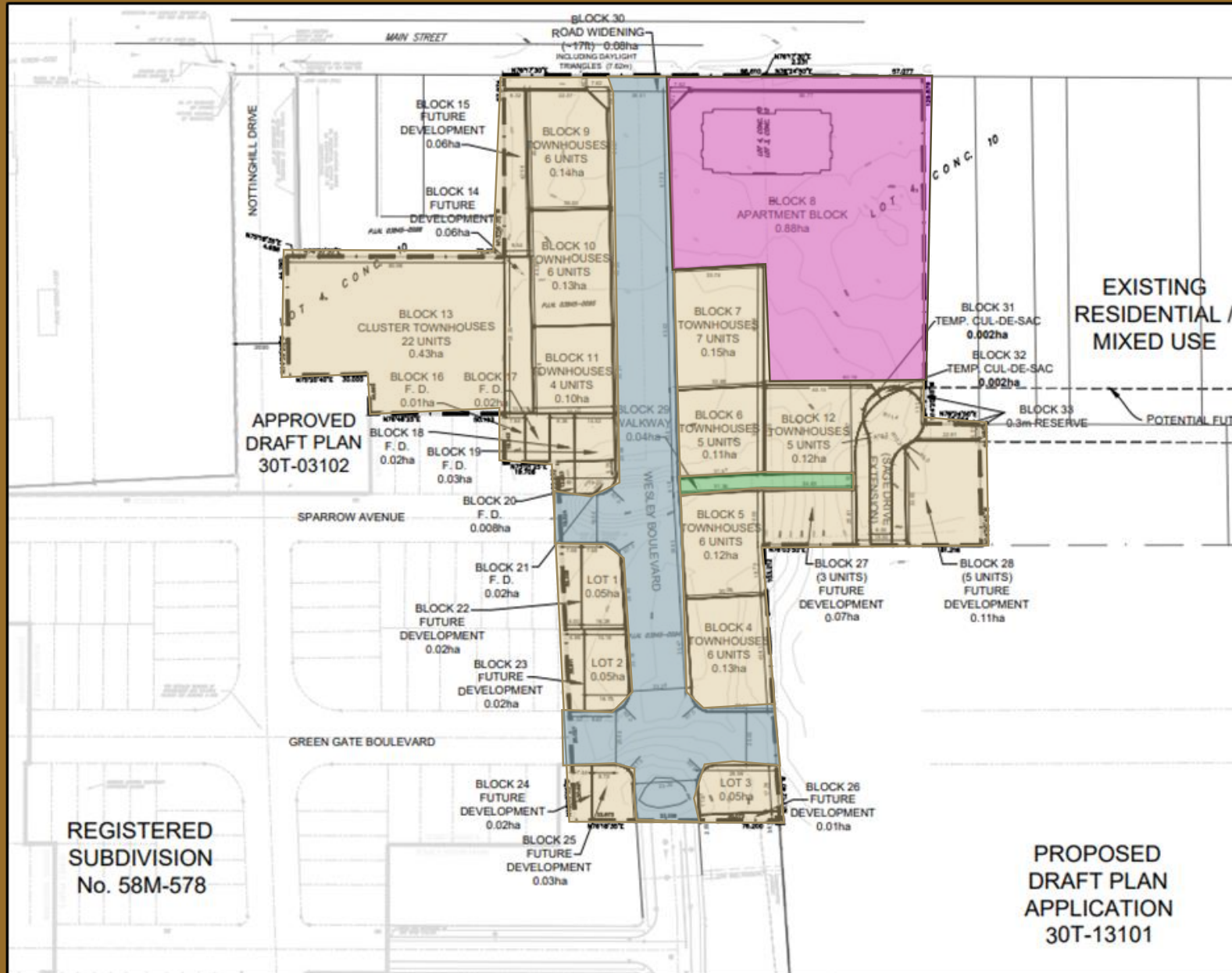
Upper Greengate 1045 and 1085 Main Street OPA/ZBA – OR05/24

