

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW. 21-053

Being a by-law to adopt Amendment No. 46 to the City of
Cambridge Official Plan (2012), as amended (42 Portland St)

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. 46 to the City of Cambridge Official Plan (2012) applies to land legally described as LOT 95, PT LOT 94; LOT 96 PLAN 447, City of Cambridge and Regional Municipality of Waterloo.
2. **THAT** Amendment No. 46 to the City of Cambridge Official Plan (2012), as amended, consisting of the text and attached map, is hereby adopted.
3. **THAT** the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 46 to the City of Cambridge Official Plan (2012), as amended.
4. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 27th day of July, 2021.

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 46

City File No. OR03/21 – 42 Portland St

The Purpose and Effect of this Official Plan Amendment No. 46 to the City of Cambridge Official Plan (2012), as amended, is to increase the maximum permitted density in the Low/Medium Density Residential designation to 80 Units Per Hectare for the lands legally described as LOT 95, PT LOT 94; LOT 96 PLAN 447, City of Cambridge and Regional Municipality of Waterloo, and municipally known as 42 Portland Street.

Amendment No. 46 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 84 as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding figure 84 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:

8.10.84

1. Notwithstanding policy 8.4.6.3(a) of this Plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 42 Portland street and more particularly shown on Figure 84 shall permit a maximum residential density of 80 Units Per Hectare.

Basis of Amendment

An Official Plan Amendment was submitted in conjunction with a Zoning By-law Amendment application in December 2020. The applications were supported by a number of reports that were requested at the pre-consultation meeting. The applications were processed in a comprehensive manner and were the subject of a statutory public meeting. Consultation has also occurred with the review agencies, internal departments and the public,

The proposed development is within the Urban Area Boundary and Built-Up area of the City of Cambridge, where residential intensification is encouraged and redevelopment is anticipated. The proposal is supported by municipal infrastructure and is consistent with the criteria for multi-unit residential and land use compatibility policies of the Official Plan.

