

387 Green Gate Boulevard, Cambridge

Official Plan Amendment & Zoning By-law Amendment

City Council – July 22, 2025

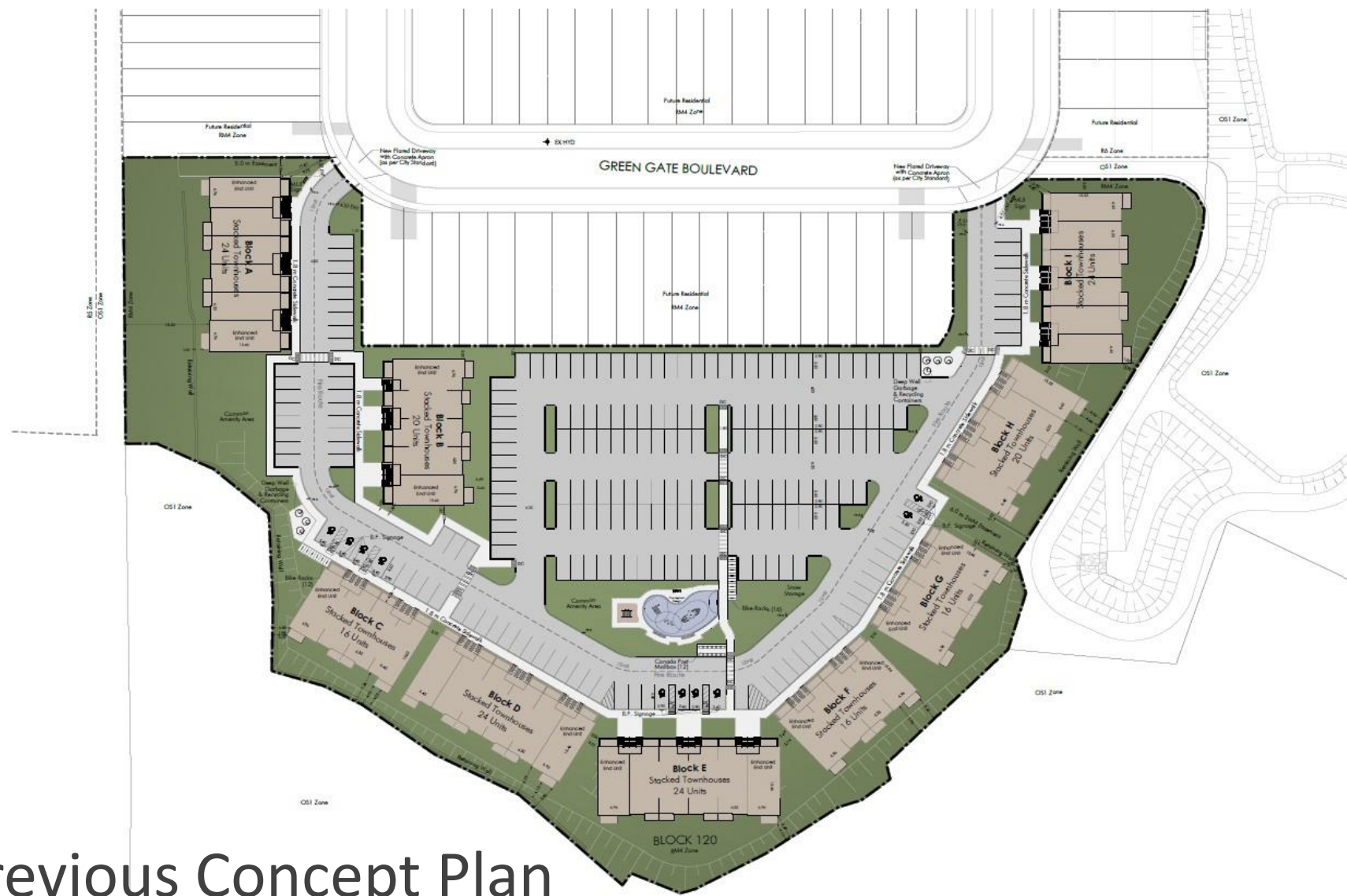
Proposed Applications

Official Plan Amendment

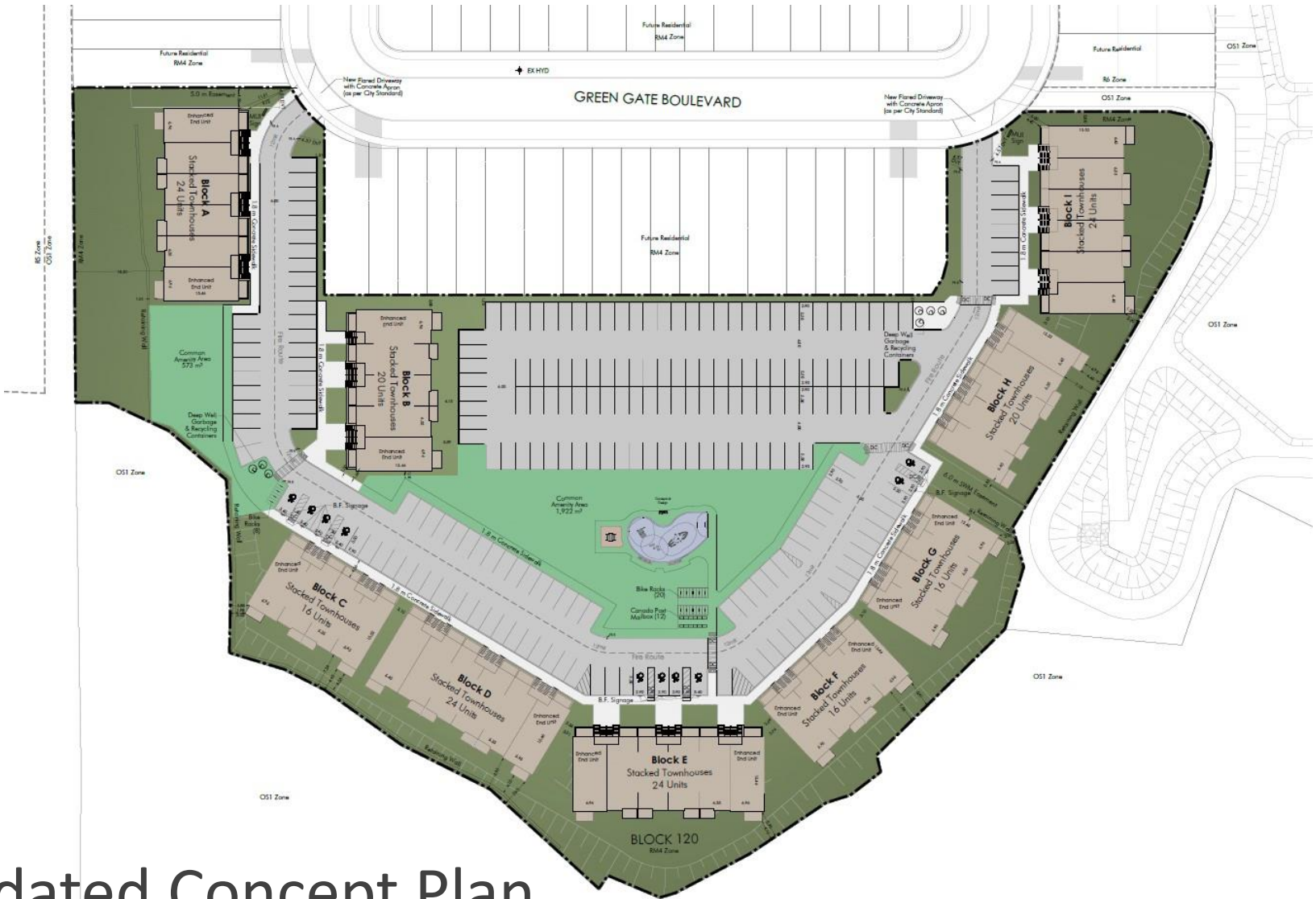
- Proposes to increase the maximum permitted residential density of 40 units per hectare as per the 'Low/Medium Density Residential' designation (Policy 8.4.6.3 a) to 87 units per hectare to allow mixed terrace dwellings as an additional use.

