

32, 36 & 38 Grand Ave S

OR02/25 – Official Plan Amendment and
Zoning By-law Amendment

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Proposal

- Residential development within:
 - Built-up Area
 - Downtown Cambridge Major Transit Station Area (MTSA)
- 28 storey mixed-use building containing:
 - 454 sq.m of commercial space
 - 328 residential units
 - 150 vehicular parking spaces
 - bicycle parking &
 - amenity areas



Official Plan Amendment

- Galt City Centre Community Core Area Designation

Policy	Existing Official Plan Policy	Proposed OPA, Site-Specific Policy
Height	Maximum height of 8 storeys	Maximum height of 28 storeys
FSI	Maximum Floor Space Index of 2.0	Maximum Floor Space Index of 13.5

Note: Official Plan Amendments within the Special Policy Area require Ministerial approval prior to the passing of any by-law

Zoning By-law Amendment

- **Existing Zoning:**
Compound Multiple Residential & Commercial with a Flood Prefix – (F)C1RM1
- **Proposed Zoning:**
Compound Multiple Residential & Commercial with a Flood Prefix – (F)C1RM1 with a site specific provision

Development Standard	Existing Zoning By-law 150-85	Proposed Zoning Provisions
Maximum Density	250 units/hectare (51 units)	1605 units/hectare (328 units)
Minimum Front Side Yard Setback	4.5 m	0 m
Minimum Exterior Yard setback	4.5 m	3.6 m
Minimum Interior Side Yard setback	12.0 m	0 metres for the podium and 11.9m for the tower
Minimum Rear Yard setback	12.0 m	4 metres for the podium 11.1 m for the tower
Maximum Building Height	21.0 m	88.0 m
Required Amenity Area	7100 sq. m.	4874 sq. m.

Public Meeting and Public Comments

A Statutory Public Meeting was held on July 15, 2025

Public comments were provided through delegations and written comment with a focus on the following themes:

- Scale and appropriateness
- Parking and traffic
- Impact on historic homes
- Privacy and light pollution

Recommendation

- The proposal is not consistent with Provincial, Regional and City policy in relation to:
 - Height
 - Density
 - Setback Reductions
 - Neighbourhood appropriateness
 - the Grand River
- Planning staff recommend **refusal** of the proposed Official Plan Amendment and Zoning By-law Amendment.