



**PATTERSON**  
PLANNING CONSULTANTS

**32, 36 AND 38 GRAND AVENUE SOUTH**

**CITY OF CAMBRIDGE**

**GRAND AVE. DEVELOPMENTS (CAMBRIDGE) LP**

**Official Plan Amendment and Zoning By-Law Amendment  
OR02/25**

**Public Meeting – July 15, 2025**

**Scott Patterson**

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**519-577-9817**

# Property



- 32, 36 and 38 Grand Avenue South
- Lot Area = 2044.8m<sup>2</sup>

# 32 Grand Ave. South



# 36 Grand Ave. South





# 38 Grand Ave. South

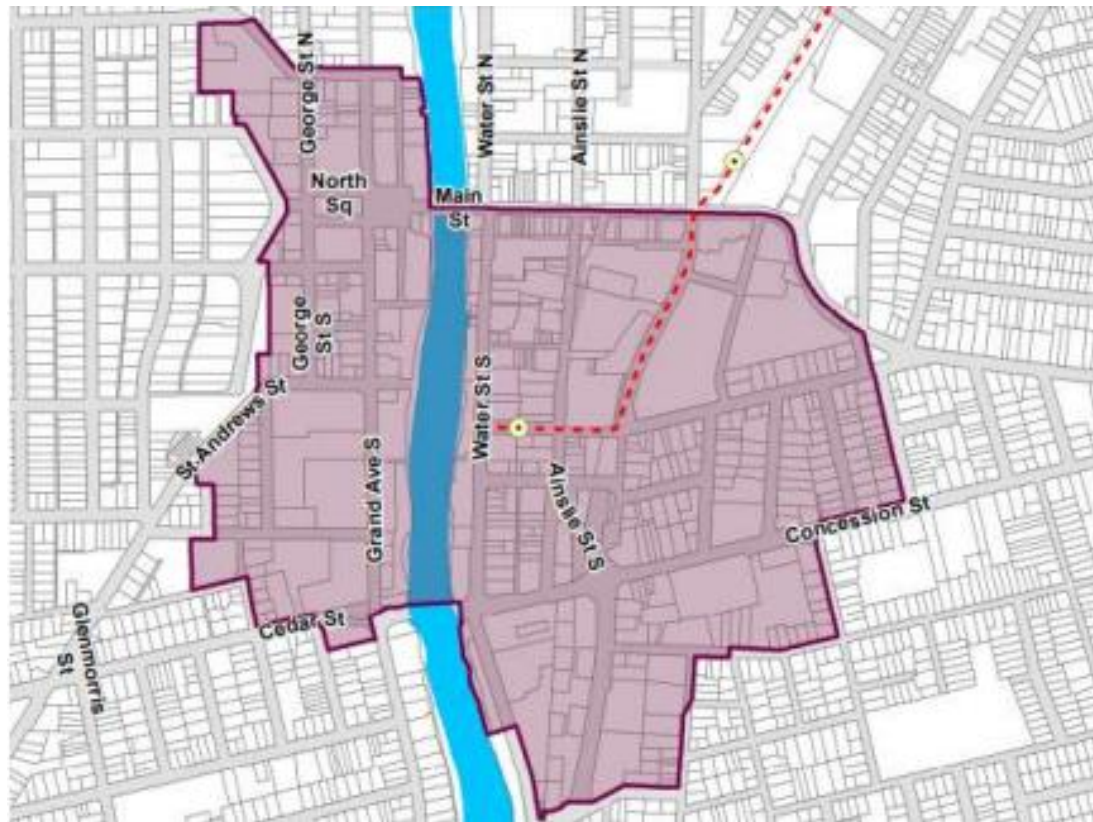


# Property



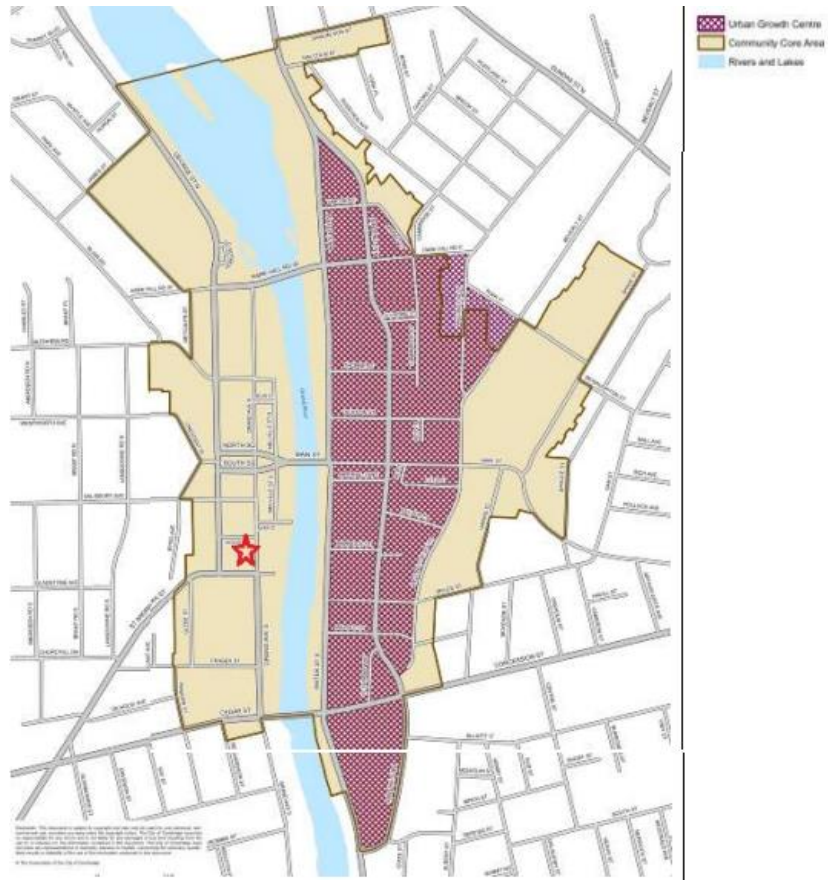
# Planning Context

- Designated “Major Transit Station Area”



# Planning Context

- Designated “Community Core Area”





# Planning Context

- Designated “Galt City Centre”