Zoning By-law Amendment

- The existing site-specific provisions for the Block are proposed to be amended to add regulations specific to the mixed terrace dwellings as follows:
 - Amend the maximum permitted density from 40 uph to 87 uph;
 - Amend the maximum permitted height to 4-storeys for mixed terrace dwellings; and,
 - Amend the minimum common amenity area.



Previous Concept Plan

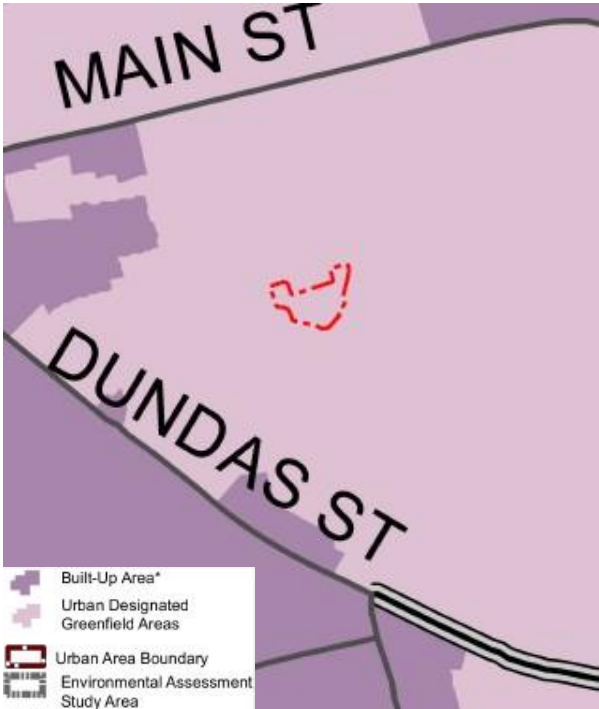


Updated Concept Plan

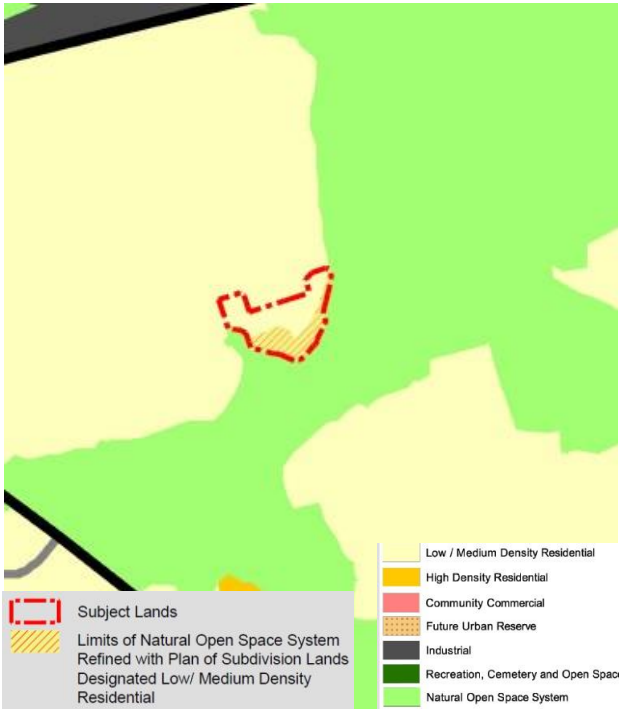


Policy Direction Con't

Region of Waterloo Official Plan



City of Cambridge Official Plan



City of Cambridge Zoning By-law 150-85



Supporting Documents Submitted

- Concept Plan
- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Stormwater Management Brief
- Functional Servicing Brief
- Risk Management Plan

Public & Agency Comments

- No public comments received from Public Meeting.
- GRCA – no concerns.
- City Departments – no concerns.

Conclusions

- The proposal is consistent with the Provincial Planning Statement.
- The proposed development conforms to the City of Cambridge Official Plan.
- The proposed Official Plan and Zoning By-law Amendment supports the City to achieve Provincial and City population forecasts, housing targets and intensification targets and will provide for a transit supportive density that will contribute to the range and mix of housing options within the City.
- The proposed site-specific amendments to the City's Zoning By-law will appropriately implement the intended building design and site layout.