September 3, 2024



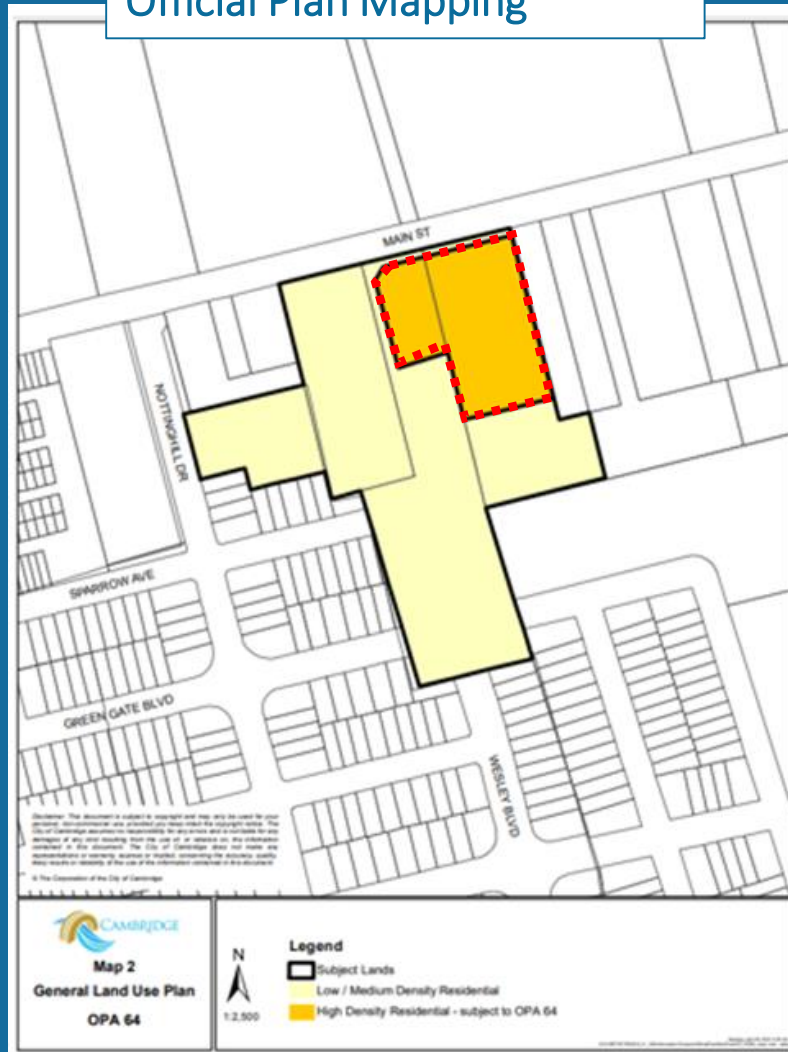
01

Proposed Development

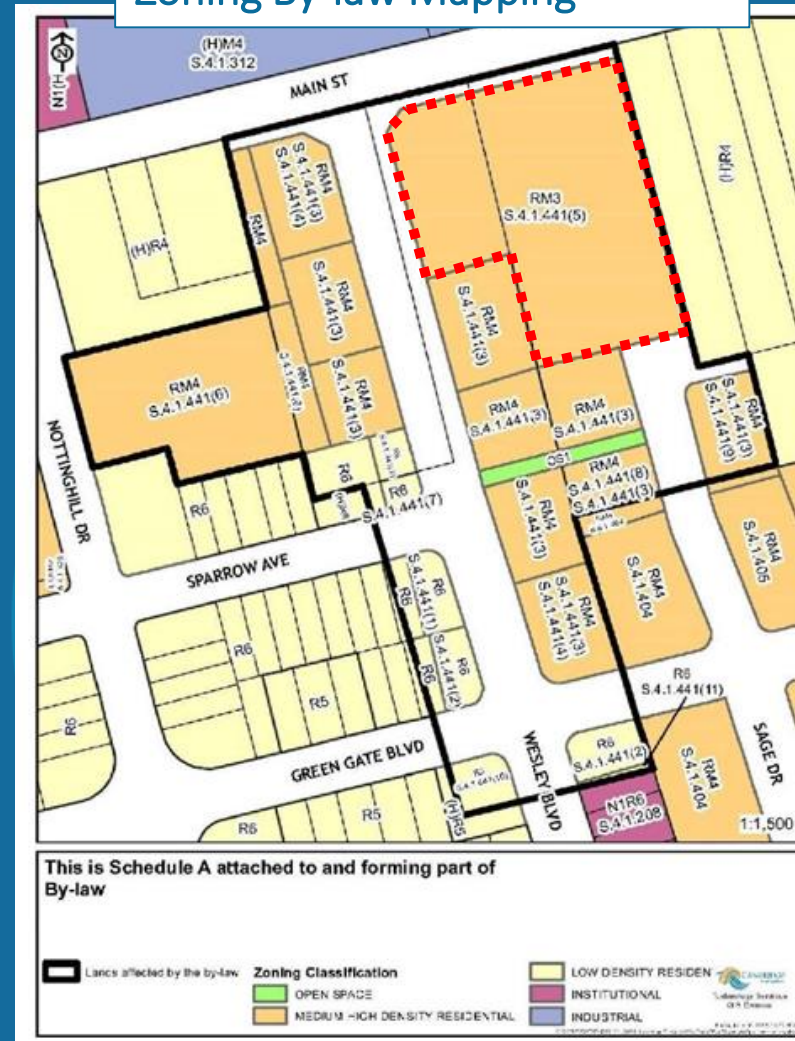


Proposed Official Plan Designation and Zoning By-law Amendment

Official Plan Mapping



Zoning By-law Mapping



Public Meetings and Comments

A Statutory Public Meeting was held on June 18th but was not completed. The Public Meeting continued June 25, 2024.

Public Comments received include:

- Congestion on roads, commercial traffic, road safety and concern for outdated traffic study
- Crime
- Construction and builder responsibility

05 Considerations

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and the City of Cambridge Zoning By-law No. 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning requests associated with the proposed development; and,
- Comments received from members of Council, public, City staff and agency circulation.

06

Staff Opinion and Recommendation

The increase in height and density on Block 8 is minor and will result in an additional 2 building storeys and 59 residential units within the planned apartment building.

Planning Staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment and the proposed modification to the draft plan of subdivision.



Thank you!

Questions?

Jacqueline Hannemann, BES,
MCIP, RPP

Senior Planner – Development