## 1. Community Core Areas

 Galt City Centre; Preston Towne C

## 2. Residential Designations

 Low / Medium Censity Residential

 High Density Residential

 Blair Core Area

 Rural Residential

## 3. Rural Designations

 Rural

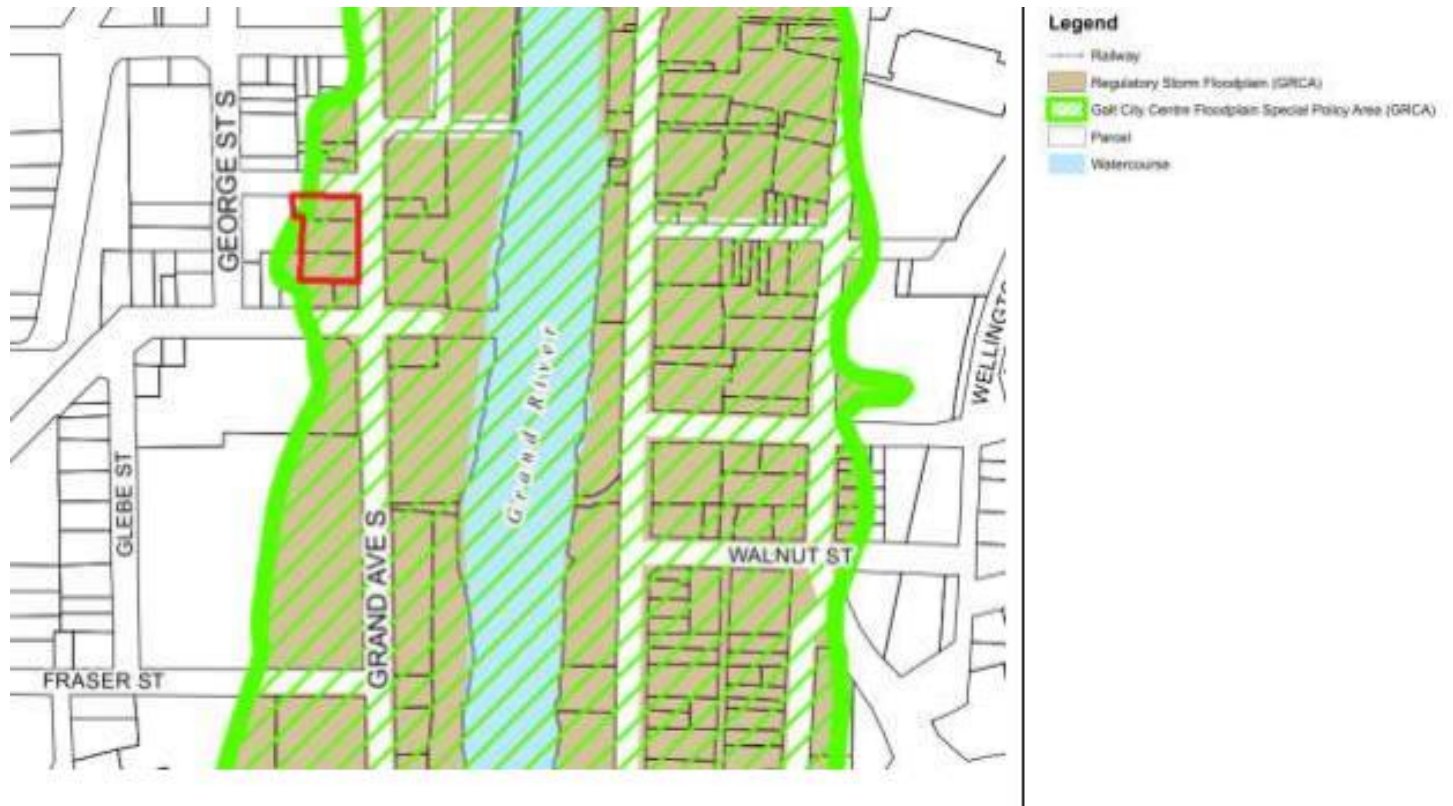
 Prime Agricultural

## 4. Commercial Designations

 Regional Commercial

# Planning Context

- Designated “Galt City Centre Floodplain Special Policy Area”



# Planning Context

**Table 3: Minimum and Maximum Residential Densities and Heights**  
FSI – Floor Space Index (see glossary for graphic depiction)

AREA	MINIMUM		MAXIMUM	
	Density	Height	Density	Height including above ground parking structures
<i>Urban Growth Centre</i> subject to a gross density as prescribed in section 2.6.2	0.75 FSI	2 storeys	2.5 FSI	5 storeys
Galt City Centre outside <i>Urban Growth Centre</i>	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Preston Towne Centre and Hespeler Village	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Nodes ( <i>Designated Greenfield Area</i> )	0.5 FSI	4 storeys	2.5 FSI	15 storeys
Nodes ( <i>Built up Area</i> )	0.5 FSI	4 storeys	2.0 FSI	12 storeys
Regeneration Areas	0.5 FSI	2 storeys	2.0 FSI	8 storeys
Reurbanization Corridors	0.5 FSI	2 storeys	2.0 FSI	8 storeys

# Planning Context

- Zoned “(F)C1RM1”





# Proposal

- Official Plan Amendment and Zoning By-Law Amendment to permit a 28 storey mixed use development
- 328 residential units (274 bachelor/ one bedroom and 54 two bedroom)
- 454m<sup>2</sup> of commercial space
- 150 parking spaces
- 6 storey podium / 22 storey tower
- 83 Class 'A' bicycle spaces
- 6 Class 'B' bicycle spaces
- 16 parking spaces for 44 Grand Avenue South



