

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-xxx

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. 85 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as part of 1045 Main Street and Part of 1085 Main Street, Cambridge.

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. 85 to the City of Cambridge Official Plan (2012) applies to land legally described as Part of Part 1 and Part of Part 2 on Reference Plan 58R-20478 in the City of Cambridge, Regional Municipality of Waterloo;
- 2. **THAT** Amendment No. 85 to the City of Cambridge Official Plan (2012) as amended, consisting of the text, 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. 85 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.

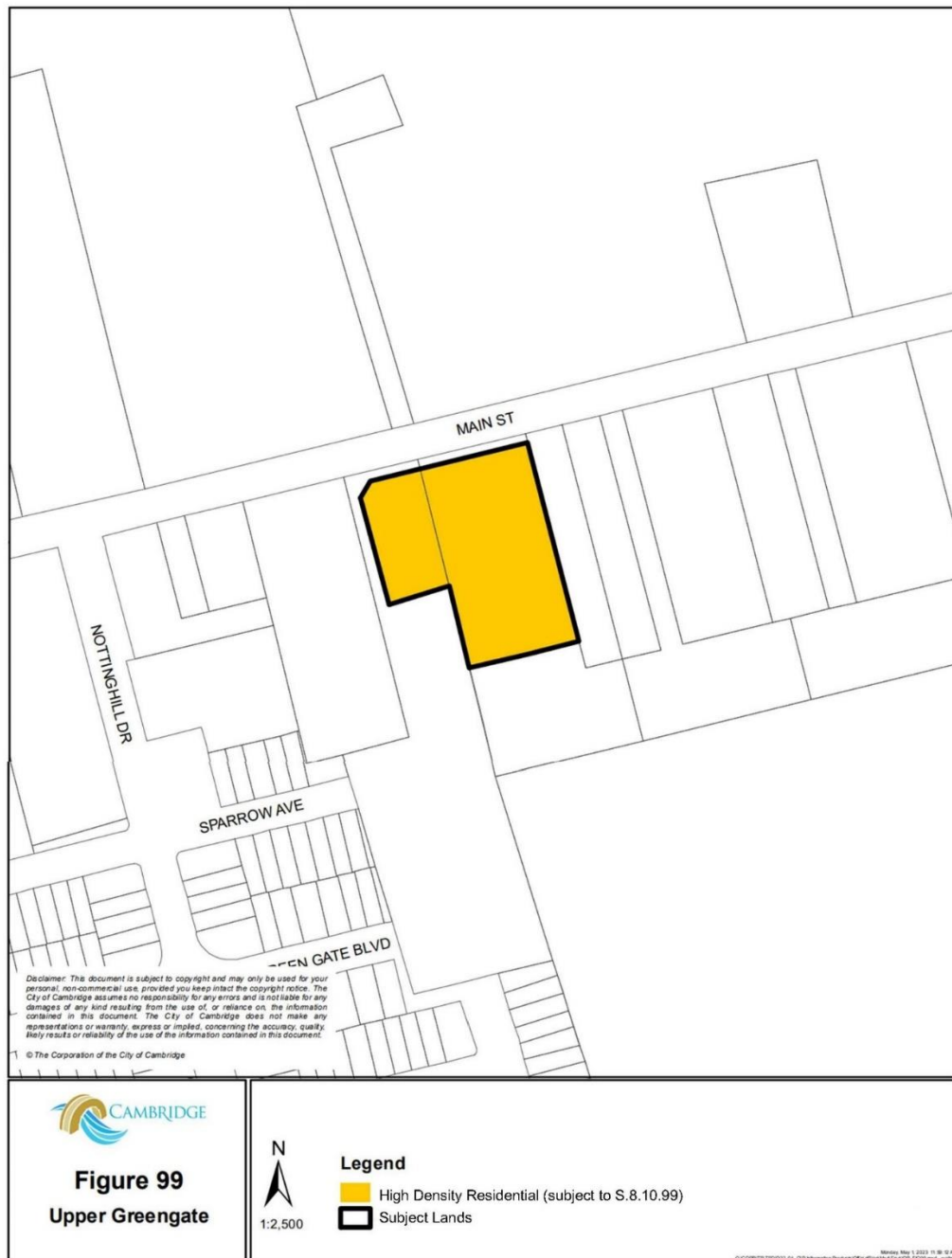
Enacted and Passed this 3rd day of September, 2024.

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 85, By-law No 24-xxx

The purpose and effect of this Official Plan Amendment No. 85 to the City of Cambridge Official Plan (2012), as amended, is to amend site specific policy 8.10.99 to increase maximum height from 14 to 16 storeys and the maximum permitted Floor Space Index (FSI) from 2.2 to 2.7 for the development of an apartment building on lands identified on Figure 99 of the City of Cambridge Official Plan as shown below.



Amendment No. 85 to the City of Cambridge Official Plan

1. Section 8.10.99 of the City of Cambridge Official Plan is hereby deleted and replaced with the following:

8.10.99

1. Notwithstanding Section 8.4.6.3 (b), the lands located on a portion of 1045 Main Street and a portion of 1085 Main Street and more particularly shown on Figure 99, shall have a maximum height of 16-storeys and a maximum Floor Space Index of 2.7.