

PROPOSED AMENDMENT NO. 91  
TO THE OFFICIAL PLAN OF THE  
CITY OF CAMBRIDGE

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW NO. \_\_\_\_-2025

Being a by-law of the Corporation of the City of Cambridge to adopt  
Amendment No. 91 of the City of Cambridge Official Plan (2012)

**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. 91 to the Official Plan (2012) of the City of Cambridge is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.
3. **AND THAT** This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this XXth day of XX, 2025.

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MAYOR

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CLERK

Strikethrough: deleted text

**Bold:** new text

The Official Plan of the City of Cambridge is hereby amended as follows:

1. Revising section 8.4.6.2 as follows:

Deleting subsection a) "~~Low/Medium Density Residential~~" and replacing with:

a) **Low-Rise Residential**

Deleting subsection b) "~~High Density Residential~~" and replacing with:

b) **Medium/High-Rise Residential**

2. Deleting section 8.4.6.3 in its entirety:

~~3. The following residential *density targets* for new *development* in residential designations will be implemented through such means as the approval of plans of subdivision as well as site specific *development* applications:~~

- ~~a) a maximum of 40 units per gross hectare for the Low/Medium Density Residential designation, excluding only provincially constrained environmental areas as defined in the Regional Official Plan and secondary units; and,~~
- ~~b) a minimum of 0.5 *Floor Space Index* and maximum of 2.0 *Floor Space Index* for the High Density Residential designation.~~

3. Deleting section 8.4.6.6 in its entirety:

~~6. The minimum residential *density target* established in Policy 8.4.6.3 shall be reviewed periodically to monitor residential *development trends and Provincial and Regional targets*.~~

4. Deleting section 8.4.6.7 in its entirety:

~~7. Notwithstanding the permitted minimum density established in Policy 8.4.6.3, the *City* may allow a lower density, without amendment to this Plan, where it is warranted by at least two of the following criteria:~~

- ~~a) the nature of the soils, topography, geomorphology, vegetation or other environmental features of the lands proposed for *development*;~~
- ~~b) the established character of the neighbourhood in which the lands proposed for *development* are located;~~

- c) ~~the unreasonably high cost of providing and/or upgrading required infrastructure such as water supply, sewage disposal, stormwater drainage or access road facilities;~~
- d) ~~the projected negative impact of the proposed development on adjoining environmental features; and/or~~
- e) ~~the projected negative impact of the proposed development on cultural heritage resources.~~

5. Revising section 8.4.6.9 as follows:

- 9. Lands in a **Low-Rise** ~~Low/Medium Density~~ Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as ~~single detached dwellings, attached dwellings townhouses and/or walk up apartments~~ **multiple dwellings**.

6. Revising section 8.4.6.10 as follows:

- 10. Lands in a **Low-Rise** ~~Density~~ Residential designation where a piped municipal water supply and/or wastewater systems have not yet been made available may be used for the following uses:

7. Revising section 8.4.6.11 as follows:

- 11. Lands in a **Medium/High-Rise** ~~Density~~ Residential designation may be developed and used for residential uses such as apartment buildings and mixed use *development* provided the non-residential component does not exceed 50% of the total building floor area.

8. Deleting section 8.4.6.12 in its entirety:

- ~~12. The City recognizes existing buildings and those properties with approval for a density of up to 75 units per hectare in the Zoning By-law as of the date of adoption of this Plan. The High Density Residential designation is intended to evolve over the horizon of this Plan to High Density Residential uses and mixed use development as specified in Policy 8.4.6.11.~~

9. Deleting section 8.4.6.15 in its entirety:

- ~~15. Residential and mixed use developments legally existing on the date of Council adoption of this Plan, with a maximum density of 75 units per hectare, which are located on a property within a "Low/Medium Density Residential" designation are deemed to be in conformity with this Plan.~~

10. Deleting section 8.4.6.16 in its entirety:

~~16. Notwithstanding Policy 8.4.6.3 a) any property designated “Low/Medium Density Residential”, which is located within a “Regeneration Area” is permitted in the interim to develop for residential or mixed use purposes to a maximum density of 75 units per hectare and deemed to be in conformity with this Plan, subject to the compatibility criteria in Section 8.4.2.~~

11. Revising section 8.5.2.6.1 as follows:

1. *Major retail* uses are not permitted within the employment designations of this Plan. Lands designated for employment or residential as shown on Map 2 may be zoned to permit convenience commercial uses with a maximum of 2,500 m<sup>2</sup> *gross leasable area*, ~~if located at the intersection of Arterial and/or Collector Roads.~~

12. Revising section 8.6.1.5.1 as follows:

1. Lands designated for residential or employment uses as shown on Map 2 may be zoned to permit convenience commercial uses with a maximum of 2,500 m<sup>2</sup> *gross leasable area*, ~~if located at the intersection of Arterial and/or Collector roads.~~ The planned function of convenience commercial uses is to provide retail and service uses that serve the day-to-day shopping needs of residents living in the surrounding neighbourhood or employees in the area.

13. Deleting section 8.6.1.5.5 in its entirety:

- ~~4. The lands are located at the intersection of Arterial Roads and/or Collector Roads as shown on Map 7A.~~

14. Deleting policy 10.3.7 in its entirety:

- ~~7. When preparing a new city-wide comprehensive zoning by-law to conform to this Plan, previous zoning by-law exceptions that may not conform to this Plan are carried forward, in order to recognize uses that were legally established at the time in response to a development application and to reduce the hardship that may be created if the exception is not carried forward. In carrying forward these exceptions, the implementing zoning by-law shall restrict those uses that do not conform to this Plan to the floor area and the use existing on the property on the effective date of the new city-wide comprehensive zoning by-law.~~