# Proposal



# Proposal



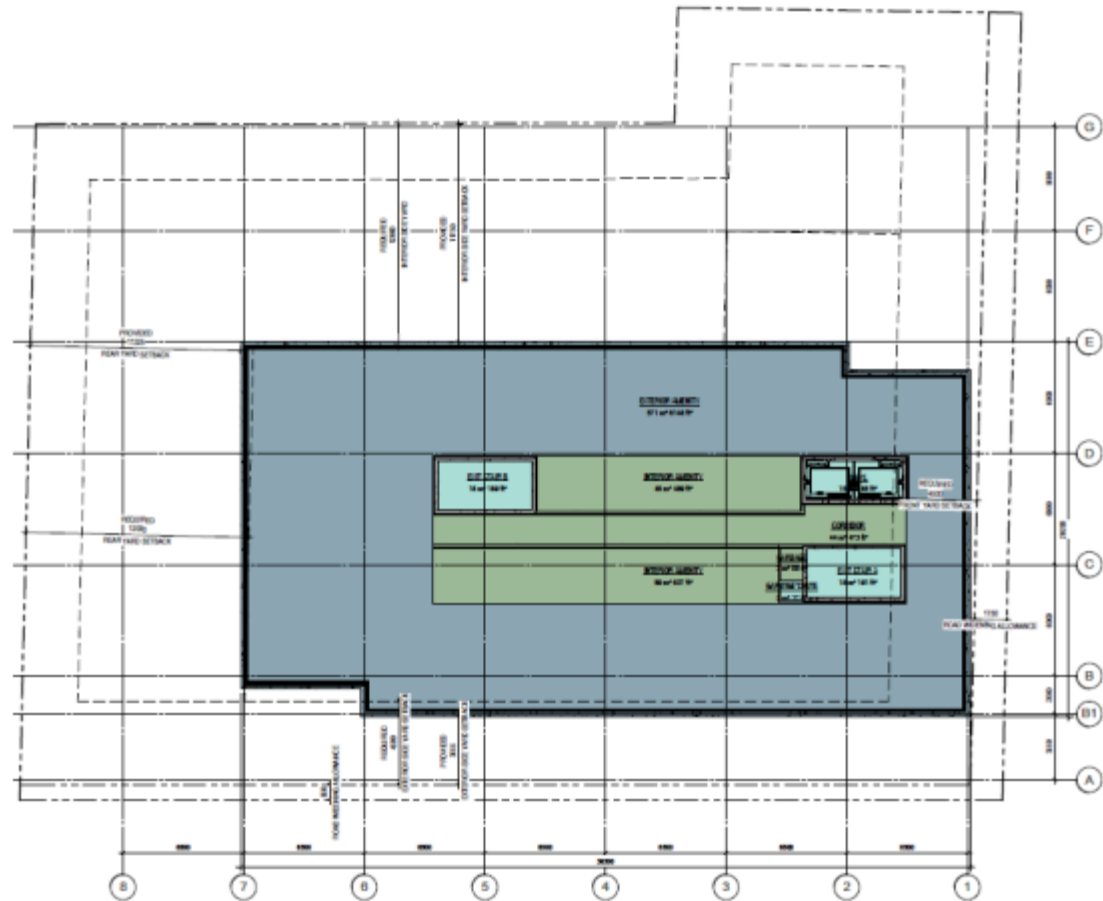


# Proposal



## 18

## 19



# Supporting Materials

- Planning Opinion Report
- Functional Servicing Report, SWM Report and Plans
- Urban Design Report
- Site Plan / Floorplans / Building Elevations
- CHER / HIA
- Noise Study
- Wind Study
- Archaeological Study
- Hydrogeological Study
- Traffic Study
- Shadow Study



# OPA and ZBLA

- Official Plan Amendment
  - Maximum Floor Space Index of 13.5
  - Maximum Height of 28 storeys (88m)
  - Maximum density of 1605u/ha
- Zoning By-law Amendment
  - Maximum density of 1605u/ha
  - Minimum Front Yard setback of 4.5m
  - Minimum Exterior Side Yard Setback of 3.6m
  - Minimum Interior Side Yard Setback of 11.9m
  - Minimum Rear Yard Setback of 11.1m
  - Maximum Building Height of 88.0m
  - Reduction in Amenity Area from 7100m<sup>2</sup> to 4874m<sup>2</sup>

# Closing Comments

- Proposal is consistent with the Provincial Planning Statement 2024 and conforms to the Regional Official Plan.
- Major Transit Station Area
- Development is appropriate for the site, represents good land use planning and is in the public interest

**Thank you**

**Questions?**