

Purpose and Effect of Official Plan No. XX

City File No. OR02/25 – 32, 36 and 38 Grand Avenue South, City of Cambridge

The Purpose and Effect of this Official Plan Amendment No. XX to the City of Cambridge Official Plan (2012), as amended, is to increase the maximum floor space index to 13.5 and the building height to a maximum height of 28 storeys as shown on Schedule A for the lands legally described as Lots 23, 24 and Part of Lot 22, Registered Plan 456, City of Cambridge and Regional Municipality of Waterloo and municipally known as 32, 36 and 38 Grand Avenue South.

Amendment No. XX to the City of Cambridge Official Plan

1. Chapter 14, Map 2A, of the City of Cambridge Official Plan is hereby amended by adding Figure XX as shown on Schedule 'A' attached hereto;

2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure XX as shown on Schedule 'A' attached hereto;

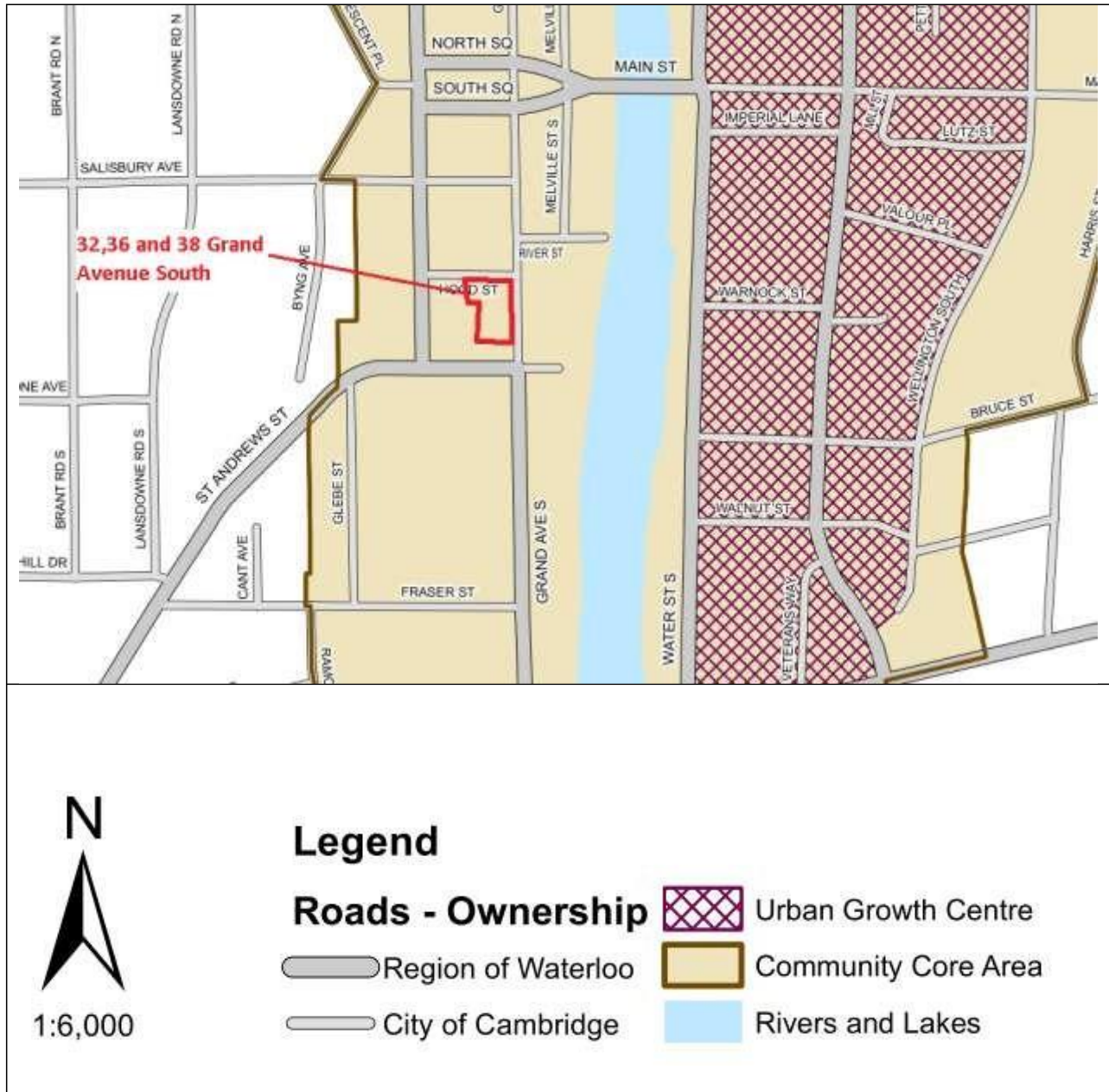
3. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.XX 1. Notwithstanding policy 2.8.3 – Table 3 in this plan, the lands municipally known as 32, 36 and 38 Grand Avenue South and shown on Figure XX shall permit a maximum floor space index of 13.5 and a maximum height of 28 storeys as shown on Schedule A.

Basis of the Amendment

The development of the subject lands conforms to the policies for lands within the Galt City Centre, Community Core Area and Regeneration Area which is where growth and intensification is to occur. The reports submitted in support of the Official Plan and Zoning By-law Amendment Applications indicate that there is available infrastructure including municipal roads, water, sanitary sewer and stormwater services to support the development of the subject lands. The proposed amendment will permit increased residential and commercial density on a Site within a Major Transit Station Area, which in turn supports existing and planned major transit infrastructure and service. The development of the site will contribute to the housing choice and availability in the Galt City Centre and City of Cambridge as a whole.

Schedule A



32, 36 and 38 Grand Avenue South - Area subject to a Special Policy to permit a FSI of 13.5 and a maximum building height of 28 storeys.

Galt City Centre Floodplain Special Policy Area

